#### THE SOCIALIST REPUBLIC OF VIETNAM KHANH HOA PROVINCIAL PEOPLE'S COMMITTEE

## SFG2529 v2 rev

## THE COASTAL CITIES SUSTAINABLE ENVIRONMENT PROJECT NHA TRANG CITY SUB-PROJECT

# **RESETTLEMENT PLAN** (Final Draft)

THE SOCIALIST REPUBLIC OF VIET NAM **KHANH HOA PROVINCIAL PEOPLE'S COMMITTEE** 

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# **RESETTLEMENT PLAN**

## (Final Draft)

**EMPLOYER** DEVELOPMENT PROJECT MANAGEMENT VIETNAM WATER, SANITATION UNIT OF KHANH HOA PROVINCE

**CONSULTANT** AND ENVIRONMENT JSC.

NHA TRANG, NOVEMBER 2016

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#### ABBREVIATION

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
СР	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

#### GLOSSORY

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, organizations 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-of-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 of Losses (IOL)	:	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) disabled (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 (livelihood) restoration	:	A set of activities 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	:	Any and all individuals, groups, organizations, and 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 WB's loan, investing in 04 coastal cities in 4 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 Nha Trang Sub-Project is proposed to be implemented in 18 wards/communes: Vinh Hai, Vinh Tho, Vinh Phuoc, Vinh Ngoc, Ngoc Hiep, Loc Tho, Phuoc Long, Phuoc Hoa, Xuong Huan, Van Thanh, Phuoc Tien, Phuoc Tan, Phuong Sai – Van Thang, Phuong Son, Vinh Nguyen, Tan Lap. The project includes 04 components:

- Component 1 Sanitation Infrastructure Expansion
- Component 2 Environment infrastructure.
- Component 3 Compensation and Site Clearance
- Component 4 Capacity Development and Institutional Reform.
- 2. Resettlement Plan is prepared for Nha Trang subproject will follow the guidance of the World Bank (Policy involuntary resettlement OP 4.12), the laws and regulations of the Vietnam and the government according resettlement policy framework (RPF) has been agreed between the government of Vietnam and the World Bank. The policy framework has been approved by the Prime Minister in Decision No. 1078 / TTg-QHQT 06/22/2016. This Resettlement plan guiding relevant activities for compensation and land acquisition during implementation process of Project's items.

#### Potential impacts of resettlement

3. Nha Trang 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 two components: river protection dyke and embankment system, stormwater and wastewater collection sewer network, wastewater pump stations and treatment plant and road. The total area of land to be permanently acquired for Nha Trang Subproject is 166,091.3 m<sup>2</sup>, in which: 75,570.2 m<sup>2</sup> residential land; 61,354 m<sup>2</sup> agricultural land; 29,167.1 m<sup>2</sup> is transport/irrigation land. Accordingly, there are 452 households (1,560 people) affected by the subproject, including 141 relocated households and 54 severely affected households (losing more than 20% (or 10% for vulnerable households) of the total land holdings; there are approximately to 02 graves shall be relocated, and 5 organizations to be affected.

4. The subproject will cause temporarily acquisition of approximately 11,555m<sup>2</sup> along road routes, treatment substation, pipe routes to collect rain water and waste water in the area of following wards: Vinh Hai, Vinh Hoa, Vinh Phuoc, Vinh Ngoc, Vinh Tho. 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 Nha Trang City sub-project will comply with the World Bank's OP 4.12 Involuntary Resettlement, relevant laws regulations 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 preparation of 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 cutoff 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 Land –budget Development Center; compensation, support and resettlement Committee. 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 Nha Trang 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, households 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. It is expected that this work will be completed in Q IV/2017

#### **Cost estimation**

12. The total estimated costs for resettlement and associated activities is around VND 184,186,316,572 (US\$ 8,250,227 USD ) This cost includes compensation/support for affected, land and structures, income restoration program, transition allowance, monitor and evaluation, administration cost. 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 cost and the mobilization of independent monitoring consultant and independent land appraiser.

#### **1. PROJECT DESCRIPTION**

#### 1.1. Overall Project Description

15. Vietnam has made remarkable progress in economic growth and poverty in 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).

16. 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.

17. 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, Phang 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. Coastal Cities Sustainable Environment Project - Nha Trang City Sub-project has been proposed the implementation in area scope consisting of 18 wards/communes (Vinh Hai, Vinh Hoa, Vinh Tho, Vinh Phuoc, Vinh Ngoc, Ngoc Hiep, Loc Tho; Phuoc Long; Phuoc Hoa; Xuong Huan; Van Thanh; Phuoc Tien; Phuoc Tan; Phuong Sai - Van Thang; Phuong Son; Vinh Nguyen; Tan Lap). The funding for the Nha Trang City Sub-project is estimated 72 million USD, including 60.6 million US\$ of ODA loan, 0.3 million US\$; and 11.1 US\$ from counterpart fund.

#### **1.2. Project Objective**

#### **1.2.1.** General Objectives

20. To sustain the efficiency of environment investment and strengthen the institutional reform agenda concerning sanitation sector in the project cities.

#### **1.2.2.** Detailed objectives

- 21. Implementation of the sub-project needs to meet the detailed objectives as follows:
  - Enhancing capacity of WWTP in the South by additional investments to perfect the network of tertiary sewers and odor prevention manholes in the city center and in the South.
  - Resolving flooding and environmental pollution on the North by investments in combined sewers and wastewater collection sewers, odor prevention manholes, pumping stations, balancing lakes and WWTP on the North.
  - Improving environmental sanitation, enhancing flood control and preventing landslide along both banks of Cai River as well as upgrading transportation

infrastructure to meet development needs of the city in accordance with the planning.

- Providing support for project implementation through consulting services for supervision, management of construction, finance, environment, society and resettlement, etc. Providing technical assistance for the Employer, related departments and institutional reforms with an aim at satisfying intended objectives in the implementation stage, archiving effectiveness in the operational stage and promoting project sustainability.

#### **1.3.** The sub-project's components

22. There are 4 components in Nha Trang sub–project, consisting of many investment activities with various technical requirements. Summary of proposed investment items is described in the table following.

No	Item Description								
1	Component 1 – Sanitat	on Infrastructure							
1.1	Tertiary sewer at the Central and the Southern (uPVC)	Construction of tertiary sewers for 12 wards (Loc Tho; Phuoc Long; Phuoc Hoa; Xuong Huan; Van Thanh; Phuoc Tien; Phuoc Tan; Phuong Sai - Van Thang; Phuong Son; Vinh Nguyen; Tan Lap) which have not been invested under Nha Trang City Environmental Sanitation Project, to help increase connection rate of households, governmental agencies, businesses: total D200mm about 14km of length, D300mm - about 12,7kmof length, D150mm – about 16,8km of length, which connected to collecting system. Each manhole shall allow common connection of $2 - 3$ HHs. Improvement brought about by this supplementary connection volume is clear: increased WW amount coming to the treatment plant, ensuring a total operational amount capacity of $Q = 40,000$ m3/day.							
1.2	Sewerage, flood protection and wastewater collection	Construction of tertiary sewers for North area, with D200 mm, about 10,2 km of length, D300 mm about 7,6km of length and D150 about 33,2 km of length, which connected to collecting system. Replacement of 509 odor prevention manholes. Construction of sewer lines on 2/4 Road to drain stormwater (BxH=1.0x1.0m; BxH=1.2x1.2m BxH=2.0x1.5m; B1xB2xH=2x2.0x1.5, B1xB2xH=2x2.5x1.5, D600, D800) for two roadside areas, especially the SOS village area regularly subject to flooding upon raining. Construction of Bau Market sewer line (D600mm, D1000m, L=375m to solve flooding issues for Bau Market area which is also regularly flooded upon raining. Construct a sewer system next to Son Thuy ditch (BxH=1.5x1.5, L=148m) Construct a box culvert system parallel with railway (B1xB2xH=2x2.5x2.0, B1xB2xH=2x2.5x2.5,							

 Table 1 – Summary description of the Sub-project's investments

No	Item	Description
		B1xB2xH=3x3.0x2.5, L=1.339m)
		Construct a sewer system on Dien Bien Phu road, D1000, L=900m
		Construct the ditch/sewer connecting from T1 ditch to West regulating lake (B1xB2xH=4x2.0x2,5, B = $15m$ , L = $692$ )
		Construction of 1.05ha reservoir; inlet/outlet culverts of the reservoir; open ditch $BxH=15x4m$ ; L=687m; stormwater PS with Q = 40m3/s to drain water to Cai River.
		Construction of wastewater PSs, collection sewer lines, WW CSOs, the tertiary sewer network for the entire northern area to collect wastewater of households, businesses, governmental agencies, etc. to help address environmental pollution.
1.3	Northern wastewater Treatment Plant	Construction of wastewater treatment plant with capacity of 15.000m3/day in the north which shall meet A Standard requirements as per Vietnam domestic WW standards QCVN40: 2011 to ensure sufficient wastewater treatment capacity for the entire northern area of the city till 2025.
1.4	School sanitation program	Rehabilitation or construction of new toilet houses for 4 schools sanitary enough for the teachers and students and to help raise awareness about environmental sanitation of the schools, contributing to improvement of community awareness about environmental sanitation.
1.5	Supervision and project assistance consultancy for Component 1's items	Supervision, project implementation assistance consultancy services, via bidding packages of international construction supervision and management consultancy, independent consultancy about social safeguard – resettlement, environmental safeguard supervision, independent financial auditing, independent project assistance consultancy to assist implementation of need-to-do tasks in accordance with WB regulations.
2	Component 2 - Environ	nment infrastructure
		Construction of embankment and starts vegetation of Cai River North
2.1	Cai River dyke and embankment system	Construction of dyke, embankment and road in the south of Cai River, L=1.986m from the railway bridge to Ha Ra Bridge. The road has 2 vehicle lanes, 16m wide roadbed with 2m of reservation in the middle, sidewalk on residential house side 5m and sidewalk on river bank side 7m wide; ROW: 28m.
2.2	Road	Construction of Chu Dong Tu Road L=365m from the beginning point being intersection with QH Road along Cai River and the ending point being intersection with Dinh Cong Tru Road. The road has 2 vehicle lanes, 8m wide roadbed, 3m wide sidewalks, ROW: 14m (including the stormwater drainage sewer lines (D1000 - D1500) beneath to solve flooding issues for Bau Market area and Son Thuy area. These areas are

No	Item Description								
		regularly flooded upon raining.							
		Construction of Road No. 4 L=1828m from the beginning point being intersection with 2/4 Road and the ending point being intersection with Nguyen Khuyen Road. The road should have 2 vehicle lanes, 12m wide roadbed, 4m wide sidewalks, ROW: 20m.							
2.3	Supervision and project a	assistance services for Component 2's items							
3	Component 3 – Compe	nsation and Site Clearance							
	Compensation, displacement of affected households, site clearance serving the project and assurance of the residents' livelihood.								
4	Component 4 – Capacity development and institutional reform								
	workshops, experience l development of manage order to help improve sustainability, and shar drainage, sanitation OD management work and governmental regulation	Project owner, management agencies via independent consultants, earning, periodical sum-up meetings during implementation and ement processes. Assistance for sector institution renovation in efficiency during operation course and ensure the project's ing of experience with other localities about management of A projects. Component 4 shall also consists of Project owner's the implementation control activities in accordance with related as and community-based communication programs in order to raise awareness about environmental protection for the residents							

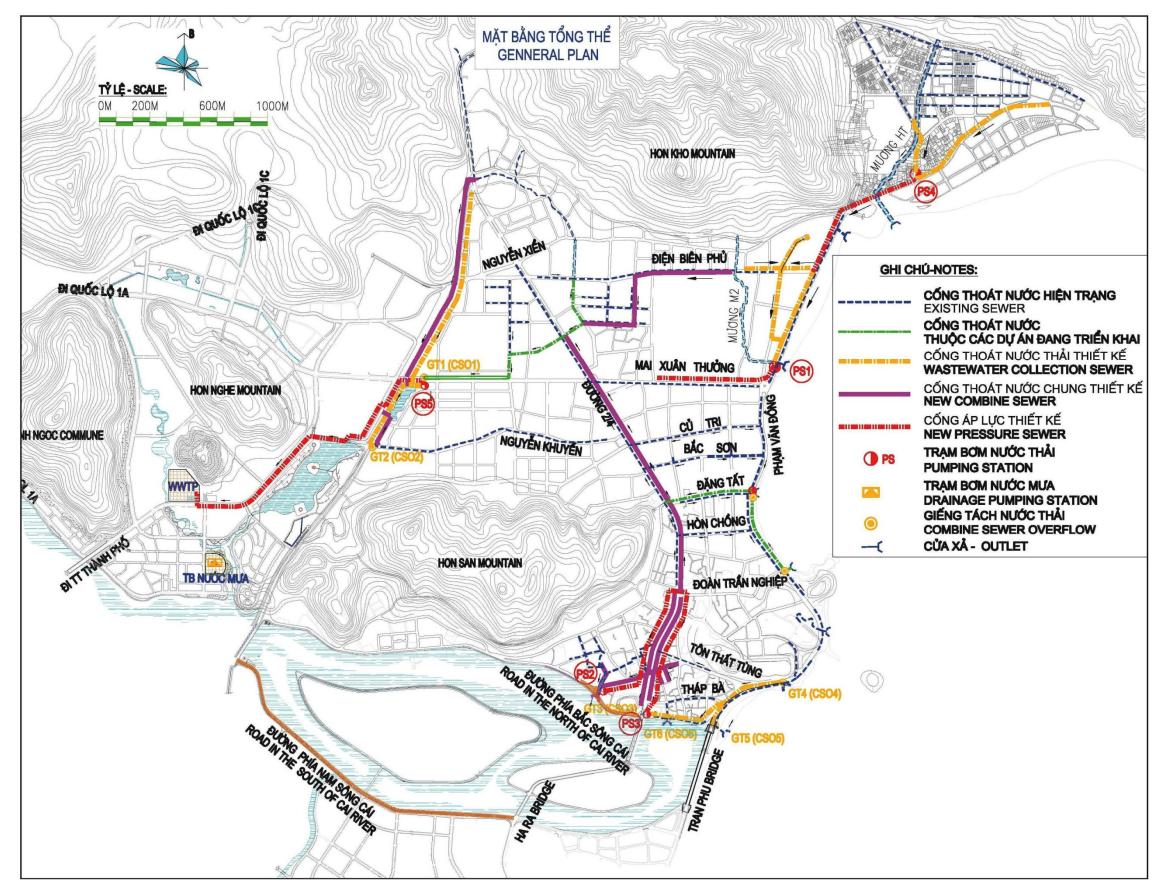


Figure 1 – Overall investment map

#### 2. POTENTIAL IMPACTS

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

23. According to content of Nha Trang subproject mentioned above, the first two components would cause impacts on land acquisition and resettlement to the residents in project's area due to: river protection dyke and embankment system, stormwater and wastewater collection sewer network, wastewater pump stations and treatment plant and road. The below table describes the screening for land acquisition impacts in all proposed investments in this subproject.

NI-	T	Land acquisition			
No.	Investments	Yes	No		
1	Component 1: Sanitation Infrastructure Expansion				
1.1	Tertiary sewers in the city's central and southern areas (uPVC)		٧		
1.2	Sewerage, flood protection and wastewater collection				
a	Tertiary sewer-uPVC		٧		
b	Replacement of manholes		٧		
c	Investment in sewer lines for wastewater collection	٧			
d	Construction of WWTP	٧			
0	School Sanitation Program: Renovations and construction of school		٧		
e	toilets				
2	Component 2: Environment infrastructure.				
2.1	Dykes and embankments; right bank road of Cai river from railway	٧			
2.1	bridge to Ha Ra bridge				
2.2	Dykes and embankments; northside road of Cai riverfrom Xom	٧			
2.2	Bong bridge to Chu Dong Tu road				
2.3	Chu Dong Tu road(including the box culvert)	٧			
2.4	Route#4 – along the railway (not including the box culverts along	٧			
2.4	the road)				
3	<b>Component 3: Compensation and Site Clearance</b>		٧		
4	Component 4: Capacity development and institutional reform.		٧		

Table 2: Screening	for land	acauisition	impacts i	in all	proposed investments.
1 dote 21 bereening	joi ienie	acquistion	impacts i	10 0000	proposed investments.

#### 2.1.1. Permanent land acquisition

24. The total area of land to be permanently acquired in Nha Trang City Subproject is 166,091,3  $m^2$  in 4 wards/communes: Vinh Hai, Vinh Phuoc, Van Thang, Ngoc Hiep and Vinh Ngoc commune in Nha Trang city, Khanh Hoa province

25. Among 166,091.3 m<sup>2</sup> permanently acquired land, 75,570.2 m<sup>2</sup> is homestead land; 61,354 m<sup>2</sup> is agricultural land; and 29,167.1 m<sup>2</sup> is transport/irrigation land. In specific:

#### **Gomponent 1 – Sanitation Infrastructure:**

- Total affected area of this component is: 51,903.3 m<sup>2</sup>, in which:
  - +  $3,893.2 \text{ m}^2$  of residential land
  - +  $32,268.9 \text{ m}^2$  of agricultural land

- + 8741.2 m<sup>2</sup> of land for traffic, irrigation managed by the people committee of ward/commune
- Total number of affected households is: 80 households, in which:
  - + 16 households to be relocated;
  - + 22 households to be severely affected (loss of  $\geq 20\%$  productive land or loss of  $\geq 10\%$  productive land in cases of poor households or easily be affected households)
- Affected structures (associated to land)
  - +  $2,725.2 \text{ m}^2 \text{ of houses}$
  - + 272.5 m<sup>2</sup> of other architectures such as: walls, hedges, ground, foundation, gates ...
  - + 3,927 kinds of trees and crops are being affected.
- Affected organizations caused by component 1:
  - + Cultural house of Vinh Ngoc hamlet, Vinh Ngoc commune must be moved and
  - + Vinh Ngoc primary school is acquired the gate and school yard in the buffer area of treatment station
- **Component 2** Environment infrastructure.
  - Total affected area of this component is: 114.188 m<sup>2</sup>, in which:
    - + 71,677 m<sup>2</sup> of residential land
    - + 22,085.1m<sup>2</sup> agricultural land;
    - + 20,425.9  $m^2$  of land for traffic, irrigation managed by the people committee of ward/commune
  - Total number of affected households is: 372 households, in which:
    - + 125 households to be relocated;
    - + 32 households to be severely affected due to more than 20% acquisition of productive land;
    - + 20 households to be affected to their business
    - + 69 affected households have female owner with dependents.
  - Affected structures (associated to land):
    - + 50,174  $m^2$  of houses:
    - + 5,017 m<sup>2</sup> of other architectures such as: walls, hedges, ground, foundation, gates ...
    - + 9,956 kinds of trees and crops are being affected.
    - + 02 graves must to be relocated.
  - Affected organizations caused by component 2:

- + Ship building factory is slightly affected because a part of its land is acquired for constructing Chu Dong Tu Street;
- + Center for Social Protection and Khanh Hoa Power Joint Stock Company are slightly affected because of acquiring a part of their land to construct D4 Street;

26. The following table summarizes land acquisition and resettlement impact in each investment item.

	Investment item		Area of acqu	uire land(m <sup>2</sup> )		At	ffected work	S		ed trees al tree	Nu	mber of affe	ected househ	olds/ organiz	ations	
No		Investment item											In which			
		Total	Residential land	Agricultural land	Transportation- Irrigation land	Houses	Grave	Other	Annual tree	Long- term tree	Total	Severely affected	Business	Relocated	vulnerable households	
1. Comp	ponent 1	51,903.3	3,893.2	39,268.9	8,741.2	2,725.2		272.5	196.0	7,658	80	16	0	22	0	
1.2	Drainage, flood control and Wastewater collection															
а	D700 pressure lines to the treatment plant in the north	9,945.6	283.6	8,847.0	815.0	747.9	0	76.2		1,134	40	4	0	10	0	
b	The reinstatement road in front of the WWTP in the north	4,809.6	221.8	2,798.8	1,789.0	0	0	0	0	1,848	12	0	0	4	0	
С	Pumping station pumping stormwater to Cai River ( $Q=40m^3/s$ )	5,490.1	1,100.1	1,126.0	3,264.0	0	0	0	0	1,420	10	0	0	2	0	
1.3	Northern wastewater Treatment Plant	31,658.0	2,287.7	26,497.1	2,873.2	1,977.3	0	196.3	196.0	3,256	18	12	0	6	0	
2. Comp	ponent 2	114,188.0	71,677.0	22,085.1	20,425.9	50,174	2	5,017	400	17,444	372	125	20	32	69	
2.1	Cai River dyke and embankment system															
а	Construction of dyke and embankment in the north of Cai River	7,882.7	2,175.4	4,856.8	850.5	4,550		455		657.3	25	8	0	0	2	
b	Construction of dyke, embankment and road in the south of Cai River	60,088.0	43,921.9	14,897.3	1,268.8	23,140		2,314	400.0	13,347.0	180	60	15	30	41	
2.2	Road															
С	Chu Dong Tu Road (L=365m)	9,809.0	7,463.0	764.3	1,581.7	3,508		351		872.5	34	12	0	0	2	
d	Road No.4 (L=1828m)	36,408.4	18,116.7	1,566.7	16,725.0	18,976	2	1,898		2,567.0	133	45	5	2	24	
	Total	166,091.3	75,570.2	61,354.0	29,167.1	52,899.2	2.0	5,289.9	596.0	25,101.8	452.0	141.0	20.0	54.0	69.0	

Table 3 – Statistics of impacts by land acquisition and resettlement of the Sub-project's components

#### 2.1.2. Temporary land acquisition

27. The execution of sub-projects activities would 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 11.555m<sup>2</sup> of land along road routes, treatment substation, pipe routes to collect rain water and waste water in the area of following wards: Vinh Hai, Vinh Hoa, Vinh Phuoc, Vinh Ngoc, Vinh Tho. 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 3.

No.	Investment	items	Description of current situation	Impacts due to temporary land acquisition
1.1& 1.2	Water drainage, inundation prevention and collecting waste water; level 3 culvert in center and southerm areas of the city	Construction of culvert on $2/4$ road to discharge rain water BxH=1.0x1.0m; BxH=2.0x1.0m; BxH=2.0x1.5m; B1xB2xH=2x2.0x1.5, B1xB2xH=2x2.0x1.5, D600, D800 L=3.073m for the basin of two side of the road, especially for the area of SOS village which is frequently inundated when raining	The width of the road is about 10m, this is high density residential area, high traffic capacity, mainly are people with private business and trading	- Inconvenience in business activities of people because construction activities shall block the way to shops. Estimated households being affected are about 30 households
		Construction of Bau market culvert : D600mm, D1000m, L=375m to solve the inundation of Bau market area. This is also an area which is frequently inundated when raining.	Situated in the market, frequently crowded. The ditch route downgraded. mud, deposits and running waste limit water discharge capacity. Bau market is an area affected by	- Inconvenience in business activities of people in Bau market area due to blocking of the entrance of the market. Estimated affected households are about 60 households

Table 4 – Temporary impact on land during the construction process

No.	Investment i	items	Description of current situation	Impacts due to temporary land acquisition
		Construction of culvert along Son Thủy ditch BxH=1.5x1.5, L=148m	inundation High density residential area, small and narrow traffic roads (3-5m)	- Short construction site shall cause little impact
		Construction of box culvert in parallel with railway B1xB2xH=2x2.5x2.0, B1xB2xH=2x2.5x2.5, B1xB2xH=3x3.0x2.5, L=1.339m	Area near railway, is cultivated land, mainly grass, water morning glory, difficult to access. Animals: birds, stork (near detention reservoir 1.05 ha)	- Is empty land thus the impact to the community in construction is negligible
		Construction of culvert along Dien Bien Phu road D1000, L=900m.	Traffic road has width of 3-5m, and average traffic capacity	<ul> <li>Possible traffic jams in rush hours due to large construction area</li> <li>Sensitive points which need attention: Vinh Hoa 1 primary school, market at Dien Bien Phu</li> <li>Duong Hien Quyen cross</li> </ul>
		Constructionofditch/culverttoconnectditchT1todetentionreservoirinthewest $B1xB2xH=4x2.0x2.5$ ,B = 15m, L = 692	Cross area of Nguzen Khuyen road and railway, near railway	- Is empty land thus the impact to the community in construction is negligible
		Construction of detention reservoir 1,05ha; In/out culvert to detention reservoir; rounded culvert from discharge gate	Detention reservoir area in Vinh Hai ward is an empty land with	- Is empty land thus the impact to the community in construction is negligible

No.	Investment items	Description of current situation	Impacts due to temporary land acquisition	
	Nguyen Khuyen to the detention reservoir 2x2.0x2.0 2x2,5x2.5 L=259m Pumping station for rain water with capacity Q=40m3/s to discharge water to Cai river.	access and near railway.		
	Construction of waste water pumping station, collecting culvert, waste water isolating wells; leve 3 culvert network for entire northern areate collect waste water or households, production and business bases, state organization	in empty land, on the roadside of current roads	people because	

28. Accordingly, the operation of about 240 business entities could be disturbed by the construction work. Income of those related households could be affected accordingly

#### 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 scale of each item have been 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 are presented in the table below:

Content for Comparison	Option 1	Option 2	Option 3	Measures to minimize land
<b>I</b>				acquisition
Information of the option	Pressured culvert follow the direction of 2/4 road – road no. 4 along the railway (The first point of self flow culvert route on road no. 4). Receiving source after treatment: main pumping station PS5 (dedicated sytem)	The present pressured culvert is cut at box culvert M1 and connect to present culvert M1.	Pressured culvert follows the direction of 2/4 road- Nguyen Khuyen-CSO2 isolating well	
Added length of pressured culvert route need to be invested (m)	37	5	1.500	Impact of temporary land acquisition in option 3 is highest because of the need of big investment for the total length of the culvert route (L=1.500m).
Impact on surface water environment	no impact	Could impact on detention reservoir 1,05ha and 9,45ha (I- resort)	no impact	Impact on surface water environment in option 2 is highest
Position of culvert routes	On the road no. 4	On present route	present route	Comparing option 1 and option 2 shows that although option 1 has longer length of culvert to install but could be constructed at the same time with Road no. 4

Table 5 – Alternatives considered to avoid or minimize resettlement

		which is more convenient. Thus, the selection of option 1 in the aspect of land acquisition shall limit the impact the most.

#### **3.** OBJECTIVES OF THE RESETTLEMENT PLAN

31. The objective of this RP is to provide a comprehensive resettlement package for persons affected by the Nha Trang city 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

**5.** The survey has been administered in 254 affected households. Regarding the household size, each household has an average of 4.3 persons. 57.7% of household members are in working age (in which Vinh Ngoc is the highest one (66.5%) and Ngoc Hiep ward is the lowest (52.8%). The number of female headed households are pretty large, 69 households (27.2%).

Wards/	HH	Ge	nder	Female	Working age	population
commune		Male	Female	headed HHs	Qn.	%

Table	6 –	Members	of PAHs
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Ngoc Hiep	97	200	217	28	51	52.8%
Van Thang	36	74	81	10	22	60.2%
Vinh Hai	81	163	178	29	47	58.4%
Vinh Ngoc	11	23	25	1	7	64.2%
Vinh Phuoc	29	60	65	14	19	66.5%
Total	254	520	565	69	147	57.7%

#### 4.2. EDUCATION ATTAINEMENT OF HOUSEHOLD HEADS

33. The education level of household head is relatively low. 37% of them have finished secondary school; The similar rate for high school (and higher) and primary school are 33.9% and 29.1% respectively.

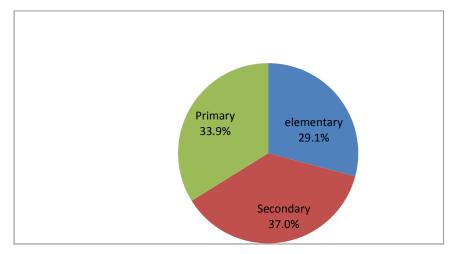


Figure 2 – Household headers' education (Source: Survey on affected households, February and March, 2016, N = 254)

#### 4.3. OCCUPATIONS OF HOUSEHOLD HEADS

34. Occupation: Most of household headers, participating in interview section, are manpower or have unstable jobs. Among those, 47 people are government officials (19.3%), and 2 people are solders, police (0.8%); 41 people have their own business/trading service (16.9%); 8 people are famers (including fisherman/salt making); 28 people are housewives (11.5); 59 people are manpower or have unstable jobs (24.3%); 55 people don't work accounting for 22.6%; and 3 people have other kinds of jobs.

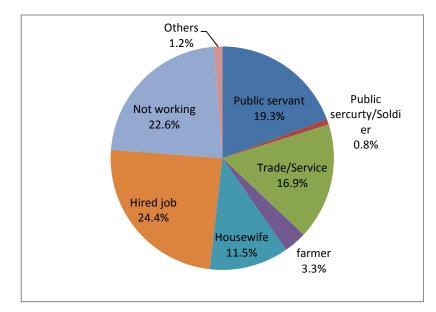


Figure 3 – Household headers' profession

#### 4.4. AVERAGE INCOME OF AFFECTED HOUSEHOLDS

35. Household's income: Result of Socio-economic survey on affected households shows that average income/month is 8,153,652 VND/household. Specifically, average income/month from cultivation: 868,915 VND/household, breeding: 1,281,929 VND/household, manpower: 6,214,545 VND/household, wage: 7,554,808 VND/household, business/services: 10,906,849 VND/household, other sources: 1,184,211 VND/household.

36. Average income of 1 person/month in affected household is 2,151,158 vnd/people/month. Among them, income of 20 household is less than 900,000 VND/people month (8.2%); 42 households have income above 900,000 vnd/people/month and less than 1,350,000 vnd/people/month (16.5%); 94 households have income from 1,350,000 to 1,950,000 vnd/people/month (37.0%); 98 households have income above 1,950,000 vnd/people/month(38.6%).

37. Moreover, data from survey reveals significant difference in average income/household/month between areas as bellows:

Table 7 – Average income of affected households

Commune/ward	ne/ward Number of households with income in the range below				
	household in survey	<900,000	900,000 – 1,350,000	1,350,000 – 1,950,000	>1,950,0000
Ngoc Hiep	97	6	15	40	36
Van Thang	36	5	11	12	8

Unit: VNĐ/people/month

Vinh Hai	81	4	10	29	38
Vinh Phuoc	29	4	5	9	11
Vinh Ngoc	11	1	1	4	5
Total	245	20	42	94	98

#### 4.5. HOUSEHOLD'S DURABLE GOODS

38. Regarding the valuable assets, color TV is the most popular audio-vision tool in the majority of surveyed households (87.4%). TV is not only used for entertainment device but also considered as popular dissemination channel for project related information in the future. 85.8% 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.

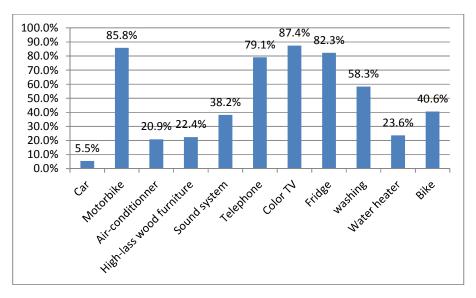


Figure 4 – Convenience Possession

(Source: Survey on affected households, February and March, 2016, N = 254)

#### 4.6. LAND AND HOUSING CONDITIONS

39. The majority of surveyed households own either a permanent house (53.5%) or a semi-permanent house (38.6%). Only 7.5% of households are currently living in temporary houses.

ТТ	Type of house	Qn.	%
1	Permanent type	136	53,5

Table 8 – Type of house

2	Semi-permanent	98	38,6
3	Temporary houses	19	7,5
5	Garden house	0	0.0
	Total	1	0,4

40. There are up to 71.7% households that have lived in the current house for more than 20 years; 16.9% from 10 to 20 years; 3.9% from 5-10 years and 3.5% from 1 to 5 years. Only a few household 0.4% who has lived at the current location of less than 1 year

TT	Years	Qn.	%
1	Under 1 year	1	0,4
2	From 1 to 5 years	9	3,5
3	From 5 to 10 years	10	3,9
4	From 10 to 20 years	52	20,5
5	More than 20 years	182	71,7
	Total	254	100.0

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rubie	> -	manuation	ume

(Source: Survey on affected households, February and March, 2016, N = 254)

41. Regarding the land/house origin, 51% of respondents confirmed that they have brought and built the house by themselves. 44.9% of them have been inherited from parents or relatives. Only 1.2% of the households having the land/house a governmental agency.

TT	House/Land's source	Qn.	%
1	Inherit	110	44,9
2	Granted	3	1,2
3	Bought/built by themselves	130	51,1
4	Rent	4	1,6
5	Others	3	1,2
	Total	254	100.0

Table 10 – House/Land's origin

(Source: Survey on affected households, February and March, 2016, N = 254)

42. 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 47.2% of them has red-book/ pink-book; 1.2% has land/ house certificate granted by state agencies; 21.3% has temporary land/house certificate, 1.6% has house rental contract; the rest has not any certificate or document related.

TT	Land use right certificate	Total	%
1	Red-book/ pink-book	120	47,2
2	Land/ house certificate granted by state agencies	3	1,2

3	Temporary land/house certificate	54	21,3
4	House rental contract	4	1,6
5	Not any certificate or document related	73	28,7
	Total	254	100.0

#### 4.7. HOUSEHOLD SANITATION FACILITIES

43. 228 out of 254 investigated households are using composting toilets (89.8%), 24 households using semi-composting ones (9.4%) and 2 households only using temporary ones (0.8%).

#### 5. LEGAL FRAMEWORK

44. 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. LEGAL FRAMEWORK OF THE VIETNAM GOVERNMENT

45. 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 on Land (effective on July 1, 2014).
- 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.

46. Other laws, decrees and regulations include: the Construction Law No.50/2014/QH13 dated 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. 38/2013/ND-CP on the management and use of ODA fund; Decree No.126/2014/ND-CP on marriage and family Law implementation, stipulating that all documents registering family assets and land use rights must be in the names of both husband and wife.

47. 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.

48. 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.

49. Decisions of Khanh Hoa province relating to compensation, assistance and resettlement in provincial territory:

- Resolution No. 13 / NQ- HDND dated 12/10/2014 of the People's Council of Khanh Hoa province on land acquisition for National economic - social development in 2015.
- Resolution No. 32 / NQ- HĐND dated 09/12/2015 of the People's Council On Khanh Hoa province on list of the land-acquisition-projects for National economic and social development in 2016.
- Decision 29/2014/QD-UBND dated December 21, 2014 of Khanh Hoa PPC on compensation, support and resettlement upon land recovery by the State in Khanh Hoa Province.

- Decision 06/2016/QD-UBND dated April 19, 2016 by Khanh Hoa PPC on revision of some articles regulated in Decision 29/2014/QD-UBND.
- Decision 35/2015/QD-UBND dated December 21, 2015 of Khanh Hoa PPC on price lists of new construction and on compensation, assistance to some construction works in Khanh Hoa province.
- Decision 36/2015/QD-UBND dated December 21, 2015 of Khanh Hoa PPC on compensation prices and support for domestic animal and plants cultivated on acquired land in Khanh Hoa province.
- Decision 30/2014/QD-UBND dated December 21, 2014 of Khanh Hoa PPC on prices of different land types in 2015 to 2019 in Khanh Hoa province.
- Decision 37/2015/QD-UBND dated December 21, 2015 of Khanh Hoa PPC on adjustment coefficient of land price in Khanh Hoa province.
- Decision 31/2014/QD-UBND dated December 21, 2014 of Khanh Hoa PPC on limit of residential land; limit of residential land with gardens and ponds; limit of unoccupied land, bare hills and land with surface water for purpose of agriculture, forestry, salt making in Khanh Hoa province.

#### 5.2. WORLD BANK'S POLICIES

50. The World Bank recognizes that involuntary resettlement may cause severe longterm 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.

51. 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 that result in adverse impacts on the livelihoods of affected persons

52. 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 activities 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.
- 53. 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

54. 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.

Subjects	World Bank's OP 4.12	Government of Vietnam	Approach/Project Measures	
1.Land Property	1.Land Property			
1.1.Policy objectives	APs (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 pre- displacement levels or to levels prevailing prior to the beginning of project implementation,	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)		
1.2.Support for affected households who have no recognizable legal right or claim to the land they are	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	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 APs, regardless of their legal status, until their livelihoods and standards of living restore in real terms, at least, to pre-displacement levels.	

Table 12 – Comparison between Government's and World Bank's policies related to compensation, assistance and resettlement

Subjects	World Bank's OP 4.12	Government of Vietnam	Approach/Project Measures
occupying	beginning of project implementation, whichever is higher)		
1.3.Compensation for illegal structure	Compensation at full cost for all structures regardless of legal status of the AP's land and structure.	No compensation	Compensation at full replacement 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 Committee to ensure full replacement costs.
2.2.Compensation for loss of income sources or	Loss of income sources should be compensated (whether or not the affected persons must move	Assistance in respect of income loss is given only for registered businesses. Additional financial assistance will be	All income losses are to be compensated and, where necessary to achieve the objectives of the policy,

Subjects	World Bank's OP 4.12	Government of Vietnam	Approach/Project Measures
means of livelihood	to another location)	provided	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 mitigate adverse economic and social impacts, particularly upon poor and vulnerable groups.	Not addressed	Social assessment has been undertaken and measures identified and being implemented to minimize and mitigate adverse impacts, 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 APs and stakeholders.
3. Grievance redro	ess mechanism		·

Subjects	World Bank's OP 4.12	Government of Vietnam	Approach/Project Measures
	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 AP 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	Cvaluation		
	Internal and independent monitoring are required	Citizens are allowed to supervise and report on breaches in land use and management on their own (or through representative organizations), including land recovery, compensation, support and resettlement (Article 199, Land Law 2013). There is no explicit requirements on monitoring of the resettlement works, including both internal and independent (external) monitoring	Both internal and external (independent) monitoring is to be 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 objectives of OP 4.12 were achieved.

#### 6. ELIGIBILITY CRITERIA AND ENTITLEMENTS

#### 6.1. PROJECT AFFECTED PEOPLE

55. <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. IDENTIFICATON OF VULNERABLE GROUPS OR HOUSEHOLDS

56. 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 of 13April 2007 and Decree No. 13/2010/ND-CP dated 27 February 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.<sup>1</sup>

57. 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

58. 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.

59. Persons covered under item (i) and (ii) are provided compensation for the land they lose, and other assistance as regulated in resettlement policy framework. 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 World 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.

60. 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 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.

61. 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.

<sup>&</sup>lt;sup>1</sup> There is a Chinese household affected by Sub-project, this household lived for a long time with Kinh minority so their customs and habits are similar to Kinh person, include using King language fluently... According to definition about ethnic minority of OP 4.10 (World Bank), This household is not considered as ethnic minority

#### 6.4. ENTITLEMENTS

62. 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

63. Those households splitting form the large families after the cut-off-date who meet the following conditions are recognized as affected households:

- (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 District authority, with verification of commune's People's Committee that the household has split.

64. 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 from the cut-off date to the date when compensation paid will be entitled to the compensation and support measures outlined in this document.

## 7. VALUATION AND COMPENSATION FOR LOSSES

65. As required 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 lands, crops, aquaculture products, assets, and structures .

66. During the establishment of Resettlement Plan (RP), resettlement consultants identify replacement cost from February 17 to 29, 2016 through few following methods:

- 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;
- 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).
- Access to the real estate office, local real estate website find out information.
- 67. Beside, on 03/06/2016, the PMU and the Consultants had a consultation with authorized agencies Province/City planning the estimation of cost to carry out the resettlement compensation and support in Khanh Hoa and Nha Trang province (including representatives of: the Department of Natural Resources and Environment; land development Centre provincial Environment and Natural Resources Division of Nha Trang, Division Finance and Planning Nha Trang, Division of Administration Nha Trang urban).as Following:

- Methodologies for determining land price and land price frame of Khanh Hoa Provincial PC's also comply with as following:: i) Decree no.44/2014/ND-CP dated 15/05/2014 of the Government regulated on land price; ii) Circular no.36/2014/TT-BTNMT dated 30/6/2014 of MONRE regulated on methodology of land assessment; establishment, adjustment for table of land price; detail evaluation and consultation for identifying land price. Methodologies for determining land price of Khanh Hoa Provincial PC's are presented in detail at Appendix 10 of this report;
- At the same time, specific unit price for all types of land and property according to the result of replacement cost has been compared and evaluated between replacement cost of Consultant and Khanh Hoa Provincial People's Committee. The results showed that the prices of land and property on the ground issued by Khanh Hoa province are in accordance with locally actual prices.
- 68. The results of replacement cost survey is presented bellows:
- 69. *For 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) endorsed by the Commune/Wards. Thus, it could not be determined how much the price is in the transfer.
  - Unit price of agricultural land regulated by PPC of Khanh Hoa in Decision 30/2014/QD-UBND dated December 21, 2014 is developed for the period of 5 years, from 2015 2019 based on income (annual investigation is needed to identify coefficient if having changes). According to this Decision, unit price for agricultural land in Nha Trang city is 40,000 vnd/m<sup>2</sup>; it is quite low price but other accompanied assistances are twice higher than regulated unit price of the Province. In total, compensation is suitable with local land price, in the real terms. which is low
  - Based on productivity of and other incomes from land, consultants recommend applying the unit price for agricultural land issued by PPC of Khanh Hoa: 40,000 vnd/m<sup>2</sup>.

## 70. <u>Residential land:</u>

- In some wards/communes, there is trading of homestead land and garden but mostly at roadsides or in the center of wards/communes.
- For the unit price of residential land, Khanh Hoa Province issued the decision regulating on land price stable for 5 years from 2015 to 2019 (under Decision No. 30/2014/QĐ-UBND dated 12/21/2014). And annually, based on the fluctuations in the market price of land, Khanh Hoa Provincial People's Committee issues one regulation on the price adjustment coefficient of types of land in the province. At the time of the survey, Khanh Hoa province issued the decision No.37/2015/QĐ-

UBND dated 21/12/2015 on the regulations of land price adjustment coefficient of 2016 in the province of Khanh Hoa.

• The Consultant conducted a survey of land price in some locations (with different level of locational advantages) of land acquisition (see Appendix 10 for detailed information about land price assessment methods). The following table presents land prices as regulated by PPC and as survey results in some land acquisition positions :

Items	Location			Feb 2016	
		Decision 30/2014/QĐ- UBND dated December 21, 2014 releasing the land price frame in 2015 – 2019 period	PPC Price adjustment <i>k</i> - <i>factor</i> specified in decision 37/2015/QĐ- UBND dated December 21, 2015 regulating the coefficient adjusting land price in Khanh Hoa province	Projected compensation rate in 2016 (using 2016 k factor) (=price in decision 30/2014/QD- UBND * K factor): k~= 1.6-2	Survey Results
	Xuan Ngoc Village: Rural non- agricultural land, Location 2 <sup>2</sup>	720000	2	1440000	2000000
Treatment system in the north	Xuan Ngoc Village: Rural non- agricultural land, Location 1	1200000	2	2400000	3000000
	Xuan Ngoc Village: Rural non- agricultural land, Location 3	300000	1.6	480000	500000
	ent road in front of aral non-agricultural 3	450000	1.6	720000	720000
Pumping stormwater: F land, Location	station pumping Rural non-agricultural 3	300000	1.6	480000	480000
Embankment	Thap Ba - Vinh Phuoc: Urban non- agricultural land, Location 3	1800000	2	3600000	3000000
in the north of Cai river	Thap Ba - Vinh Phuoc: Urban non- agricultural land, Location 2	2160000	2	4320000	4000000

Table 13 – The result of replacement cost survey in project area

<sup>&</sup>lt;sup>2</sup> For further information related to location classification and definition, please refer to Appendix 1 and Appendix 11 for specific example showing different locations surveyed during RAP preparation.

	Thap Ba - Vinh Phuoc: Urban non-	600000	1.6	960000	950000
	agricultural land, Location no 5				
	Van Trung - Van Thang: Urban non- agricultural land, Location 2	2400000	2	4800000	5000000
	Van Trung - Van Thang: Urban non- agricultural land, Location 3	2000000	2	4000000	4000000
Embankment in the south of Cai river	Lu Cam - Ngoc Hiep: Urban non- agricultural land, Location 2	2400000	2	4800000	5000000
	Lu Cam - Ngoc Hiep: Urban non- agricultural land, Location 3	2000000	2	4000000	4000000
	Van Trung - Van Thang: Urban non- agricultural land, Location 5.	800000	1.6	1280000	1300000
	Lu Cam - Ngoc Hiep: Urban non- agricultural land, Location 5	800000	1.6	1280000	1300000
	Ngo Den - Ngo Thuy Ship Building: Urban non- agricultural land, Location 2	1920000	2	3840000	4000000
Chu Dong Tu road	Ngo Den - Ngo Thuy Ship Building: Urban non- agricultural land, Location 3	1600000	2	3200000	3000000
	Ngo Den - Ngo Thuy Ship Building: Urban non- agricultural land, Location 4	600000	1.6	960000	1000000
	2/4 Road (Group 24): Urban non- agricultural land, Location 1	6000000	2	12000000	11000000
D4 Road	2/4 Road (Group 24): Urban non- agricultural land, Location 2	3600000	2	7200000	10000000
	Nguyen Xien Road: Urban non- agricultural land, Location 2	1500000	2	3000000	3000000

Nguyen Xien Road:	1250000	2	2500000	2000000
Urban non-				
agricultural land,				
Location 3				
Nguyen Xien Road:	500000	1.6	800000	800000
Urban non-				
agricultural land,				
Location 5				

According to consultants' evaluation, the cost issued by PPC (in Decision No.30/2014/QD-UBND dated December 21, 2014 and Decision No.37/2015/QD-UBND dated December 21, 2015 by Khanh Hoa PPC) matches with local land price in the real terms. Consultants recommend applying unit price for residential land issued by Khanh Hoa PPC.

#### 71. *Unit price for architectures 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.35/2015/QD-UBND dated December 21, 2015 of Khanh Hoa PPC:

Compensation rate for houses, structures	=	Value of new construction of house, structure	+ (-)	An amount equal to rate % of current value of house and structure (if any)
110 00000, 50 00000105		structure		and structure (if any)

#### Where:

+ Value of new construction of house = Construction 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 calculating 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 annually 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. Consultants recommend to apply unit price for structures, architectures issued by PPC of Khanh Hoa in Decision No.35/2015/QD-UBND

## 72. *Unit price for plants and animals*

- In regards of plants and animals, PPC issued Decision No. 36/2015/QD-UBND dated December 21, 2015 on valuation, compensation and assistance for plants and animals cultivating on acquired lands. This unit price is developed based on results of annual market survey on each type of plant, animals so it is supposed to match with price in the real terms.
- Consultants recommend applying unit prices for plants and animals, issued by Khanh Hoa PPC in Decision 36/2015/QD-UBND.

73. Hence, when RP is developed, unit prices for land and assets issued by Khanh Hoa PPC is suitable with local unite prices at the real terms. Thus, in this report, cost estimation for RP implementation is based on unit prices issued by PPC.

74. Before the actual implementation of the Resettlement Action Plan, an independent and appraiser will be mobilized to conduct the replacement cost survey for affected land and properties. Compensation package will be then updated and reviewed by the Bank Task Team to ensure the compliance with replacement cost requirement.

# 8. PRINCIPLES AND POLICIES RESETTLEMENT, COMPENSATION AND REHABILITATION

## 8.1. GENERAL PRINCIPLES

75. 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 (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.

#### 8.2. COMPENSATION POLICY FOR PERMANENT IMPACT

#### 8.2.1. FOR LOSS OF AGRICULTURAL LAND<sup>3</sup>

#### 76. Legal and/or legalizable land users

- (i) Compensation "land for land" if local land fund is available and AP choose. 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) at the location that 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. For all assets on the land acquisition, APs will receive compensation in cash at 100% replacement cost.
- (ii) If land is not available or the AP prefers to receive cash compensation, they will receive compensation in cash for loss of affected agricultural land and assets 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, APs will receive allowances and rehabilitation assistance as referred to item 8.6 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 providing this support suitable to the local realities.

77. <u>Users with temporary or leased rights to use communal/public land (Aps whoe rent communal or public land):</u>

- (i) For APs 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), compensation shall be provided for investments made on the land at 100% replacement cost, but not for the land itself, and these APs will also receive additional support for income rehabilitation if they are directly involved in agricultural activities as per Government's regulations.
- (ii) Where APs receive land on a contractual basis but are other than the individuals specified as above, they shall only receive compensation for investments made on the land.
- 78. 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.

<sup>&</sup>lt;sup>3</sup> Classification of agricultural land is defined at Article 10 of 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 Khanh Hoa PPC.
- (iii) In case of a physical impediment caused by the project, APs will receive additional compensation or supports if required to offset.

# 8.2.2. FOR LOSS OF LAND FOR NON-AGRICULTURAL PRODUCTION AND BUSINESS

79. 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 assets 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 assets 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 lumpsum 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 assets on the land at 100% replacement cost.

80. In addition to the compensation mentioned above, the project will provide allowances and rehabilitation assistance as mentioned in item 8.6 of this RP.

## 8.2.3. FOR LOSS OF RESIDENTIAL LAND

#### 81. 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 Khanh Hoa PPC.

82. <u>Loss of residential land with structures built thereon, where the remaining land (non – acquired) land is adequate to rebuild the structure (reorganizing APs):</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 Khanh Hoa 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 8.6 of this RP.

83. Loss of residential land with structures built thereon, and the remaining land is not adequate to rebuild the structure (relocating AP):

- (i) DPs with legal and/or legalizable rights to the affected land, can choose one of the following options:
  - If AP chooses compensation "land for land": AP 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 Khanh Hoa PPC, depending on local land fund. AP will be provided with a certificate of land/ apartment use without paying any fees.

In case 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 that the compensation amount to be paid is less than the cost a minimum 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 the case of the remaining land is not large enough to rebuild house, but in the same plot of land there is a pond/ garden/ agricultural land, households may propose converting part of pond/ garden/agricultural land into residential 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 followings:
  - Amount of financial assistance will be reviewed and decided by Khanh Hoa PPC.
  - If the AP 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.

84. In case the relocated APs 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.

## 8.2.4. FOR LOSS OF HOUSE/ STRUCTURES

85. 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 APs 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 AP 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.
- 86. 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 Khanh Hoa PPC.
  - (ii) For ownerless affected graves, PMU will sign a contract with an independent unit for compensation and relocate them to 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.

# 8.2.5. FOR LOSS OF STANDING CROPS, TREES AND AQUATIC LIVESTOCK

87. For annual and perennial standing crops, regardless of the legal status of the land, compensation will be paid to households who cultivate the land at 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.

88. 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.

#### 8.2.6. COMPENSATION FOR LOSS OF OTHER ASSETS

89. 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

#### 8.2.7. FOR LOSS OF PUBLIC STRUCTURES

90. 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.

91. 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.

# 8.3. COMPENSATION POLICIES FOR TEMPORARY IMPACT DURING CONSTRUCTION

92. In the case that the project needs temporary construction plan, the PMU rents the land of the owners complying with regulations stipulated by the Civil Law.

93. Compensation Policy for losses 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.
- (ii) 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.

## 8.4. COMPENSATION FOR INDIRECT AFFECT

94. 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.

# 8.5. OTHER POSSIBLE IMPACTS DURING IMPLEMENTATION

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

# 8.6. ALLOWANCES/ ASSISTANCES FOR LIVELIHOOD RECOVERY

96. Besides the compensation for affected assets, APs 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:

# 8.6.1. FOR IMPACTS ON RESIDENTIAL LAND

97. <u>Transportation Allowance to relocating AP</u>: For APs who move to new location will be financial assistance in cash. The amount will be determined by Khanh Hoa PPC. According Article 12 Decision no 29/2014/QĐ\_UBND dated December 21, 2014, for households who move to other residential areas within the province, maximum support is 3,500,000 VND/household. Move to other provinces, maximum support is: 8,000,000VND/household, depending on affected level.

98. House Renting Allowance will be provided to APs 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 Khanh Hoa PPC. According Article 20 Decision No.29/2014/QĐ-UBND dated December 21, 2014, The households be relocated in the meantime of receiving land or new resettlement apartment will be received an amount of money for hiring house according to regulations of Provincial PC's. Based on Article no.20, Decision no.29/2014/QD-UBND dated 21 December, 2014, households, persons be lost whole housing land and have already handed over the ground, in the meantime of receiving land or new resettlement house will be arranged a temporary shelter or received 2,000,000 VND/household/month for hiring house (this regulation applied for the households have had less than or equal 5 members). For the households have had more than 06 members, for each additional member, these household will be received an addition amount of money equally 200,000VND/person/month within 03 months. In the event of receiving new resettlement house, time to receive the support will be calculated from the date of ground handover to the date of receipt of decision for arranging shelter

99. <u>Relocated households which eligible for resettlement, but self-accommodation:</u> in addition to compensation for residential land acquisition at 100% replacement cost, an amount supported for investment in infrastructure for a land plot /apartment in the project's resettlement site. The specific level of support will be determined by provincial-level People's Committees.

100. <u>Repair Allowance:</u> If house/structure is partially affected and the remaining structure is viable for continued use, the project will provide a repair allowance to enable APs to restore it to former or better conditions. The level of specific support will be determined by provincial-level People's Committees.

101. 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.

102. <u>Assistance for living rehabilitation:</u> AP 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 provincial-level People's Committees. The persons be displaced or be reconstructed new house on the remaining land area will be received a amount of money for supporting livelihood stabilization according to Provincial PC's. Based on Article no.20, Decision no.29/2014/QD-UBND dated 21 December, 2014, households be lost a part of housing land area and whole their house, re-constructed their new house on the remaining land area, will be received a livelihood stabilization support within 03 months. In the event of remaining land area so small, is unable to construct new house according to current law's regulations, or be lost whole residential land area, be relocated to other place, those households will be received a livelihood stabilization support within 06 months. Support level is calculated according to an amount of money similar to 30kg/person/month

# 8.6.2. FOR IMPACTS ON AGRICULTURAL LAND

103. <u>Allowance for living rehabilitation (during transition period)</u>: in cash equal 30kg rice/person/month, specific:

- (i) APs 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) APs 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.

104. <u>Allowance for production rehabilitation</u>: 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 Khanh Hoa PPC.

105. Allowance for Vocational Training and Job Transfer and Searching: The maximum 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 (According Article 16 Decision No.29/2014/QĐ-UBND dated December 21, 2014).

## 8.6.3. FOR LOSS OF INCOME AND BUSINESS

#### 106. <u>Allowance for production, business rehabilitation:</u>

- 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) Households without business license but who have met their tax obligations will be entitled to compensation equivalent to 50% of support level for businesses/households with business registration.

107. Removal support: Organizations and APs 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.

108. <u>Allowance for interrupted employment:</u> Employees who work in affected manufacturing facilities or businesses with labor contract will receive allowance equivalent to the minimum salary as per the regulations during the transition period which can be for a maximum of 6 months as well as assistance in seeking job opportunity if needed.

#### 8.6.4. FOR LOSS OF PUBLIC LAND OF COMMUNES, WARDS OR TOWNSHIPS:

109. If land acquisition belongs to public land funds of communes, wards or townships, a 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 equal to the compensation level. 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.

#### 8.6.5. ALLOWNACES/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 AP's choice). Additional assistance will be considered if needed to ensure the AP has 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 Khanh Hoa 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 also received as follows:

- Poor APs 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 enough to continue cultivation: will be assisted in cash equal to 30kg rice/person/month for a period of 24 months or in accordance with provincial policy; whichever is higher.
- The remaining poor households (not included in
- the above case)will be assisted 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 assisted in cash equal to 30kg rice/person/month for a period of 6 months

# 8.6.6. OTHER ALLOWANCES/ASSISTANCE

110. <u>Incentive Bonus:</u> All APs who vacate the affected land immediately after receiving compensation and allowances will be given an incentive allowance consistent with each province. Households, persons have had conditions for resettlement according to current law's regulations and carried out well the decision of ground handover within 10 days from the date of receipt of resettlement land, will be given a bonus by 10% of total compensation value, support; the lowest bonus is not less than 1,000,000 VND and the highest bonus is not more than 8,000,000 VND. In case of households handing over their ground ahead of schedule (when they have got compensation money or resettlement land), beside the amount of bonus mentioned above, they also received another amount of bonus (3,000,000 VND/household). If households, persons who have many land plots recovered in a project due to those land plots lying on various communes, in the event of ground handover ahead of schedule, will be given a bonus of 6,000,000VND (maximum) and this bonus does not exceed 20% of total compensation value, support of land area recovered (according to Article 31, Decision no.29/QD-UBND dated 21 December, 2014)

111. APs 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 APs losing income sources to ensure their livelihood could be restored to the pre-project level.

112. 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 APs.

# 8.7. RESETTLEMENT AND INCOME RESTORATION STRATEGY

113. For relocated households, they will have the options to choose between the selfarranged relocation on their existing plots or moving to a plot provided local authorities 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.

114. 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 center under DOLISA. The businesses receive many labors whose agricultural land is acquired will be entitled to preferential policy on land, credit and taxes as regulated by the laws.

115. 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.

# 8.8. VULNERABLE GROUPS ANDGENDER ISSUES

116. 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 APs 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.

117. 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.

#### 9. SELECTION AND PREPARATION OF RESETTLEMENT SITE

#### 9.1. DEMANDS ON RESETTLEMENT

118. As estimated, 452 households/organizations will be impacted due to land acquisition for sub-project implementation, in which 141 relocated households (882 people). Resettlement preference that was determined based on the results of survey and community consultation in February 2016 as specifically mentioned in each investment item in the table below:

No.	Item	No. of households	No. of people	No. resettlement plot
1.2	Drainage, flooding control and wastewater collection	04	12	08
1.3	Wastewater treatment plant in the north	12	65	30
2.1	Dyke and embankment of Cai River			
	Embankment and road construction in the north of Cai River	8	32	16
	Embankment and road construction in the south of Cai River, length L=1.986m from railway to Ha Ra bridge.	60	240	120
2.2	Road			
	Chu Dong Tu road construction, length L=365m the beginning point intersecting with QH road along Cai River, the ending point intersecting with Dinh Cong Tru road	12	48	24
	No.4 Road construction, length L=1828m, the beginning point intersecting with 2/4 road, ending point intersecting with Nguyen Khuyen Street.	45	180	90
Total				280

Table 14 –	Resettlement	need o	of the project	ţ
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119. Although there are 141 relocated households, the number of resettlement plots could be up to 280 plots to anticipate the household splitting, especially for big size family.

120. The results of investigation of involuntary resettlement households about the selection of resettlement mode show that 113 households (80,1%) wish to resettle in the same ward, the remain (28 households, 19,9%) wish to buy/relocate new place on their own.

121. Advisory of local authorities as well as request from involuntary resettlement household caused by invested item of the subproject shows that the resettlement areas should meet following criteria:

• The location of resettlement areas must be in accordance with the scheme of the Province/city and the construction of resettlement area is an activity to help the City to arrange residential area to improve the view of the city in the future;

- Living conditions in resettlement area must be higher than the old places of involuntary resettlement households;
- Involuntary resettlement households should be moved in short distance to ensure the habit and living styles of involuntary resettlement households are stable, not to be disturbed or changed.

122. CCSEP - NT does not include items of investment for construction of resettlement area because in the scheme of Khanh Hoa province, in Nha Trang city areas there have been and are having projects to construct new urban/resettlement areas (in conjunction projects) to meet the need of resettlement of all projects in the area. In the investigation in 2/2016, the subproject introduced three options of resettlement which Khanh Hoa province had approved for the subproject of environment of coastal area in Nha Trang city to have advice from affected households. The result showed that: Ngoc Hiep resettlement area which has not completed yet is the selection of many households - especially the affected household in Ngoc hiep ward and nearby wards with the ratio of 50% of involuntary resettlement households. For Dat Lanh and Hon Ro 2 resettlement areas, these ratios are lower, at 7% and 12% respectively because according to the comments of involuntary resettlement households, Dat Lanh and Hon Ro resettlement areas are quite far from their current locations. Besides, according to comments of the consultant, the above ratios of selection of the affected households could greatly change in comparison with the investigation in 02/2016 to many reasons including giving detailed and adequate information to each household about resettlement, the policies of the project... during project implementation period.

123. Compensation committee and PMU with the support from the people committee of ward/commune shall investigate and update the list of affected households and involuntary households moving into resettlement areas base on the identification of requirements of affected households

## 9.2. RESETTLEMENT SITES CONSTRUCTION

124. CCSEP – NT does not include items of investment for construction of resettlement area. For resettlement of the project: Sustainable environment of Nha trang city, The people committee of Khanh Hoa province issued directive document no. 635/TN-UBND dated on 14/05/2015, Nha trang city issued document no. 4032/UDND-TTQD dated on 09/09/2015 which stated that involuntary resettlement households in the subproject shall be arranged into 03 resettlement area: Dat Lanh resettlement are in Vinh Thai commune, Hon Ro 2 resettlement are in Phuong Dong commune and Ngoc Hiep resettlement are in Ngoc Hiep ward – These are resettlement area have been and are having projects to construct new urban/resettlement areas (in conjunction projects), according to the scheme of Khanh Hoa province for Nha Trang city to meet the need of resettlement of all projects in the area. Detailed information about these resettlement areas are presented as following table:

Table 15 – Information on Resettlement sites a	assigned for Nha	Trang Sub-Project
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Location			Area of each
Resettlement site	Information	No. Plot	plot (m²/plot)

Dat Lanh Resettlement Site	Locating in Dat Lanh Village, Vinh Thai Commune, Nha Trang City (5 km away from city center) Area of 5,9 ha According to Nha Trang Center of Development of Land Resources, 300 plots are available to be handover to CCSEP in February 2016.	341	From 70m <sup>2</sup> to 90m <sup>2</sup>
Hon Ro 2 Resettlement Site	Locating in Hon Ro 2 Village, Phuoc Dong Commune in Nha Trang City (5 km away from city center) Area of 29.36 ha According to Management Unit of Nha Trang construction works (owner), the project has completed 50% working load, and plans to be in use in Quarter IV, 2016. As provided by Nha Trang Center of Developing Land Resources, when the project completed, 200 plots is available to be handover to CCSEP.	720 (excluding 148 villas)	From 80m <sup>2</sup> to 100m <sup>2</sup>
Ngoc Hiep Resettlement Site	Locating in Ngoc Hiep Ward, Nha Trang City (2 km from city center). Area of 14.36 ha In investment preparation report, when the project is completed, 403 plots are assigned to CCSEP; the other 216 plots are for other projects in Nha Trang City. The project will be started in Quarter IV/2016 and completed in Quarter II/2018.	619	From 60m <sup>2</sup> to 100m <sup>2</sup>

125. Based on WB's criterias, those resettlement sites could be considered as linked project, however, given the time difference in land acquisition/compensation for each resettlement site, different level of review has been conducted. In general, due diligence review has been conducted for Dat Lanh resettlement site (funded by a WB project), Hon Ro 2 (a governmental funded project) and OP 4.12 will be applied to land acquisition/resettlement required for Ngoc Hiep resettlement area. Below is comments/evaluations on the compliance with Project's social safeguard policies.

## A - Dat Lanh Resettlement Site

126. Dat Lanh resettlement site in Vinh Thai Commune (5.9ha): 5 km away from center of Nha Trang City, area of 5.9 ha, 341 plots,  $70 - 90 \text{ m}^2/\text{plot}$ . Dat Lanh RS has been in use from 2011. It is developed for relocated household/organizations in Coastal Cities Sanitation

Environment Project – Nha Trang Sub-Project (funded by WB). Site clearance was implemented in 2006 – 2007 and compliance with the World Bank's Safeguard Policies.

127. According to information provided by Nha Trang Center of Developing Land Resources updated in February 2016, there are 300 household available to be assigned to CCSEP.

#### B - Hon Ro 2 Resettlement Site

128. Hon Ro 2 resettlement area project is invested and constructed on a site of 29,36 ha in Hon Ro 2 hamlet, Phuoc Dong commune, Nha Trang city (about 5 km from city center). The detailed plan 1/500 of this project was approved in Decision no. 877/QD-UBND dated on 14/06/2004 of the people committee of Khanh Hoa province.

- Investor: PMU of Nha Trang's construction and building projects
- Total capital: 128,517 billions VND, in which: compensation and assistance budget is 68,996 billions VND.
- Capacity: 148 lots of villas and 720 resettlement lots with the area of 80-100m<sup>2</sup> each lot
- Progress of the project:
  - The project has started implementation in 2011;
  - The project completed infrastructure of one section (with 160 resettlement lots) and handed over to the land development center of the province to arrange local resettlement for affected household of CCSEP-NT.
  - To 3/2016, the project has construct 50% of total works. It is estimated to complete and put in use in quarter IV/2016.



Vị trí Khu tái định cư Hòn Rớ 2 (từ Google Earth)

Khu Tái định cư Hòn Rớ 2 (Ảnh chụp tháng 3/2016)

#### Picture 5 – Hon Ro 2 resettlement area

129. Land acquisition and compensation for this project had been carried out by the people committee of Nha Trang city. To date, compensation payments follow compensation plans approved in Decision no. 198/QD-UBND dated on 25/01/2011; Decision no. 3315/QD-UBND dated on 27/10/2011; Decision no. 4642/QD-UBND dated on 28/12/2011 of the people committee of Nha Trang city. Total compensation and assistance budget is 68.996.000.000 VND. Compensation, assistance and resettlement have been implemented from 20/03/2011 to 2016 in accordance with compensation related Laws and regulations of the Government of Vietnam and the people committee of Khanh Hoa province. Compensation payments, assistance and resettlement for affected household due to land acquisition of Hon Ro 2 resettlement area project have been completed before the directive of the people committee of Nha Trang city allocating some lots for CCSEP-NT. A due diligende report was prepared by the investor in 3/2016 (see annex 7 of this report)

- 130. In the mentioned due diligence report, some highlighted results are:
  - Compensation, assistance and resettlement measures used in the project were prepared and approved according to current regulations by Vietnam Government and Khanh Hoa PPC.
  - 329/336 affected households received full of compensation and assistance as approved. Currently, 7 affected households have not agreed with compensation price and assistance. All amount of money allocated to compensation and assistance for these 7 households was transferred to Vietnam State Treasury.
  - Khanh Hoa/Nha Trang PC acquired lands of 329 households by administration measure and handover all acquired lands to the project owner.
  - Life and livelihoods of all affected household received compensation and assistance are rehabilitated. In terms of 7 households who haven't accepted compensation and assistance, Phuoc Dong Commune level People of Committee and Provincial Center of Developing Land Resources has been mobilizing them.

131. At the same time, supervision and assessment of compensation, assistance and ressettlement activities for these 7 households should be noted in the duties of independent resettlement supervision consultant of the subproject of sustainable environment of Nha Trang city and must be continuously tracked and assessed to meet the target of OP4.12 about involuntary resettlement of World Bank

132. According to the data from PMU of Nha Trang's construction and building project (the investor), the project has constructed 50% of total work, and it is expected to complete and put into operation in quarter IV/2016. According to the data of Nha Trang Land development center, when the project is completed, 200 lots could be allocated for CCESP.

## C - Ngoc Hiep Resettlement Site

133. Ngoc Hiep resettlement are project was invested and constructed on a site of 13,45 ha in Ngoc Hiep ward, Nha Trang city (2km away from city center). The project was implemented based on: Decision no. 2126/QD-UBND dated on 21/10/2005 of The people committee of Khanh Hoa province about the Approval of adjustment plan for a part of detailed scheme of

Ngoc Hiep residential area, Nha Trang city; Decision no. 44/HDND dated on 10/03/2016 of Council of people of Khanh Hoa province about the Decision on Investment of Infrastructure construction of Ngoc Hiep resettlement area project.

- Investor: Development project management unit of Khanh Hoa province
- Total capital: 157.259.411.000 VND, in which the budget for compensation activities and land clearance is estimated at: 58.835.254.000 VND.
- Scale: 648 lots with area of 60 m<sup>2</sup> –120 m<sup>2</sup>/lot. Items of investment: land grading, traffic road, construction of rain water discharge system, waste water discharge system; living water supply; electricity supply for living and lighting; trees and traffic sign post.
- According to the plan, the project shall be implemented in quarter IV/2016 and would be completed and put into operation in quarter II/2018.



Vị trí Khu tái định cư Ngọc Hiệp (từ Google Earth)

Ảnh chụp tháng 3/2016

Picture 6 – Picture of present conditions of the project area and surrounding

134. According to the statistic data in environmental impact assessment report of the project, the present condition of the project area and the level of impact of land acquisition for project implementation are described as follow:

- The project area are mostly land for growing rice, sedge, water morning glory (at the present, people do not grow rice and sedge, only some lot has water morning glory, land for school, pagoda and a section of graveyard.
- Total land acquisition area: 143.600m<sup>2</sup>, in which:
  - Urban residential land : 19.780m<sup>2</sup>
  - Perennial plant growing land : 92.880m<sup>2</sup>
  - Traffic, water covered and other land : 22.140m<sup>2</sup>

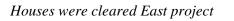
- Land for ditch and slope : 7.700m<sup>2</sup>
- Amount of construction for clearance:

• T	Temporary house	: 173m2;
• I	Level 4 house	: 1.717,5m2
• 1	floor house	: 259m2
• E	Built wall	: 700m
• (	Cement yard	: 1.500m2
• (	Grave built with cut stone	: 688 Graces build with cut stone.
■ n	nounded grave	: 456 Mounded graves.
Trees, cr	cops :	
• (	Cultivated land area	: 48.064m2
• (	Coconut tree	: 939 trees
• N	Mango tree	: 100 trees
• (	Suava tree	: 50 trees
• A	Areca tree	: 50 trees

- In the project area, there are some natural water discharge channels, their sizes are not big, only 0,7-1m, excepts the water discharge channel in the east of the project (near pagoda area) with the width of 1,2-2,5m (depending on each section), this channel connects and discharges to Ba Ve river (Kim Bong river).
- Total affected cases that must be cleared due to the project are: 149 cases. In which the number of houses must be fully cleared is 54, mainly at the first section of Ngoc Hiep district road and at the boundary of northern, eastern and southern areas. In general, the number of affected households that must be cleared is not high, the present condition of land is mainly empty land.

135. Principle for land acquisition carried out by the project such as holding up land status quo, minimize and reduce maximum land acquisition and resettlement. Based on the principle, selected option for the project's construction design shall be not affected education and relic works such as secondary school Luong Dinh Cua and pagoda Pho Te Ni Tu.







Lo Gach cemetery subject clearance

# Picture 7 – Picture of present condition of the project area and surrounding

136. Community advisory activities of the project was held on 12/03/2016 at the people committee of Ngoc Hiep ward, Participants: Representatives of The people committee, Fatherland front committee of Ngoc Hiep ward, political and social organization, units, union, representatives of residential group and directly affected households of the project. Content of meeting: Project introduction; Introduction of policies on environment and resettlement of the project; Advisory of directly affected community of the project: Construction of infrastructure of Ngoc Hiep resettlement area.

137. Next implementation plan:

- Issue Decision to Establish committee of compensation, and Board's assistance team : From 5/9/2016 to 19/9/2016
- Investigation and detailed measurement: in operation and is estimated to complete at the end of 10/2016;
- Issue of decision on land costs: From 5/9/2016 to 19/9/2016;
- Prepare detailed plan for compensation and land clearance: From 30/10/2016 to 12/2016;
- Approve detailed plan for compensation: 12/2016
- Make payment for compensation, assistance (12/2016), hand over construction site and implement construction process (12/2016)

138. Khanh Hoa Provincial PCs had issued Document no. 12/TB-UBND dated 29 March, 2016, summarizing provincial PC's conclusions in the meeting with PMU of Coastal cities environment subproject. Accordingly, sustainable project Nha trang land \_ acquisition/resettlement required for the construction of Ngoc Hiep resettlement site will follow the World Bank's OP 4.12, specifically the provisions stated in the project Resettlement Policy Framework. Nha Trang PMU will seek guidance from the Bank Task Team in every steps to ensure that the resettlement activiites of Ngoc Hiep will comply with OP 4.12.

## 9.3. MOVING/ RESETTLEMENT MEASURES

139. 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.

140. 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.

141. 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 comparison 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 transferring 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.

142. 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.

- 143. 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).

144. For the relocation and restoration of affected public works, Primary school Vinh Ngoc will be affected partly, including: Gate, fence and school yard (class and administrative works do not affected), it is necessary to mitigate negative impacts to the school's activities by using construction measures in ESIA report of the subproject. For the culture house of Xuan Ngoc commune: after discussing with local leader: Xuan Ngoc commune still has had land fund to rebuild culture house after land acquisition carried out by subproject. The rebuilding cost of culture house Xuan Ngoc commune is taken from compensation cash on house and works that affected by Sub-project. In addition, Subproject do not cause influence to other works. For public works affected by Subproject, the contractor has responsible for the restoration of those works after completing construction.

## **10. RESTORATION MEASURES**

145. 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. 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. Measures to restore livelihoods for the PAPs, especially the severely Affected Households and Deplaced Perons are being discussed by the PMU, Advisors, local authorities, stake holders such as DOLISA, The Provincial Vocational Training Center, and the Local Policy Bank in order to build an adaquate Income Restoration and Support Programe with community involved.

## 10.1. ELEMENTS OF THE INCOME RESTORATION PROGRAME

## **10.1.1. ALLOWANCE FOR PRODUCTION REHABILITATION**

146. 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. This support is essential for people who mainly live on agriculture.

147. The programe, plan, and implemention to support production stabilty of the Subproject will be implemented through agricultural, forestry, and fishery programs. Funding was allocated from the budget to support production stability that is included in the approved resettlement support and compensation plan.

# 10.1.2. ALLOWANCE FOR VOCATIONAL TRAINING AND JOB CREATION

148. Besides the compensation policy for afected land, construction sites, and assets by the replacement cost, the Sub-project also has support in vocational training and jobs creation for: (i) individuals and households doing agriculture work are compensated with money equal to the agriculture land acquisition in accordance with Viet Nam law; and (ii) diplaced individuals and households with residental land acquisition. Those are the people at working age, in need of vocational training and employment.

#### Support in vocational training.

149. The labor with retreived land will be:

- Granted a course for those who are at working age of all training system: college, 2-year college, 1-year college, and vocational college.
- Given a loan under the provisions of the credit policy for pupils and students.

150. Below is information about some Vocational schools in Nha Trang city, where the labor with retrieved land for the project are accepted to study in if they are at working age and want to get vocational training.

No.	Schools	Training fields	Training system		
			College	2-year college	1-year college
No.	Schools Nha Trang Vocational College was founded under the Decision No. 192/QĐ-BLĐTBXH dated on January 31st, 2007. Add: No. 32 Tran Phu street, Vinh Nguyen ward, Nha Trang city. Phone: 058. 3881138 – 3881139 Fax : 0583.880.335 Email: phong_hctc@cdnnt.edu.vn /daotao@cdnnt.edu.vn Website: http://cdnnt.edu.vn	Metal cutting (manufacturing technology) Car technology Constructions techniques Fashion tailor Fashion design Industrial power Industrial electronics Mechatronics Refrigeration engineering and air conditioning Information technology Computer assembly and repair techniques	College X X X X X X X X X X X X X X X X X X	-	•
		Enterprise Accounting	Х	X X X	Х
		Enterprise administration (Small	Х		

Table 16 – Some vocational schools in Nha Trang city

and Medium			
Enterprise)			
Restaurants	X		
management	Λ		
Hotel management	X		
Tour guide			
	X		
Cooking techniques	Х		
Marine environmental	Х		
protection			
Food Processing	Х		
Biotechnology	Х	X	
Construction		Х	
engineering			
Restaurant business		X	
Hotel management		X	
Travel Administration		X	
Tour guide		X	
Cooking techniques		X	
Marine environmental		X	
protection			
Food Processing		X	
Weld		Х	
Ship machines repair		X	
Graphic design		x	
Office computerization		x	
Civil power		X	
Civil electronics		X	
Electrical experiments		X	
Electrical measuring		X	
Management, operation		X	
and repair of		Λ	
transmission lines and			
transformer stations			
under 110kV			
Domestic waterway			x
vessels controls			Α
Weld			x
Cars repair			X
Industrial power repair			
Industrial Electronics			X
Repair			х
-			**
Monitor Repair			X
Office computerization			X
Industrial sewing			X
Cooking			X

Bakery       Making flowers       Enterprise Accounting			X X
Enterprise Accounting			Х
			,
			Х
Room service			Х
Driver (B2 and C level)			Х
Lathe			Х
Motorcycle Repair			Х
Civil electricity repair			Х
Civil electronics repair			Х
PLC (Programmable			Х
Logic Controller)			
Computer assembly and			Х
set-up			
Construction			X
engineering			
Tubers trimming			Х
Cake decoration			Х
Flowers arrangement			Х
Restaurant services			Х
Receptionist			Х
	x	X	
	x	X	
	x	X	
I DTDVII datad an Namenhan		x	
21st 2011 by the MOLISA	x	x	
	x		
2 Add: No. 2, Dien Bien Phu street,	·		
Vinh Hoa ward			
Phone: 058.3551.777 - 058.3551-			
567 Restaurant service		х	х
Fax: 058.3551.938,			
Email: lexuan_andt@yahoo.com -			
Website: http://ntc.edu.vn			
Nha Trang Tourism and         Hotel Management	x	X	
Vocational College Travel Administration	x	x	
Add: No. 2, Dien Bien Phu street, Tour guide	x	X	
Winh Has mond	x	x	
<sup>3</sup> Dhono: 059 2551 777 059 2551	x	X	
567	x		
Fax: 058.3551.938.			
Website: http://ntc.edu.vn Restaurant service		Х	
Center of Vocational Training Flowers planting and			X
and Support Farmers, Khanh Hoa bonsai care			
			Х
4 province- No. 02 Ngo Quyen Food crops, industrial		1	Λ
			Λ

Crafts, rattan,	Х
traditional crafts	
Carpentry,	Х
construction, farm	
machinery repair,	
fishing, motor	
Office computerization	Х
Cooking	Х
Freshwater aquaculture	х
Elementary accounting	х
Tax declaration	х
accounting	

#### Support local jobs:

151. The project will give employment for family members and relatives of the diplaced people (both male and female) to work in factory during the project period.

152. Besides, the labor with land acquisition is given free advices, career orientation and jobs recommendation from Employment Service Centers. Below is the information of some Employment Centers under control of the MOLISA and DOLISA Khanh Hoa province:

- The Department of Employment:
  - Address: No. 12 Ngo Quyen ward, Hoan Kiem district, Ha Noi city.
  - Phone: 043. 8269517
  - Fax: 043. 8269520
  - Website: http://vieclamvietnam.gov.vn
  - Email: <u>cucvl@molisa.gov.vn</u>
- Khanh Hoa Employment Center is under control of the DOLISA Khanh Hoa province. The center is effectively operated in training and introducing jobs opportunities for the local labor.
  - Address: No. 56 Le Qui Don street, Nha Trang city, Khanh Hoa province.
  - Phone: 058. 510199
  - Fax: 058. 510200
  - Website: http://vieclamkhanhhoa.com.vn
  - Email: <u>ttgtvlkh@yahoo.com.vn</u>

#### Support jobs abroad under contract:

153. The labor with retrieved land are supported to work abroad once with the following detail allowance:

• Allowance in vocational training, foreign languages, essential knowledge, including: i) Tuition for vocational training, foreign language and other necessary knowledge; ii) food expense during school time; iii) travel expense (go and return) from their residential places to training campus if the distance is more than 15 km.

- Costs to get passports, visas, health care, judicial records before going to work abroad in accordance with law.
- Support in risks control during the abroad working time in accordance with law.
- Allowance for training fee to improve professional competence if the host country requires.

154. The plan of training, jobs change of the Sub-project has been made basing on the need of the people in the working-age with retrieved land. This plan is approved at the same time with the Resettlement and compensation plan. The training fee is paid by the organization that is in charge of compensation and site clearance.

155. Funding is allocated from the funds for training, job change, jobs seeking in training plan and is included in the approved resettlement and compensation plan.

# **10.1.3. LOANS FROM THE BANK OF SOCIAL POLICIES**

156. For the past few years, the Bank of Social Policies, Khanh Hoa Branch, is regularly in cooperation with agencies and social-political organzations to apply the favourable credit loans for poor households and the ones that had contribution to the country. From this capital, many households have got better life, many villages in Nha Trang city have also changed alot.

157. Now the Social Policies Bank, Khanh Hoa province is implementing many credit loans for different groups of borrowers such as: poor households; students in poor families; jobs creation; labor working abroad; clean water and rural sanitation; people having dificulty in owning house; loan to buy land for production, jobs change; loan for poor households to build house to avoid flood, storm; loans in local entrusted funds; other loans with approval of the Prime Minister). There is also in the city a lending fund named "National Fund for Job Creation." Information about those loans program is included in the below table.

No.	Loans program names	Beneficiary	Time maximum	Loan maximum
1	Poor	Poor households as national	5 years	50 mil/household
	households	standard		
2	almost-poor	Almost-poor households as	5 years	50 mil/household
	households	national standard		
3	Students in	Orphan students; poor households;	Include: time	1,1mil/month/
	disadvantaged	households with average income	to deliver	student
	condition	(per person) equal to 150% average	loan + 12	
		income of the poor households;	months +	
		households with financial	repayment	
		difficulties; rural labor and	time	
		demobilized soldiers taking		
		vocational training.		
4	Employment	Handicap	5 years	50 mil/household
		Households	5 years	50 mil/household
		Individual business households;	5 years	500 mil/ project
		local cooperatives; small and		and 20 mil/ 1 new

Table 17 - Information about the Credit Loans of Social Policies Bank, Khanh Hoa province

		medium-sized enterprises; farm owners; social workers education centers Business establishments with handicapped employees.	5 years	worker
5	Labor working abroad	Poor households as national standard; and families with great contribution to the country	all the abroad working time period	30 mil/person
6	Clean water and rural sanitation	Households in rural areas without clean water sanitation system or the system has been degraded or unqualified	5 years	6 mil/system
7	Poor households with dificulties in housing	Poor households as national standard in rural areas	10 years	15 mil/household
8	Small and medium-sized enterprises	Small and medium-sized enterprises	5 years	500 mil/enterprise

(Source: According to the information posted publicly at the Commune People's Committee headquarter in Nha Trang city, February 2016)

158. Loan procedure: the The borrowers come to the Transaction office of the Social Policies Bank, which is located in the Commune People's Committee headquarter, at the appointed time for detail instruction. The below table has the information about transaction offices, date and time for certain areas, applied since March 1st, 2016.

No.	Transaction offices	Date	Time
1.	Loc Tho ward	9	8:00-11:00 am
2.	Ngoc Hiep ward	15	8:00-11:00 am
3.	Phuoc Hoa ward	7	8:00-11:00 am
4.	Phuoc Hai ward	7	8:00-11:00 am
5.	Phuoc Long ward	11	8:00-11:00 am, 2:00-4:30 pm
6.	Phuoc Tan ward	7	8:00-11:00 am
7.	Phuoc Tien ward	5	8:00-11:00 am
8.	Phuong Sai ward	11	8:00-11:00 am
9.	Phuong Son ward	23	8:00-11:00 am
10.	Tan Lap ward	11	8:00-11:00 am
11.	Vinh Hoa ward	25	8:00-11:00 am
12.	Vinh Hai ward	21	8:00-11:00 am
13.	Vinh Nguyen ward	25	8:00-11:00 am, 2:00 - 4:30 pm
14.	Vinh Phuoc ward	17	8:00-11:00 am, 2:00 - 4:30 pm
15.	Vinh Tho ward	5	8:00-11:00
16.	Vinh Truong ward	13	8:00-11:00 am, 2:00 - 4:00 pm
17.	Van Thanh ward	13	8:00-11:00 am

Table 18 – Transaction offices, date and time for all Communes and Wards in Nha Trang city.

18.	Van Thang ward	5	8:00-11:00 am
19.	Xuong Huan ward	13	2:00 - 4:00 pm
20.	Phuoc Dong commune	15	8:00-11:00 am, 2:00 - 4:00 pm
21.	Vinh Hiep commune	21	8:00-11:00 am
22.	Vinh Luong commune	23	8:00-11:00 am, 2:00 - 4:30 pm
23.	Vinh Ngoc commune	19	8:00-11:00 am, 2:00 - 4:00 pm
24.	Vinh Phuong commune	9	8:00-11:00 am, 2:00 - 4:00 pm
25.	Vinh Thai commune	21	8:00-11:00 am
26.	Vinh Thanh commune	17	8:00-11:00 am, 2:00 - 4:00 pm
27.	Vinh Trung commune	19	8:00-11:00 am, 2:00 - 4:00 pm

(Source: http://vbsp.org.vn/gioi-thieu/co-cau-to-chuc/diem-giao-dich-xa-

phuong.html, accessed on May 11, 2016)

159. In addition to these solutions, the city will have additional support measures (if necessary) to support the PAHs to stable their life soon.

## 10.2. IMPLEMENTATION OF INCOME RESTORATION PROGRAM

160. Before implementation of income restoration program, the project needs to screen and collect comments of households (including heavily affected and involuntary resettlement households). From that, the project should prepare the list of choices/proposals of affected people before conducting activities.

161. Ordering, organizing and implementing income restoration program stated in following table.

Implementation body	Role
ThepeoplecommitteeofKhanhHoaprovince	approval of income restoration program and in time and effective
PMUPMU shall be responsible to cooperate with compen committee and related units/organization in the implementati income restoration program. Also, PMU shall supervise compensation committee in the implementation of in restoration program. 	
Compensation committee	<ul> <li>Compensation committee is responsible to implement the income restoration program and cooperate with PMU and related units/organizations of the city. The specific role of compensation committee is as following: <ul> <li>On behalf of the people committee of the city to implement the income restoration program</li> <li>Identifying the chances of good jobs in the province for</li> </ul> </li> </ul>

Table 19 – Ordering, organizing and implementing income restoration program

Implementation	Role
body	<ul> <li>affected people; including level requirements (level of education,); and assist affected people to meet applied conditions and quality for the job (including suitable occupation training if necessary);</li> <li>Assist the people committee of the city to select suitable contractors of service provision or input materials for agriculture in the implementation of income restoration program.</li> <li>Prepare and submit monthly, quarterly reports to PMU to consider and approve; and</li> <li>Store and save all documents related to the income restoration program.</li> </ul>
Department of labor, invalids and social affairs	Department of labour, invalids and social affairs cooperate with compensation committee and departments, sectors, local authorities to investigate, collect and statistic all laborers in labor age, number of people entitled social support in land acquisition area to suggest to the people committee the plan of assistance, training for changing occupation in time and effectively to help people in the project area stabilizing their lives as soon as possible
Department of agriculture and rural development	Department of agriculture and rural development cooperates with compensation committee to determined the requirement of assistance needed to stabilize the production of affected households/individuals due to agricultural land acquisition, who are compensated with different agricultural land; directs the directly under units to prepare program, plan and to carry out technical and scientific transfer through the promotion program of agriculture, forestry and fishery to help affected people to increase the output of cultivation, breeds and maritime products and to stabilize their lives and production; support the race of plants, livestock, maritime products and promotion services of agriculture, forestry, fishery, plant protection services, veterinary services, techniques for planting, breeding livestock and growing maritime products.
The people committee of ward/commune	The people committee of ward/commune shall assists PMU and compensation committee in implementation of income restoration program

## **11. IMPLEMENTATION ARRANGEMENT**

162. 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 responsibility 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 47/2014/CP. The provisions and policies of the RPF and the RPs will form the legal basis for the implementation of compensation and resettlement activities in the Coastal Cities Sustainable Environment Project.

163. Detail responsibilities of project stake holders

## 11.1. PROVINCIAL LEVEL

164. Provincial People's Committees (PPC) in each involved province is responsible or authorize city PC to set up and direct a provincial resettlement appraisal council in accordance to the needs of the project. The PPCs will take overall responsibility as follows:

- (i) Approve the Resettlement Policy Framework (if authorized by the Government);
- (ii) Inform or authorize DPCs to announce about land acquisition when the subproject location is selected;
- (iii) Appraise and approve RPs of their respective sub-projects after the final drafts are approved by the Bank;
- (iv) Approve the land acquisition and allocation in the Project;
- 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 RPs;
- (vi) Direct the coordination among the concerned agencies and the provincial departments to implement the compensation, assistance and resettlement in accordance with the approved RPs;
- (vii) Provide full budget for the resettlement activities;
- (viii) 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 RAP must be made after the deficiencies discovered through internal/ independent monitoring in the implementation of RP.
- (ix) Consider resettlement location for the affected people if required.

## **11.2. PROJECT MANAGEMENT UNIT**

165. **The Project Management Unit (PMU)** is a permanent agency responsible for the implementation of resettlement plan of the project. 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 are not capacity enough, they 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 in site clearance and resettlement, 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 DCRCs.
- (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 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 households and transfer 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 Assesment of PMU:

- The Development Project Management Unit of Khanh Hoa Province was established based on the inheritance and development of the Project Management Unit of Nha Trang City Environmental Sanitation Improvement Project formed since 2006. The functions, tasks and organizational regulations, operation of the PMU comply with the decisions of the Khanh Hoa Provincial People's Committee such as Decision No. 2203/QĐ-UBND 21<sup>st</sup> August 2015 on "adjusting functions and renaming the Project Management Unit of Nha Trang City Environmental Sanitation Improvement Project into the Khanh Hoa Development Project Management Unit" and Decision No.2204/QĐ-UBND dated 21<sup>st</sup> August 2015 on "the promulgation of regulations on organization and operation of the Khanh Hoa Development Project Management Unit". In which the main task is to represent the client and be the client under the provisions for the investment projects in Khanh Hoa province's area; investment projects of urban development under the Urban Development Program of Khanh Hoa province; ODA projects under Agreements with donors and other projects assigned by the PPC.
- In the construction plan, the PMU of CCSEP should have specialized and responsible experts and have suitable policies and regimes suited to promote the members of the PMU more investing in the project activities. The PMU should have personnel knowledgeable in the field of social safety to undertake the issues of social safety and resettlement. Currently, , the Capacity Building Committee has one deputy chief in charge of and other staffs participating in being responsible for social security and resettlement. Developed and inherited from the Project Management Unit of Nha Trang City Environmental Sanitation Improvement Project, the PMU have experience in the implementation of projects funded by the World Bank. The training and capacity building on the issues of compensation, land clearance and resettlement to consider the technical design documents, etc and especially the social safety policies of the World Bank for the project participants and stakeholders will be arranged in the component 4: Technical assistance and Capacity building of the Project.

#### **11.3.** CITY/ DISTRICT LEVEL

- 166. City/District People's Committees (DPCs) are responsible for:
  - (i) Notification land acquisition if authorized by PPC
  - (ii) Approving compensation plans prepared by DCRCs and submitting the PPC for (iii) endorsement;
  - (iv) Issuing decisions on land acquisition from individuals and households;
  - (v) Settling complaints and grievances of the PAPs within jurisdiction.

167. City/District's Compensation and Resettlement Committees/Councils (DCRCs) 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 pay 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 evolvement 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 people in the working age and in need of training, job change; and to coordinate with the DOLISA to make training plans for them basing on the law; to pay training fee for the vocational centers.
- (viii) Determine the need for support among the PAPs and PAHs with agriculture land acquisition, who are compensated with agriculture land; direct the direct subordinate units to make plans and implement science and technology transfer through agricultural, forestry and fishery programmes for labour with land acquisition; pay relevant expense for the services providers.
- (ix) Coordinate closely with the independent monitoring organizations.

#### 11.4. WARD/ COMMUNE LEVEL

- 168. Ward/ Commune People's Committees 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.
  - (iii) Support other units, organizations such as the PMU for information dissemination and organization of community meetings and counselling 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)

- 169. 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;
  - 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
  - (iii) Moving to new sites in a timely manner after receiving full entitlements.

## **12. PUBLIC CONSULTATION, PARTICIPATION**

### 12.1. OBJECTIVES OF PUBLIC CONSULTATION PARTICIPATION

170. 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.

# **12.2.** COMMUNITY CONSULTATION DURING PROJECT'S PREPARATION STAGE

171. 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.

172. 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 socioeconomic survey.

173. Immediately in the stage of Project preparation, local government, local associations/ organizations, residents in the project area and affected households/organizations were informed about the Project, objective and activities of the Project. They were consulted the opinion and participated actively into discussions about development demand and priority of their locality.

# 12.1.1. 1<sup>ST</sup> PUBLIC CONSULTATION

174. On 17/2/2016, Khanh Hoa development project management unit sent official document to the people committee of 18 wards/communes: Vinh Ngoc, Vinh Hoa, Vinh Hai, Vinh Phuoc, Vinh Tho, Ngoc Hiep, Van Thang, Loc Tho, Phuoc Long, Phuoc Hoa, Xuong Huan, Van Thanh, Phuoc Tien, Phuoc Tan, Phuong Sai, Phuong Son, Vinh Nguyen and Tan Lap to collect advices and comments in the preparation period of the project. The people committee of wards/communes have sent invitation letters to affected households, representatives of residential groups, local organizations/groups to participate in advisory meeting at the head quarter of local people committee. Time, location and participants of each advisory meeting at wards/communes are provided in following table:

Dated	Venue	Participants	The num	ber of participa	ants
	Ward/		Total	Female	
	Commune			Quantity	Rate (%)
18/02/2016	Tan Lap	Representative of PMU	12	4	33.3
18/02/2016	Loc Tho	Representative of local	9	3	33.3
19/02/2016	Phuoc Long	government	11	5	45.5
19/02/2016	Phuoc Hoa	Representatives of local	12	5	41.7
19/02/2016	Xuong Huan	organizations;	12	5	41.7
20/02/2016	Van Thanh	Representative of	9	4	44.4
20/02/2016	Phuoc Tien	Consultant	11	5	45.5
23/02/2016	Vinh Ngoc	Representing households in	45	18	40.0
23/02/2016	Vinh Hai	the project area	80	32	40.0
24/02/2016	Van Thang		69	29	42.0
24/02/2016	Vinh Phuoc		44	20	45.5
25/02/2016	Ngoc Hiep		66	25	37.9
25/02/2016	Vinh Tho		10	7	70.0
25/02/2016	Vinh Hoa		10	4	40.0
26/02/2016	Phuoc Tan	]	12	5	41.7
26/02/2016	Phuong Sai		9	4	44.4
27/02/2016	Phuong Son		11	5	45.5
27/02/2016	Vinh Nguyen		12	5	41.7
Total			444	185	41.7

Table 20 – Time, venue and participants of community consultation meetings

175. Each meeting of public consultation happened in about 3 hours. In each meeting, the following contents were informed to the participants:

- Introduction about the project (objective, position, scale and plan of the project ...)
- Technical proposals of the project;

- Items/works implemented in the ward/commune;
- Policy relating to resettlement of the Government of Vietnam and WB;
- Consulting the opinions of delegates about the project and issues relating to compensation, support and resettlement in service of resettlement.

176. Regarding to the project, all delegated agreed with the presentation part and expressed the aspiration that the project would be deployed soon to meet the pressing demand on wastewater and environmental hygiene of local people. The delegates also requested the project owner namely Khanh Hoa province Development Project Management Unit to comply with the policies on compensation, support and resettlement of the project as being mentioned in the Resettlement policy frame prepared separately for the Project. The detail about the received ideas and feedbacks of the Employer is presented in the summary table below:

Table 21 – Summary of comments from community consultation and feedback from project's
owner

No.	Idea of participant	Feedback of PMU/ Consultant
1	<ul> <li>Vinh Ngoc Commune</li> <li>Agree to support the guideline of the project</li> <li>The project has positive impact on residents, solves the environmental hygiene for residents</li> <li>It is necessary to have reasonable, full compensation policy for affected people.</li> <li>As deploying the project, it is possible to use unskilled workers at the locality</li> <li>Mitigation measures will be implemented during the construction.</li> </ul>	<ul> <li>Ideas of government, residents will be mentioned in the report so that project implementation will be improved the efficiency</li> <li>Compensation issue: WB cares much to the life, social security of residents, proposes the most suitable policy zone</li> <li>PMU agrees with the ideas above</li> </ul>
2	<ul> <li>Vinh Hai ward</li> <li>Support the project, hope that the project will be hastened the implementation progress</li> <li>Have satisfactory support compensation policy for local residents</li> <li>The project has positive impact on socio-economic and environmental conditions for the residents</li> </ul>	<ul> <li>Agree with the contribution ideas</li> <li>The project complies with the World Bank's OP 4.12)</li> </ul>
3	<ul> <li>Van Thang Ward</li> <li>The project provided sufficient information to the residents</li> <li>The residents agreed, supported the</li> </ul>	- Contribution ideas of residents and government will be mentioned in the report

No.	Idea of participant	Feedback of PMU/ Consultant
	<ul> <li>guideline of the project, proposed to implement the project.</li> <li>This is an important project, it builds the face of city, solves environmental hygiene along Cai river</li> <li>The work of land acquisition will be difficult because as the Project is deployed, it will affect to residents, the households have to move, it will affect to the life of residents</li> <li>Want the resettlement at the wad</li> <li>During the arrangement of premise, improve more land fund to construct public works of the ward</li> </ul>	<ul> <li>Compensation issue: WB cares much to the life, social security of residents, proposes the most suitable policy zone</li> <li>Considering, evaluating in detail the positions/areas sensitive to the environment and having measures on preventing, mitigating the impact scientifically, feasibly and in conformity to specific conditions of the locality.</li> <li>Improving the role of community and local government on environmental monitoring in the implementation stages of the Project</li> </ul>
4	<ul> <li>Vinh Phuoc Ward</li> <li>The project has item of constructing Chu Dong Tu road and road adjacent to the North of Cai river in the area of ward. The project implementation is very essential to solve the issue of flooding of the area</li> <li>The locality does not have land fund for resettlement; therefore, choose Ngoc Hiep resettlement area which the Provincial People's Committee proposed for the project</li> </ul>	<ul> <li>People's needs are analyzed and evaluated in the resettlement plan and contribute to the decision process.</li> <li>The project complies with the World Bank's OP 4.12</li> </ul>
5	<ul> <li>Ngoc HiepWard</li> <li>Received sufficiently the project information</li> <li>The residents and government supported the guideline of the project, hoped that the project would be deployed the best</li> <li>Anticipate the difficulty in the work of compensation, land acquisition because the residents have lived here for a long time and do not want to move</li> </ul>	- The project complies with the World Bank's OP 4.12
6	<ul> <li>Vinh Tho Ward</li> <li>For the project, the government and residents agreed with it. Vinh Tho is the locality with hot point on wastewater, the business households hope to have wastewater system connected to the</li> </ul>	- Recognizing the contribution ideas of residents and local government for the project

No.	Idea of participant	Feedback of PMU/ Consultant
	<ul><li>household.</li><li>Hope that the project will be deployed, have specific time orientation, hasten the progress.</li></ul>	
7	<ul> <li>Vinh HoaWard</li> <li>Support the project, hope that the project will be deployed soon.</li> <li>It is necessary to construct quickly, not extend the time</li> </ul>	- Recognizing the contribution ideas of residents and local government for the project.
8	<ul> <li>Other Commune/ ward</li> <li>Support the project</li> <li>hope that the project will be hastened the implementation progress</li> <li>For households temporarily affected by the project should have compensation policy and appropriate support</li> </ul>	- Resettlement Policy Framework of the project should mentioned fully about the types of impact as well as respective interests.

# 12.1.2. CONSULTATION WITH THE DEPARTMENTS/SECTORS/AGENCIES ON RESETTLEMENT POLICY

177. On 28/04/2016, PMU in cooperation with resettlement consultant collected advices and comments of related departments/offices/sectors about the problems of social security and resettlement policy framework of the project. Participants included:

- Representatives of PMU
- Representatives of Land development center of Khanh Hoa province
- Representatives of Department of finance: Office of goods price
- Representatives of Department of labour, invalids and social affairs
- Representatives of Department of natural resources and environment: Branch of environment protection; Office of land price;
- Representatives of Fatherland front of Nha Trang city;
- Representatives of Department of construction and building;
- Representatives of the people committee of Nha Trang city
- Total number of participants: 11 people. In which 4 are female (26,4%)
- 178. Comments and advices of departments/offices/sectors are listed in following table:

Table 22 – List of advices from departments/offices/sectors and feedback of the investor/consultant

No.	Comments/Advices	Feedbacks of PMU/Consultant
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1	Land development center of Khanh Hoa province	
	- Agreed with contents of the report.	
	<ul> <li>Compensation costs of land, architectures, plant and livestock were approved by the provincial people committee and a decision was issued based on the comments of related departments which was regulated in Regulation no. 29/2014/QD-UBND dated on 21/12/2014 of the people committee of Khanh Hoa province. Depending on the changes of the market, compensation unit costs for architectures, plants, livestock shall be adjusted after several years. The cost of land is stable for 5 years (2915-2019) but the specific compensation cost is determined by department of natural resources and environment at the moment of land acquisition. From the above method of price building, it could be assumed that the compensation costs of architectures, plants, livestock and land are the replacement costs when carrying out land acquisition</li> <li>Requested to reconsider the use of the phrase "paying damages" and "compensation" in the report, requested to use only one in accordance with legal documents.</li> </ul>	
2	Department of finance	
2	- Agreed with the content of reports.	- Updated
	<ul> <li>Need to update the content of Decision no. 06/QD-UBND dated on 19/04/2016 of the people committee of Khanh Hoa province on amending and adding some clauses of Decision no. 29/2014/QD-UBND dated on 21/12/2014 of the people committee of Khanh Hoa province</li> </ul>	
3	Department of Labour, invalid and social affairs	
	- Agreed with the content of reports	- This activity shall be
	- Table 3 was requested to add the regulation stated in clause 15,16,17 of Decision no. 29/QD-UBND dated on 21/12/2014 of the provincial people committee (3 subjects eligible for assistance). Requested to prepare the list of cases that need occupation change according to Decision no. 29/QD-UBND dated on 21/12/2014 of the provincial people committee and submit the list to department of labour, invalids and social affairs. At the present, all projects have not prepared this content.	carried out by the PMU and compensation committee in the same period with th preparation of detailed compensation plan.

4	<ul> <li>Department of natural resources and environments</li> <li>Agreed with the content of reports. Requested to abide the regulations of law about time, location of issuing reports of environment, plan of compensation, assistance and resettlement.</li> </ul>	- Agreed
5	<ul> <li>Fatherland front of Nha Trang city</li> <li>Agreed with the content of reports and shall cooperates with the project in information communication activities, issue of environmental impact assessment reports, policy framework of the project and Plan of compensation and resettlement.</li> </ul>	- Agreed

# **12.1.3. 2ND PUBLIC CONSULTATION**

179. Accepted comments of community in the first community advisory meetings (Conducted in 2/2016), comments and advices of departments/offices/sectors in the meetings on 28/04/2016, comments of sponsors and related parties, PMU in cooperation with resettlement consultant have completed the draft of Resettlement plan.

180. PMU and consultant conducts the second community advisory meetings at the beginning of 7/2016 in 18 wards/communes in the project area. Time, location and participants of each community advisory meeting in wards/communes is presented in below table

Date	Venue	Participants	The number of participants		
			Total	Total Fe	
				Quantity	<b>Rate</b> (%)
4/7/2016	Phuoc Long	Representative of PMU	12	6	50
4/7/2016	Phuoc Hoa	Representative of local	13	6	46.2
4/7/2016	Phuong Sai	government	10	5	50
5/7/2016	Xuong Huan	Representatives of local	10	7	70
5/7/2016	Tan Lap	organizations;	15	6	40
5/7/2016	Van Thanh	Representative of	11	4	36.4
5/7/2016	Vinh Hoa	Consultant	12	6	50
6/7/2016	Vinh Phuoc	Representing households	43	22	51.2
6/7/2016	Van Thang	in the project area	70	26	37.1
6/7/2016	Ngoc Hiep	-	68	23	33.8
7/7/2016	Phuoc Tan		15	5	33.3
7/7/2016	Phuong Son		15	5	33.3
8/7/2016	Vinh Ngoc		50	20	40
8/7/2016	Vinh Nguyen		16	6	37.5
8/7/2016	Loc Tho		10	5	50
11/7/2016	Phuoc Tien		15	7	46.7
11/7/2016	Vinh Hai		76	33	43.4
12/7/2016	Vinh Tho	]	13	7	53.8
Total			474	199	42.0

*Table 23 – Time, venue and participants of the 2nd public consultation meeting* 

181. In these meetings, the main contents of the draft of resettlement plan were presented and hardcopies were provided to all participants. Comments of community, local authorities showed the strong consent with the project and wishes of speeding up the project. About resettlement and land clearance problems, the community request that the project need to follow the current regulations of the Government of Vietnam and the sponsor as described in Resettlement policy framework of the project and resettlement plan of the subproject.

182. Beside, in this community advisory, PMU and resettlement consultant carried out discussions with target groups: i) Representatives of cultural house and people of Xuan Ngoc hamlet; ii) Representatives of Vinh Ngoc primary school and community; and iii) representatives of Ngoc Thuy meditation house. These are affected/involuntary resettlement organizations because of land acquisition for the implementation of the subproject. Below table lists the comments of each organization about land acquisition activities:

No.	Comments	Feedback of PMU/Consultants
1	<ul> <li>Representatives of Cultural house and people of Xuan Ngoc hamlet</li> <li>The cultural house of Xuan Ngoc hamlet was built several years ago. Now, the whole building is in acquisition are to build waste water treatment station</li> <li>Thus, Xuan Ngoc hamlet required that the project must compensate all costs at replacement cost to restore the cultural house for people of Xuan Ngoc hamlet as soon as possible to avoid the impact and disturbance to community activities of people.</li> </ul>	<ul> <li>Agreed with the comments from representatives of cultural house and people of Xuan Ngoc hamlet</li> <li>The project committed to follow and abide to the regulations of Vietnam and the sponsors on compensation, assistance and resettlement. Also, the project shall cooperate with local authorities to restore the cultural house for people of Xuan Ngoc hamlet as soon as possible</li> </ul>
2	<ul> <li>Representatives of Vinh Ngoc primary school and community</li> <li>A part of Vinh Ngoc primary school is affected, including: school gate, hedge, and schoolyard (class room and managing building remain unaffected) because of land acquisition for buffer zone of waste water treatment station.</li> <li>Vinh Ngoc primary school requested the project to restore the above affected structures and provide location for teaching and learning for teachers and pupils of Vinh Ngoc primary school before the</li> </ul>	<ul> <li>Agreed with the comments of representatives of Vinh ngoc primary school and community.</li> <li>The project committed to follow and abide to the regulations of Vietnam and the sponsors on compensation, assistance and resettlement. Also, the project shall cooperate with local authorities to provide location for teaching and learning for</li> </ul>

Table 24 – List of comments for target consultation with affected organization

	implementation of the project.	teachers and pupils of Vinh Ngoc primary school before the implementation of the project
3	<ul> <li>Representatives of Ngoc Thuy meditation house</li> <li>A part of meditation house is affected because of the construction of traffic road and embankment of Cai river. The affected structure is not the main building, thus the impact is not big.</li> <li>Meditation house received full information of the project</li> <li>Ngoc Thuy meditation house would provide support for the project and wish that the project could be implemented and completed as soon as possible.</li> <li>Compensation, assistance and resettlement must abide the current regulation of the State of Vietnam and Policies of sponsors</li> </ul>	<ul> <li>Agreed with the comments of representatives from Vinh Ngoc primary school and local communities.</li> <li>The project must follow the policy of involuntary resettlement – OP 4.12 of World Bank.</li> </ul>

183. Besides, in terms of linked project, The Sub-project also consulted with households/communities living around the location, where is going to be built resettlement area. People completely agreed with the construction of resettlement area in proposed area thereby upgrading its infrastructure

184. Communitz advisory activities of the project "Ngoc Hiep resettlement area infrastructure construction" was held on 12/03/2016 at the people committee of Ngoc Hiep ward.

- Participants: Representatives of The people committee, Fatherland front committee of Ngoc Hiep ward, political and social organization, units, union, representatives of residential group and directly affected households of the project.
  - Number of female participants/ Total number of participants: 30/78
- Content of meeting:
  - Project introduction;
  - Introduction of policies on environment and resettlement of the project;
  - Advisory of directly affected community of the project: Construction of infrastructure of Ngoc Hiep resettlement area.
- Result of advisory meeting:
  - Affected households/organizations because of land acquisition agreed with policies introduced by representatives of investor: implementation in accordance with current regulations and policies, ensuring the benefit of affected people of the project, and advisory activities/information

provision of the project shall be carried out through out the project implementation phase

- For involuntary resettlement household (54 households): All of these households selected to move in to Ngoc Hiep resettlement area because they still want to live in their current ward which is convenience for their works and their children study, furthermore, this resettlement area is synchronously invested to construct infrastructure with electricity supply system, water supply and drainage system, traffic ... which shall create better living environment than before the project implementation. Thus, despite reordering the live due to land acquisition, they totally support the project.
- Local authorities and community in the project area also support the project and wish that the project would be implemented in accordance with its timeline and commitment.

## 12.3. CONSULTATION DURING PROJECT'S IMPLEMENTATION STAGE

185. 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
- (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.

186. 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**

187. Prior to the beginning of the detailed design, a public meeting will be held 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.

188. 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
- Grievance mechanism. PAPs will be informed that the project policies and (iv) procedures are designed to ensure their pre-project living standards are restored. that if there is any PAPs will also be informed 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.

189. 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 RPF so as to propose social impact mitigation measures in case of land acquisition and site clearance by the subproject.

## 12.4. INFORMATION DISCLOSURE

190. As per Bank's requirement, the RP will be disclosed in Vietnamese at local level, particularly at the office of PMU, District PCs, Ward/Commune PCs. On October 5th 2016, the Development Project Management Board of Khanh Hoa Province issued the Official Letter No. 537/MB -KT on disclosure of documents on social and environmental safety of the Coastal Cities Sustainable Environment Project - Nha Trang subproject and proceeded publishing documents relating to departments/ units, people's committees of wards/communes. Information about the disclosure is published in the portal of PMU (http://nhatrangxanhsachdep.vn/cong-bo-cac-tai-lieu-ve-an-toan-xa-hoi-cua-du-an-moi-truong-ben-vung-cac-thanh-pho-duyen-hai-tieu-du\_144\_159\_2\_a.html).

191. After the investments are approved, the public media, including television programs and local newspapers will widely introduce project proposal at public locations, including the information on the objectives, components and operations of the Project.

#### **13.** COST ESTIMATION

## **13.1. COST ESTIMATION**

- 192. Cost estimation for RAP implementation includes:
  - <u>Cost for the compensation, assistance and resettlement</u>: includes of the items which were described in the entitlement matrix of RP
  - <u>Cost for management</u> 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.

#### 193. Estimated cost for RP implementation:

Table 25 :	Estimated cost of RP imp	olementation
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					Amount Exchange rate: 22,325VND = 1 USD	
No.	Item	Unit	quant um	Unit price	VND	USD
I. Co	mponent 01				11,370,563,426	509,320
1	Compensation on residential land <sup>4</sup>	m <sup>2</sup>	3,893		2,117,064,000	94,829
2	Compensation on agricultural land <sup>5</sup>	m <sup>2</sup>	39,269	40,000	1,570,756,000	70,359
3	Compensation on house	m <sup>2</sup>	2,725		4,477,433,058	200,557
4	Compensation on architectural structure	m <sup>3</sup>	272.5	732,000	199,487,568	8,936
5	Compensation on tree, cropped tree <sup>6</sup>	Tree	3,927		805,702,000	36,090
6	Support for movement	Household	16	4,500,000	72,000,000	3,225
7	Support for house lease	Month. Household	48	2,000,000	96,000,000	4,300
9	Support for life stabilization	Month. Household	14,400	9,817	141,364,800	6,332
10	Support for training, vocation change	m <sup>2</sup>	39,269	40,000	1,570,756,000	70,359
11	Awarding for land handling in progress	household	80	4,000,000	320,000,000	14,334
II. Component 02			· · · ·	169,204,255,68 5	7,579,138	
1	Compensation on residential land	m <sup>2</sup>	71,677		74,311,222,000	3,328,610
2	Compensation on agricultural land	m <sup>2</sup>	22,085	40,000	883,404,000	39,570

<sup>&</sup>lt;sup>4</sup> Please see APPENDIX 3 for details

<sup>&</sup>lt;sup>5</sup> Please see APPENDIX 3 for details

<sup>&</sup>lt;sup>6</sup> Please see APPENDIX 3 for details

3	Compensation on house	m <sup>2</sup>	50,174		82,433,209,005	3,692,417
4	Compensation on architectural structure	m <sup>3</sup>	5,017	732,000	3,672,729,480	164,512
5	Compensation on tree, cropped tree	Tree	9,956		1,837,047,000	82,287
6	Support for movement of grave	Tomb	2	5,846,000	11,692,000	524
7	Support for movement	Household	125	4,500,000	562,500,000	25,196
8	Support for house lease	Month. Household	375	2,000,000	750,000,000	33,595
9	Support for life stabilization	Month. Household	112,50 0	9,817	1,104,412,500	49,470
10	Support for training, vocation change	m <sup>2</sup>	22,085	40,000	883,404,000	39,570
11	Vulnerable households	m <sup>2</sup>	62,100	9,817	609,635,700	27,307
12	Support to stabilize business	household	20	28,350,000	567,000,000	25,398
13	Support to move business establishments	household	20	4,500,000	90,000,000	4,031
14	Awarding for land handling in progress	household	372	4,000,000	1,488,000,000	66,652
<b>III.</b> (1	I+II)	180,574,819,11 1	8,088,458			
IV. N	IV. Management cost = 2%*(I+II)				3,611,496,382	161,769
Total	l	184,186,315,49	8,250,227			

194. The total estimated costs for resettlement and associated activities is around **184,186,316,572** VND (US\$ 8,250,227). 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.

195. The cost will be updated in accordance to the detailed design as well as the actual time for land acquisition

## 13.2. BUDGET

196. 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 RAP of each sub-project will be calculated based on updated compensation unit prices 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.

197. 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. CLAIM PROCEDURE**

198. 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 RPs.

199. 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.

200. 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.

201. 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;

202. 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. 108. In case of verbal claims, the reception board will record these inquiries in the grievance form at the first meeting with affected people.

203. In case of verbal claims, the reception board will record these inquiries in the grievance form at the first meeting with affected people.

204. 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.

205. 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.

206. 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.

207. 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 PLAN**

208. The implementation plan for activities of recovering land of the Project for sustainable environment of coastal Cities - Sub-project of Nha Trang City is shown in the below table, including: (i) activities of preparing the Resettlement Plan were completed; (ii) activities of implementing land recovery; (iii) independent supervision activities.

Activities	Plan
Popularizing the information	During the implementation of the Project
Preparation work: Establishing the council for compensation, support and resettlement; training the resettlement cadre; preparing cadastral document.	Completing in Quarter III/ 2017
Survey and detailed measurement	Completing in Quarter III/ 2017
Updating the replacing unit price	Completing in Quarter III/ 2017
Preparing the detailed option on compensation and land acquisition	Completing in Quarter III/ 2017
Payment for compensation, support	Completing in Quarter III/ 2017
Handing over the premise and constructing the works	Quarter IV/2017 for wastewater treatment Station; Chu Dong Tu Road and Road D4; Road and bank of Cai river.
	Quarter I/2017 for remaining items.
Internal monitoring and independent monitoring	After starting the construction of works 1 months until finishing the construction activities
Final monitoring of independent monitoring authority	6 - 12 months after finishing the construction activities

Table 26 - Plan on implementing the activities of land recovery and land compensation

## 16. MONITORING AND EVALUATION

#### 16.1. Purpose

209. 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.

210. 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.

211. 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

212. 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

213. 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) Dissemination of public information and consulting 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.

214. 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.

215. 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

216. <u>Objectives.</u> 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.

217. <u>Responsible Agencies.</u> 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 expertise in social science and has experiences in independent monitoring of RP. The IMA should start their work as soon as the project implementation comments.

218. <u>Monitoring and Evaluation Objectives.</u> The following indicators will be monitored and evaluated by the IMA, including but not limited to:

- 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.

219. Appendix 8 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 through periodic reports and it will be presented in monitoring reports.

## 16.4. Methodology for Independent Monitoring

## 220. 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.

# 221. 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.

# 222. 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.

# 223. 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.

## 224. *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 maintain 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.

## 225. Notice:

- Beside supervising the affected households in the sub-project Environment of coastal area in Nha Trang city, independent resettlement supervision consultant of the sub-project shall have to supervise resettlement of related projects including:

   Ngoc Hiep resettlement area;
   Hon Ro 2 resettlement area (especially 7 affected households still have not agreed with compensation price and support yet.
- Reference conditions of package: Independent resettlement supervision of the sub-project must be agreed by World Bank.

# APPENDIX 1- CLASSIFICATION OF NON-AGRICULTURAL LAND IN NHA TRANG CITY (ACCORDING TO DECISION 30/2014/QD-UBND)

	Zoning Classification	Location
Urban area (wards) in Nha Trang city	<ul> <li>Classification is made based on different types of roads. In Nha Trang city, roads are classified into 8 categories. Each road is classified into the following five location.</li> <li>Location 1: Applicable to land parcels that are adjacent to the road.</li> <li>Location 2: Application to land parcels that are adjacent to an alley (or internal road) having a width of more than 6m.</li> <li>Location 3: Application to land parcels that are adjacent to an alley (or internal road) having a width from 3,5-6m.</li> <li>Location 4: Application to land parcels that are adjacent to an alley having a width from 2-3,5m.</li> <li>Vi trí 5: Application to land parcels that are adjacent to an alley having a width less than 2m with poor with poor living conditions.</li> </ul>	Along each road category, land is classified into different location. - Location 1: Applicable to land parcels that are adjacent to the road. - Location 2: Application to land parcels that are adjacent to an alley, having a width of more than 5m. - Location 3: Application to land parcels that are adjacent to an alley, having a width of <5m and remaining locations with poor living conditions.
Rural area (communes) in Nha Trang city.	Depending on profitability, infrastructure conditions, usage value, communes in Nha Trang city are classified in accordance to 3 types of roads with k factor from 0.5 to 1.8. - Type 1: Roads with highest level of profitability in the commune, including inter-commune roads, main road with distance from commune center, commercial center, industrial zone, residential area, tourist area, market less than or equal to 500m. - Type 2: Roads with lower level of profitability than type 1, including	<ul> <li>Along each road, land is classified into different location.</li> <li>Location 1: Land parcels that are adjacent to transportation roads.</li> <li>Location 2: Land parcels that are adjacent to an alley (connected to a road) having following width:</li> <li>+ &gt; 3,5m for road type 1;</li> <li>+ &gt; 2m for road type 2 and 3.</li> <li>Location 3: other locations.</li> </ul>

commune roads, main road with distance from commune center more than 500m, internal road of more than 3.5m wide (not dead-end road).	
- Type 3: Remaining roads having >2m wide (not dead-end road).	

## **APPENDIX 2- ENTITLEMENT MATRIX**

Type of	Applic	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
I - Permanent impact	t			
<b>1.1.</b> Agricultural land <sup>7</sup>	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.	1.1.1.1. All AHs with LURC, or legalizable	<ul> <li>For affected agricultural land:</li> <li>(i) Compensation "land for land" if local land fund is available and PAP choice.</li> <li>(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 cost<sup>8</sup>.</li> <li>(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.</li> <li>(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</li> </ul>	<ul> <li>Affected households to be notified at least 90 days before land recovery by the Project.</li> <li>The owner of land will hand over the land within 20 days from the date District Compensation Board fully pays compensation for land.</li> <li>In the case that compensation "land for land" is applied, the project will approval land</li> </ul>

 <sup>7</sup> Classification of agricultural land as stipulated in Article 10 of the Land Law
 <sup>8</sup>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	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			<ul> <li>lands. Provincial People's Committee may consider to provide this supportsuitable to the local realities.</li> <li>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.</li> <li>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).</li> <li>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.</li> </ul>	<ul> <li>compensation in the order of priority from severely affected households to marginal affected households.</li> <li>Land compensation must meet the following principles: <ul> <li>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</li> </ul> </li> </ul>

Type of Loss/Impacts	Application			Implementation
	Level of Impact	Eligible Persons	Entitlements	Arrangements
				<ul> <li>compensation size is smaller or lower quality, APs will be entitled to compensation on cash equivalent the differences.</li> <li>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.</li> </ul>
		1.1.1.2. Land Users with temporary or leased rights to use land.	<ul> <li>(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 <u>State</u> <u>Forest Enterprises</u> (SFEs), APs are not compensated for land. Cash compensation at 100% replacement cost for remaining values</li> </ul>	

Type of Loss/Impacts	Application			Implementation
	Level of Impact	Eligible Persons	Entitlements	Arrangements
			invested in such lands and affected assets created before the cut-off date.	
			<ul> <li>(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 before the cut-off date at 100% replacement cost.</li> </ul>	
		1.1.1.3. Land Users who do not have formal or customary rights to the affected land	<ul> <li>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.</li> <li>AP will receive assistance equivalent to remaining values invested in such lands. This assistance will be decided by PPC.</li> </ul>	<ul> <li>In case the project restrict access to resources or base of local residents, they will receive compensation or necessary additional support.</li> </ul>
	<i>1.1.2.</i> Loss ≥20% or ≥10% for vulnerable groups	1.1.2.1. All AHs with LURC, or legalizable	<ul> <li>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.</li> <li>In addition, they will receive assistance for living rehabilitation as specified in item 3.1.2 of this matrix.</li> </ul>	<ul> <li>Rehabilitation assistance will be applied in case if the option "land for land" cannot be available. The forms of assistance should be consulted closely</li> </ul>

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
		1.1.2.2. Land	<ul> <li>Compensation and assistances as applicable for</li> </ul>	with appropriate and effective measures of agricultural encouragement to assist the poor to restore their income generating capacity and income levels.
		<i>Users with</i> <i>temporary or leased</i> <i>rights to use land</i> .	<ul> <li>Compensation and assistances as applicable for sub-item 1.1.1.2 of this matrix.</li> <li>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 <u>State Forest Enterprises</u> (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).</li> </ul>	
		1.1.2.3. Land Users who do not have formal or customary rights to	<ul> <li>Compensation and assistances as applicable for sub-item 1.1.1.3 of this matrix.</li> </ul>	

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
		the affected land		
1.2. Land for non- agricultural production and business	<ul> <li><i>I.2.1.</i>Marginal loss</li> <li>Land is still viable for use and not requiring relocation</li> </ul>	Household/ individual/ organization with legal and/or legalizable, leased rights to use land	<ul> <li>For affected land:</li> <li>(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.</li> <li>(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 .</li> <li>(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.</li> </ul>	<ul> <li>Affected persons/organizations to be notified at least 180 days before land recovery by the Project.</li> <li>The owner of land will hand over the land within 20 days from the date District Compensation Board fully pays compensation for land.</li> <li>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</li> </ul>

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			(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 at 100% replacement cost.	otherwise occupied.
			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	Household/ individual/ organization with legal and/or legalizable, leased rights to use land	<ul> <li>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.</li> <li>In addition, they will receive allowances/assistances for production rehabilitation, interrupted work (please refer to section 3.3 of this matrix.</li> </ul>	• The project will assist in finding alternative site with advantage about location and physical attributes similar to the land lost to access easy to customers; satisfactory to the PAP with priorities

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
				such as relocation of business to the location near highway/village street/canal near bridge or the bridge in order to maximize ability to generate profits and business opportunities where PAP accept
1.3. Đất ở	<ul> <li>1.3.1. Marginal loss</li> <li>Loss of residential land without structures</li> <li>Or</li> </ul>	1.3.1.1. Legal and/or legalizable land users	<ul> <li>(i) All compensation for loss of land will be made in cash at 100% replacement cost</li> <li>(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.</li> </ul>	<ul> <li>Affected persons/organizations to be notified at least 180 days before land recovery by the Project.</li> <li>The owner of land</li> </ul>
	• Loss of residential land with structures built thereon, where the remaining (non- acquired) land is	1.3.1.2. Land Users with temporary or leased rights to use land.	• No compensation for land. Compensation for assets created before the cut-off date on the land acquisition by the PAPs, please refer to section 1.4, 1.5, 1.6, 1.7, 1.8 of this entitlement matrix.	will hand over the land within 20 days from the date District Compensation Board fully pays compensation for
	adequate to rebuild the structure	1.3.1.3. PAP who have no	(i) PAP will not be compensated for land. Financial assistance will be provided	land. If area of land

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
	(reorganizing PAP)	recognizable land use right	<ul> <li>corresponding to the remained investment put on the land. The amount will be determined by provincial-level People's Committees.</li> <li>(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.</li> </ul>	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.
	1.3.2. Relocated APs	1.3.2.1. Relocating PAPs with LURC, or legalizable	<ul> <li>Relocating PAPs can opt to one of the followings:</li> <li>(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 provincial-level People's Committees, dependence on local land fund. PAP will be provided with a certificate of land/ apartment use without paying any fees</li> <li>Or</li> <li>(ii) Compensation for loss of land in cash at 100% replacement cost.</li> </ul>	<ul> <li>Affected persons/organizations to be notified at least 180 days before land recovery by the Project.</li> <li>In case 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</li> </ul>

Loss/Impacts         Level of Impact         Eligible Persons         Luttlements         Arrang           Image:	Type of	Implementation
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). given needed them to new plot/apa without fee. In the remaining large rebuild the sam for po		Arrangements
househo propose part		<ul> <li>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.</li> <li>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</li> </ul>

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
				<ul> <li>land into residential according to the provisions of the PPC to be able to rebuild house on site.</li> <li>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.</li> </ul>
		1.3.2.2. Land Users with temporary or leased rights to use land.	<ul> <li>(i) No compensation for land. Compensation for assets created before the cut-off date on the land acquisition by the PAPs, please refer to section 1.4, 1.5, 1.6, 1.7, 1.8 of this entitlement matrix.</li> <li>(ii) Compensation in cash for the residual value of land lease contract</li> <li>(iii) Transportation Allowance will be provided please refer to item 3.2.2 of this entitlement matrix.</li> </ul>	

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
		1.3.2.3. PAPs who have no recognizable land use right	<ul> <li>(i) No compensation for land. Amount of financial assistance will be reviewed and decided by provincial-level People's Committees.</li> <li>(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.</li> <li>(iii) 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.</li> </ul>	<ul> <li>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 site</li> </ul>
1.4. House/structure	<b>1.4.1. Partial</b> <b>impact</b> Unaffected portion of the house is still viable for use and could be remained from the technical viewpoints, therefore, require no relocation.	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	<ul> <li>(i) Compensation in cash for affected structures at 100% replacement cost. Compensation amount is enough to rebuild new structures equivalent to the exists. 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).</li> <li>(ii) Compensation and assistance will be paid in cash, without any depreciation of the structure and without deduction for salvageable materials.</li> </ul>	

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			(iii) The compensation is calculated according to the actual area affected.	
	1.4.2. <i>Full</i> <i>impact</i> (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.	
		1.4.2.2. Tenants of the state or organization's houses	<ul> <li>(i) Tenants of state or organization's houses will be: (i) entitled to rent or buy a new apartment of the area at least equal to their affected ones; or (ii) provided an assistance equal 60% of replacement cost of the affected land and houses. Any investments such as structures, trees, crops etc. created before the cut-off date on the land by the PAPs will be compensated at their full replacement cost.</li> </ul>	

Type of	Applio	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			<ul> <li>(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 provincial-level People's Committees.</li> </ul>	
1.5. Grave and tombs	Have to move the graves or tombs	Household and individual have to move the graves or tombs <i>created before the</i> <i>cut-off date</i> regardless of the legal status of the land	<ul> <li>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 provincial-level People's Committees.</li> <li>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.</li> </ul>	<ul> <li>Removal grave and tomb is implemented according to local custom, so DCRC should arrange compensation payment for AHs at relevant time.</li> <li>For ownerless affected graves, PMU will sign a contract with an independent unit for compensation and relocate them to new site.</li> </ul>
1.6. Crops and	1.6.1.Loss of, or damage crops	Owners of affected crops and trees	For annual and perennial standing crops, regardless of the legal status of the land,	<ul> <li>PAPs to be notified at least 90 days</li> </ul>

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
Trees, livestock	and/or trees	created before the cut-off date regardless of the 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	before land recovery by the Project.
	<b>1.6.2.</b> <i>Loss of, or</i> <i>damage livestock</i> ( <i>animals, fish,</i> )	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.	<ul> <li>PAPs to be notified at least 90 days before land recovery by the Project to arrange harvest them or stop breeding.</li> </ul>
1.7. Other assets	Loss of, or damage other assets	Owners/ users affected assets	In the case of the affected households is equipped with telephone system, water meter, electric meter,	
	<ul> <li>Such as telephone system, water meter, electric</li> </ul>	created before the cut-off date regardless of the	cable TV, internet access (subscription), well shall be compensated according to unit price of installing new units offer service announcement or	

Type of	Application			Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
	meter, cable TV, internet access	legal status of the land	relocation costs due to service providers regulations	
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	<ul> <li>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.</li> <li>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.</li> </ul>	<ul> <li>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.</li> </ul>
II. Secondary impact				

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
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 land	<ul> <li>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.</li> </ul>	
III. Allowances and F	Rehabilitation Assistant	ce		
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.	Land users: i) have LURC or or legalizable; and ii) contracted by the State and directly engaged in agricultural production	<ul> <li><u>Allowance for Vocational Training and Job</u> <u>Creation:</u> The maximum support will be 05 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 provincial-level People's Committees.</li> <li><u>Allowance for production rehabilitation:</u> 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</li> </ul>	

Type of	Applio	cation		Implementation	
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements	
			for manufacturing, business and commercial services. Form and level of specific support according to the provisions of provincial-level People's Committees.		
	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 engaged in agricultural production	<ul> <li>Compensation and assistances as applicable for item 3.1.1 of this matrix.</li> <li>In addition, they also receive the following allowances:</li> <li><u>Allowance for living rehabilitation</u> (during transition period): in cash equal 30kg of rice per person per month, specific:</li> <li>(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;</li> <li>(ii) PAPs losing more than 70% of their agricultural landholding will be assisted at the above rate for a period of 12 months in case of relocation. In some special cases, in extremely difficult area for a period of 12 months in case of relocation. In some special cases, in extremely distribute to relocate, and 24 months in case of relocation. In some special cases, in extremely distribute to relocate, and 24 months in case of relocation. In some special cases, in extremely distribute to relocate, and 24 months in case of relocation. In some special cases, in extremely distribute to relocate, and 24 months in case of relocation. In some special cases, in extremely distribute to relocate, and 24 months in case of relocation. In some special cases, in extremely distribute to relocate, and 24 months in case of relocation. In some special cases, in extremely distribute to relocate, and 24 months in case of relocation. In some special cases, in extremely distribute to relocate, and 24 months in case of relocation. In some special cases, in extremely distribute to relocate, and 24 months in case of relocation. In some special cases, in extremely distribute to relocate, and 24 months in case of relocation. In some special cases, in extremely distribute to relocate, and 24 months in case of relocation. In some special cases, in extremely distribute to relocate, and 24 months in case of reloca</li></ul>	<ul> <li>Price of rice is the market price at time of compensation</li> <li>PPC based on the actual situation will determine the level of support.</li> </ul>	

Type of	Applic	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			<ul> <li>difficult areas, the compensation may be provided up to a maximum of 36 months;</li> <li>(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.</li> </ul>	
3.2. For Impacts on Residential Land	<ul> <li>3.2.1. Marginal impact</li> <li>House/structure is partially affected, the remaining can still continue to use</li> </ul>	Owners of affected house/structure created before the cut-off date regardless of the legal status of the land	<ul> <li><u>Repair Allowance:</u> 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 provincial-level People's Committees.</li> </ul>	
	3.2.2. Relocated APs	Households relocated to another place or rebuilt in the remaining land.	<ul> <li><u>Transportation Allowance</u> to relocating PAP: For PAPs who move to new location will be financial assistance in cash. The amount will be determined by provincial-level People's Committees</li> <li><u>House Renting Allowance</u> in cash will be provided to PAPs who may be forced to relocate from their original homes and are still awaiting</li> </ul>	

Type of	Appli	cation		Implementation		
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements		
			the replacement land plots or apartments. The allowance amount will be determined by provincial-level People's Committees.			
			<ul> <li><u>Support for self relocation:</u> 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 provincial-level People's Committees.</li> </ul>			
			• <u>Assistance for living rehabilitation:</u> 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 provincial-level People's Committees.			
			<ul> <li>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.</li> </ul>			
3.3. Loss of Income and/or business	Loss of Income and/or business because of interrupted	Owners of affected production, business establishments,	<ul> <li><u>Allowance for production, business rehabilitation:</u></li> <li>(i) For businesses / households with business registration will be compensated or supported.</li> </ul>	<ul> <li>After-tax income is determined based on financial statement</li> </ul>		

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
	production, business	employees	<ul> <li>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;</li> <li>(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.</li> <li><u>Removal Support:</u> In addition to Allowance for production, business rehabilitation as above, 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.</li> <li><u>Allowance for interrupted work:</u> Employees who worker in affected production, business establishments with labor contract will receive</li> </ul>	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	Applio	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
3.4. For public land	Land acquisition of	Communes, wards	allowance equivalent to the minimum salary as per the regulations to affected employees during the transition period which can be for a maximum of 6 months.	<ul> <li>Financial assistance</li> </ul>
	public land funds of communes, wards or townships	and towns manage acquired land	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 provincial-level People's Committees.	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	Affected vulnerable groups regardless level of impact	• <i>For landless households</i> : 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	• The vulnerable groups were identified in the "GLOSSARY" part.

Type of	Appli	cation		Implementation		
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements		
			<ul> <li>necessary to ensure the affected people have inhabited.</li> <li>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)</li> <li>Poor households: in addition to receiving assistance under the provisions, poor households affected will be assisted vulnerable as follows:</li> <li>Poor households who are relocated, or loss 20% or more of their agricultural landholding, loss less than 20% of their agricultural landholding but the remaining area is not enough to cultivate will be supported by cash equivalent 30kg of rice per person per month for 24 months or according to the policy of provincial-level People's Committees. The policy which support higher rates will apply.</li> <li>Other affected poor households will be supported by cash equivalent 30kg of rice per person per month for 6 months or according to the policy of provincial-level People's Committees. The policy which support higher rates will apply.</li> </ul>	<ul> <li>Price of rice is the market price at time of compensation</li> </ul>		

Type of	Applic	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			• <i>Other vulnerable groups</i> : female headed households with dependents, households with disabled persons, and elderly without any source of support, and ethnic minority households will get the same support given to other affected poor households in accordance with the provincial policy but not less than 30 kg of rice per person per month for 6 months.	
	3.5.2. Incentive Bonus	PAPs move out of the affected areas on time	<i>Incentive Bonus:</i> All PAPs who vacate the affected land immediately after receiving compensation and allowances will be given an incentive allowance. The amount will be determined by provincial-level People's Committees.	
	3.5.3. Additional allowances/supports (if necessary)		<ul> <li><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 losing income sources to ensure their livelihood could be restored to the pre-project level.</li> <li>Apart from the assistances mentioned above, based on the actual situation, the Project may consider other assistances to secure life</li> </ul>	<ul> <li>Income and Livelihood Restoration Programs will be designed in combination with current programs of the locality and with the assistance of livelihoods experts.</li> <li>The programs will target the needs of</li> </ul>

Type of	Applio	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
			stabilization, culture, production and livelihoods of PAPs.	both men and women.
IV - Temporary Impa	act during Constructio	n		
4.1. For temporary loss of agricultural land	Loss of, or damage to agricultural land and/or assets on affected land	Owners/ users affected land and/or assets created before the cut-off date regardless of the legal status of the land	<ul> <li>Compensation for one harvest of crops/trees at full market prices or replacement cost;</li> <li>Compensation for loss of net income from subsequent crops that cannot be planted for the duration of project temporary use;</li> <li>Restoration of land to its previous or better quality by providing measures to improve land quality in cases of land being adversely affected or acidified, and</li> <li>If the duration of project's use the land exceed more than two years, then the DPs have option to: (1) Continue using land, or, (2) "Give it to the Project and be compensated as permanent loss.</li> </ul>	<ul> <li>If the quality of land is radically changed when returned to PAPs, requiring PAPs to change in the types of land use; then PAPs should be compensated for all envisaged cost of losses.</li> </ul>
4.2. For temporary loss of residential land	Loss of, or damage to residential land and/or assets on affected land	Owners/ users affected land and/or assets created before the cut-off date regardless of	<ul> <li>Compensation for all damaged or lost assets, including trees, crops at full replacement cost</li> <li>Restoration of land to its previous or better quality.</li> </ul>	

Type of	Applio	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
		the legal status of the land		
4.3. For temporary impact on business	Temporary impact on business	Owners regardless of whether or not the business license	<ul> <li>Compensation for loss of income no less than the net income that would have been derived from the affected property during disruption;</li> <li>Compensation for all damaged or lost assets, including trees, crops at full replacement cost</li> <li>Restoration of land to its previous or better quality.</li> </ul>	
4.4. For impact arising from the construction	Damages caused by contractors to private or public structures	Owners/ users affected assets	<ul> <li>Damaged property will be restored to its former condition by contractors, immediately upon completion of civil works.</li> <li>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.</li> </ul>	<ul> <li>In case of impacts on livelihoods of PAPs, the contractors, construction units have to agree with the households on payment for disruption of business.</li> </ul>
V. Other impacts		1		

Type of	Appli	cation		Implementation
Loss/Impacts	Level of Impact	Eligible Persons	Entitlements	Arrangements
5.1.Other impacts	Any other impacts that may be identified during implementation		<ul> <li>Entitlements to compensation and other assistance could be provided in accordance with the compensation policy.</li> <li>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.</li> </ul>	

## APPENDIX 3 – INFORMATISON OF AFFECTED HOUSEHOLD AND AFFECTED PROPERTYS

No.	Name of household head	old Job of household head		Affected I	and (unit: m	<sup>2</sup> )					architectu No: Space)	ral object		А (?
			People in household	Affected I land	nomestead	productive land		transport, irrigation, Other Land						
				Total area	affected area	Total area	affecte d area	Total area	affected area	House	Grave	business establishments	Other	A cı
I) Comp	ponent 1													
I 2 Drai	nage, flood control and Wa	astewater collection												
1	Nguyen Huu Luu	Farmer		246.2	210.3					1			1	
2	Phạm Xuân Khanh	Trade/service		86.3	76.8					1			1	
3	Lê Thanh Quý	Farmer		297.6	189.6								1	
4	Lê Đức Bình	Farmer		265.4	256.7					1			1	
5	Unidentified			156.8	121.6								1	
6	Nguyễn Văn Nam	Trade/service		110.9	108					1			1	
7	Lê Văn Minh	Farmer				249.8	56							
8	People's committees					217.0	50		8741.2					
	atment plant in the north								0711.2					
1.5 1100	Nguyễn Văn Nam	Trade/service	4	829	811.97					1			1	<u> </u>
2	Huỳnh Thị Phượng	Trade/service	1	1,416.40	1,416.40					1			1	<u> </u>
3	Nguyễn Đăng Thi	Farmer	2	3,718.10	1,257.10					1			1	
4	Nguyễn Hữu Lưu	Farmer	2	885.3	885.3					1			1	-
5	Nguyễn Đức Huyền	Farmer	4	195	195					1			1	
		Public	•							-			-	
6	Nguyễn Bỉnh Tuyển	sercuty/Soldier	4	100.59	100.59					1			1	
7	Lê Thanh Quý	Farmer	4	264.18	264.18					1				
8	Lê Thị Hiền	Housewife	5	298.47	150.4					1			1	
9	Lê Thị Kim Hồng	Housewife	7	114.89	114.89					1			1	
10	Phạm Xuân Khảnh	Trade/service	3	104.63	104.63					1			1	
11	Nguyễn Văn Tình	Farmer	2	962.9	962.9					1			1	
12	Lê Đức Bình	Farmer	4	583.7	381.13								1	
13	Lê Văn Minh	Farmer	4	181.6	181.6					1			1	
14	Nguyễn Văn Thạch	Farmer	4	355.46	155.46								1	
15	Nguyễn Thị Duyên	Farmer	2	679.96	297.96								1	
16	Culture house in XuanNgoc village							2828.1	777.47					
17	Vinh Ngoc Primary School							5587.7	341					
18	People's committees								2938.59					
19	Unidentified					5337.4 5	4558.3							1
20	Unidentified					4869.7 5	3946.5							1
21	Unidentified					4869.7 5	3946.5							1
22	Unidentified					4703.5	4335.7							1

(Yes:1; I	No: Space)	Displaced households	Aeriously affected households
Annual	Perennial	(Yes:1; No: Space)	(Yes:1; No: Space)
crop	crop		
		1	
		1	
		1	
		1	
		1	
			1
		1	
		1	
		1	
		1	
		1	
		1	
		1	
		1	
		1	
		1	
		1	
		1	
1			1
1			1
1			1
1			1

Aeriously

Affected trees/crops (Yes:1; No: Space)

				Affected	and (unit: m <sup>2</sup>	2)				l architectu No: Space)	ral object			trees/crops lo: Space)	Displaced	Aeriously
No.	Name of household head	Job of household head	People in household		homestead	product	tive land	transport, irrigation, Other Land							households (Yes:1; No:	affected households (Yes:1;
				Total area	affected area	Total area	affecte d area	Total area affected are	a House	Grave	business establishments	Other	Annual crop	Perennial crop	Space)	No: Space)
						5										
23	Unidentified					3355.8	2237.2						1			1
24	Unidentified					3284.4	2189.6						1			1
25	Unidentified					3380.7	2253.8						1			1
26	Unidentified					4871.8 5	4347.9						1			1
27	Unidentified					3403.3 5	2268.9						1			1
28	Unidentified					4250.6	1871						1			1
II) Comp		1	<u>ı</u>			1	1					1	1			
	River dyke and embankme	ent system				1				1		1	1			
	tion of dyke, embankment	-	of Cai River													
Vĩnh Phu																
1	Phạm Đình Hùng	Trade/service	3	342.3	242.3							1				
2	Phan Tấn Hải	Trade/service	5	151.6	51.6							1				
3	Phan Tấn Hòa	Hired job	3	188.8	120.2							1				
18	Trần Thị Thường	Housewife	4	794.9	151.6											
19	Nguyễn Văn Triệu	Hired job	2	164.8	76.91											
20	Huỳnh Văn Bé	Trade/Service	5	635.8	210.1											
21	Đủ	Hired job	3	16.7	16.7							1				
22	Nguyễn Thu Thủy	Housewife	5	7.5	7.5											
23	Nguyễn Văn Trung	Hired job	4	26.8	26.8											
24	Nguyễn Cảnh Thanh	Not Working	5	19	19				1							
25	Lê Văn Nhảy	Not Working	6	30.8	30.8				1							
26	Trương Văn Phô	Trade/service	5	32	32											
27	Bùi Nhẫm	Hired job	3	87.2	1.91				1			1				
28	Trần Phước Ban	Hired job	4	55.5	55.5											
29	Trần Hồ	Farmer	4	130.4	118.75				1			1			1	
30	Nguyễn Viên	Hired job	5	221.3	0.3											
31	Đào trung	Not Working	7	117	82.8				1			1				
32	Huỳnh Thị Mật	Not Working	2	267.5	260.6				1			1			1	
33	Nguyễn Thị Hạnh	Housewife	8	139	100				1			1			1	
34	Nguyễn Ngọc Ngang	Not Working	6	140	140				1			1			1	
35	Huỳnh Thị Lê Kim hoa	Hired job	5	80	80				1			1			1	
36	Đỗ Đức Thọ	Hired job	7	100	100				1			1			1	
37	Cao Thị Trương/ Nguyễn Thị Thà		, 	120	120				1			1			1	
20		Trade/service	4	50	50				1			1			1	
38	Nguyễn Thành Công Nguyễn Thị Khuê/Nguyễn Thị	Public servant	4						1							
39	Thủy	Not Working	6	110	80											

				Affected	land (unit: m <sup>2</sup>	<sup>2</sup> )					architectu No: Space)	ral object			trees/crops lo: Space)	Displaced	Aeriously
No.	Name of household head	Job of household head	People in household	Affected I land	homestead	produc	tive land	transpor Other	rt, irrigation, . Land							households (Yes:1; No:	affected households (Yes:1;
				Total area	affected area	Total area	affecte d area	Total area	affected area	House	Grave	business establishments	Other	Annual crop	Perennial crop	Space)	No: Space)
	People's committees						2156.8		250.5								
Constru	ction of dyke, embankment	and road in the south	of Cai River														
Vạn Thờ	ing Ward			010.0	(5.1					1			1				
1	Trần Thị Ngọc Ánh	Trade/service	4	213.3	65.1					1			1				
2	Trần Thắng	IIing dich	5	113.5 94	112.9 65.1											1	
3	- U	Hired job	5	226.4	225.4					1			1			1	
3	Võ Văn Sỹ Võ Văn Chạy	Not Working Hired job	9 4	220.4	223.4					1			1			1	
5	Trần Thị Tám	Housewife		96.9	2.3								1			1	
6	Nguyễn Bá Sơn	Housewife Hired job	3 4	90.9 88.7	88.7					1						1	
7	Lê Thị Thuận	Housewife	2	84.8	84.8					1						1	
8	Nguyễn Năm	Hired job	5	480.9	365.8					1						1	
		5	5							1							
9	Nguyễn Thăng Long	Hired job	4	229.4	129.4					1							
10	Trần Anh Tuấn	Hired job	5	317.3	117.3					1							
11	Lê Thị Toi	Housewife	3	151.4	151.4											1	
12	Nguyễn Văn Châu	Free Workers	6	641.2	641.2											1	
13	Đoàn Lạc	Hired job	4	120.2	8.8												
14	Lê Thị Em	Housewife	3	96.9	2.3												
15	Thanh Sơn	Trade/service	4	84.8	0												
16	Đặng Thị Gần	Not Working	1	88.7	5												
17	Phan Thị Lan	Housewife	3	52	10.9												
18	Phạm Thị Như Cảnh	Public servant	4	101.4	3								1				
19	Nguyễn Quang	Hired job	4	674.9	0.9												
20	Đặng Ngọc Thăng	Public servant	6	33.2	33.2					1						1	
21	Nguyễn Thanh Hà	Public servant	11	59.6	48.4					1						1	
22	Lê Thị Hai	Not Working	2	47.8	6.8					1			1			1	
23	Huỳnh Văn Dũng	Hired job	15	136.4	104.2					1						1	
24	Nguyễn Văn Túy	Public servant	5	135.1	55.9					1							
25	Nguyễn Công Kính	Not Working	5	109.2	109.2	207.4	120			1						1	1
26	Trương Thắng	Farmer	4	75.0	207	287.4	120			1						1	1
27	Nguyễn Bính	Farmer	10	75.8	28.7					1						1	
28	Nguyễn Tuyển	Hired job	9	85.4	9.2	111.2	80										1
29	Nguyễn Minh Quang	Farmer	5	205	205	111.3	80			1			1			1	1
30	Nguyễn Thị Tịnh	Housewife	11	305	305					1			1			1	
31	Nguyễn Thị Tài	Housewife	2	150.2	150.2					1			1			1	
32	Nguyễn Thị Quy	Housewife	9	150.3	150.3	270.7	120			1			1	1		1	1
33	Nguyễn Hổ	Farmer	5	175.0	175.0	270.7	120			1			1	1		1	1
34	Nguyễn Văn Ninh	Not Working	14	175.2	175.2					1						1	
35	Nguyễn Thị Khanh	Housewife	1	225.1	224.7					1			1			1	
36	Nguyễn Thị Hạnh	Housewife	8	225.1	224.7					1						1	

<table-container>          Number         Number</table-container>					Affected la	and (unit: m <sup>2</sup>	)				l architectur No: Space)	al object			trees/crops lo: Space)	Displaced	Aeriously
Image:         Image:<	No.			People in household	Affected h	omestead	product	ive land								households	
38     80%     90%     94%     90%     94%     90% <th></th> <th></th> <th></th> <th></th> <th>Total</th> <th></th> <th></th> <th></th> <th>Total affected are</th> <th>a House</th> <th>Grave</th> <th></th> <th>Other</th> <th></th> <th></th> <th></th> <th>· · · ·</th>					Total				Total affected are	a House	Grave		Other				· · · ·
39         k² lb k² lb k² lb         k² lb<	37	Nguyễn Lợi	Hired job	5	175.2	175.2				1						1	
40         Vo Thi Hang         Net Working         6         101         1 <td>38</td> <td>Nguyễn Thị Giao</td> <td>Hired job</td> <td>8</td> <td>366.9</td> <td>54.2</td> <td></td>	38	Nguyễn Thị Giao	Hired job	8	366.9	54.2											
H =         Pine Yao Ña         Net Working         6         151.1	39	Lê Thị Nghĩa	Housewife	6			462.5	248						1			1
42         Ngryn Nafa         Hied joh         2         305 <t< td=""><td>40</td><td>-</td><td>Not Working</td><td>6</td><td>150.3</td><td>150.3</td><td></td><td></td><td></td><td>1</td><td></td><td></td><td></td><td></td><td></td><td>1</td><td></td></t<>	40	-	Not Working	6	150.3	150.3				1						1	
43       Nguyễn Sơn       Hindi jóo       4       10.7       1.1	41	Đàm Văn Bốc	Not Working	6	151.1	151.1				1						1	
43       Nguyễn Sơn       Hindi jóo       4       10.7       1.1	42	Nguyễn Nhâm	U		305	305				1						1	
44         Ngh Nhữ Quang         Hind ying         4         15.8         10.3         10.8			, ,							1						1	
45       Lå Manh Thamh       Public servant       4       85.4       59.8       i       i       i       1       i       i       i       1			ě.							1						1	
46       Bit Thi Xanh       Puticle servant       175.8       584       77.4       1			5							1						1	
47       Hingh Yan Punong       Hind phone       1       588       587.4       I	-									1						1	
48       Ung A Phang       Net Working       16       998.5       998.5       10       1		-		14						1						1	
49       1			5	1						1						1	
50       Ngogèn Thi Dhèm       Not Working       8       33.3       33.3       287.4       185       1       1       1       1       1       1         51       Phan Thi Bào Huất       Fammer       10       287.4       185       1		<u> </u>	U							1						1	
51         Phan Thi Bar Julé         Pamer         10         10         27.4         185         10				-						1						1	
52         Ngyễn Thi Tuyết Mai         Housewife         3         53.2         53.2         1 <th1< th=""> <th1< th="">         1</th1<></th1<>			U		33.3	33.3	207.4	105						1		1	1
Ngọc Hiệp Ward       Van Verking       1       3.73.0       1.50.0       0					52.0	52.2	287.4	185						1		1	1
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $			Housewife	3	53.2	53.2										1	
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	Ngọc Hiệ			1													
3         Nguyễn Thí Mính Trang         Housewife (1)         3         847.1         25.7 <th.< td=""><td>1</td><td><u> </u></td><td>U</td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th.<>	1	<u> </u>	U	1													
3         Trang         Housewife         3         64/1         2.7         I         I         I         1         2.7         I <thi< th=""></thi<>	2		Hired job	5	1,179.20	601.7											
5         Nguyễn Thị Ngọc Hòa         Public servant         4         1.613.70         1.60         1         1         1         1         1         1         1         1.613.70         1.613.70         1.608.70         1         1         1         1         1         1         1.008.70         1         1         1         1         1         1         1         1.008.70         1	3		Housewife	3	847.1	25.7											
6         Nguyễn Ngọc Nhuận         Public servant         3         1,359.80         1,359.80 $(100, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, $	4	Huỳnh Minh Hưng	Public servant	1	1,462.30	468.5											
6         Nguyễn Ngọc Nhuận         Public servant         3         1,359.80         1,359.80 $(100, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, $	5	Nguyễn Thị Ngọc Hòa	Public servant	4	1,613.70	1,613.70				1						1	
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	6			3	1,359.80	1,359.80				1						1	
8         Đặng Văn Ngọ         Nơt Working         1         2,320.0         1         r <thr></thr>	7			1				581.6							1		1
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	8			1	2,320.10	1											
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	9	Nguyễn Thị Ngọc		1		1,241.70	3580	1929				1					1
$\begin{array}{ c c c c c c c c c c c c c c c c c c c$	10	Nguyễn Thị Ngọc		1				938.40							1		1
12Trần Thị ThuấnNot Working33,118.10451.1 $   -$	11	Nguyễn Thị Ngọc		4											1		1
13Nguyễn Thị HuyềnHousewife215210.811114Trần Thị Hồng LanFarmer2 $<$ 846.2846.2 $<$ $<$ $<$ $<$ 1 $<$ 115Lê Bửu Lộcsercuty/Soldier5 $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ $<$ </td <td>12</td> <td>-</td> <td></td> <td>-</td> <td>3,118.10</td> <td>451.1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td>	12	-		-	3,118.10	451.1							1				
14Trần Thị Hồng LanFarmer21846.2846.2111115Public sercuty/Soldier51124.58.211111116Nguyễn Thị TưTu sĩ32183.9443.09 $\sim$					.,		52	10.8							1		1
15Public sercuty/Soldier5124.58.2111116Nguyễn Thi TưTu sĩ32183.9443.09 $\sim$ <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td><td></td><td>1</td></td<>															1		1
16         Nguyễn Thị Tư         Tu sĩ         3         2183.9         443.09			Public												1		1
17       Nguyễn Minh Sơn       Not Working       5       1,029.7 0       999.7       1       1       1         18       Nguyễn Thanh Trực       Hired job       7       481       54.6       1       1       1	16				2183.9	443 09	+	1						+			
18         Nguyễn Thanh Trực         Hired job         7         481         54.6         1         1					2100.7			999.7							1		1
	18		<sup>v</sup>				-	54.6						+	1		1
	18	Nguyễn Tiến Quang	Hired job	4	70.7	68.3	-101	5-1.0							1	1	1

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				Affected l	and (unit: m <sup>2</sup>	2)					architectu No: Space)	ral object			trees/crops lo: Space)	Displaced	Aeriously
No.	Name of household head	Job of household head	People in household	Affected I land	nomestead	produc	tive land	transpo Other	ort, irrigation, Land							households (Yes:1; No:	affected households (Yes:1;
				Total area	affected area	Total area	affecte d area	Total area	affected area	House	Grave	business establishments	Other	Annual crop	Perennial crop	Space)	No: Space)
20	Võ Thiên Nho	Farmer	5			81.3	39.4								1		1
21	Nguyễn Văn My	Farmer	5			57.2	29.2								1		1
22	Lê Duy Hiền	Farmer				91.9	38.8								1		1
23	Nguyễn Ngọc ĐƯờng	Not Working	2	4,648.70													
24	Quán Bách Hỷ	Trade/service	5									1					
25	Quán Sông Lư	Trade/service	6									1					
26	Phù Thị Mai	Trade/service	9	4,413.20	702.70					1		1	1				
27	Nguyễn Thị Bào	Not Working	4	607	559					1		1	1			1	
28				244.4	244.4					1			1			1	
20	Ngô Thị Bảy	Not Working	5	747.1	257.8					1			1				
29	Bùi Thị Phơ	Housewife	4	631.8	294.7					1			1				
30	Ngô Đình Về	Not Working	4	475	475					1			1			1	
31	Lê Văn Chương	Hired job	5														
32	Lê Văn Chưởng	Hired job	3	2,791.20	308.5												
33	Trần Thị Nương	Not Working	4	1,175.20	254.4												
34	Trần Văn Chín	Hired job	4	695.2	259.6					1			1				
35	Ngô Thị Thương	Housewife	3														
36	Ngô Tài	Not Working	2	602.2	491.2					1			1				
37				480.4	194.1					1			1				
57	Trần Thị Trắc	Not Working	2	370.6	370.6					1			1			1	
38	Nguyễn Ngọc Già	Not Working	2	174	81.6					1			1				
39	Nguyễn Thị Ni	Housewife	3	168.6	167.8					1			1			1	
40	Phan Thái Sỹ	Public servant	4	352.2	352.2					1			1			1	
41	Hồ Hổ	Not Working	6	586.5	433.8								1				
42	Trần Thị Bốn	Trade/service	6	620.1	511					1		1	1				
43	Nguyễn Văn Chương	Hired job	4	493.6	481.2					1			1			1	
44	Hồ Nhỏ	Hired job	4	293.9	193.9								1				
45	Nguyễn Bi	Free Workers	5	216.1	116.1								1				
46	Hồ Nhỏ	Hired job	4	370.6	370.6								1				
47	Trần Văn Sinh	Not Working	7	227.7	174.9					1			1			1	
48	Trần Văn Bình	Not Working	4	633.2	531					1			1			1	
49	Huỳnh Xuân Phụng	Hired job	5	219.8	219.8												
50	Huỳnh xuân Liễu	Hired job	6	384	183.7												
51	Nguyễn Thị Nhàn	Housewife	3	161	57.4												
52	Nguyễn Cường	Hired job	2	77.4	60					1						1	
53	Nguyễn Thị Giấy	Not Working	1	118	118					1						1	
54	Trần Thị Huệ	Trade/service	4	84.5	84.5					1		1	1			1	
55	Nguyễn Thị Ký	Not Working	5	161	57.4			ļ					1				
56	Phạm Thị Hường	Not Working	2	847.6	737.1								1				
57	Nguyễn Thị Nuôi	Not Working	8	52.6	52.6					1						1	
58	Nguyễn Thị Bích	Housewife	5	170.4	60												

				Affected la	and (unit: m <sup>2</sup>	2)					l architectu No: Space)	ral object			trees/crops No: Space)	Displaced	Aeriously
No.	Name of household head	Job of household head	People in household	Affected h land	omestead	product	ive land	transpo Other	rt, irrigation, . Land							households (Yes:1; No:	affected households (Yes:1;
				Total area	affected area	Total area	affecte d area	Total area	affected area	House	Grave	business establishments	Other	Annual crop	Perennial crop	Space)	No: Space)
59	Vũ Đình Sỹ	Hired job	6	581.2	381.2								1				
60	Trần Văn Cảnh	Hired job	4	320.7	103.4								1				
61	Nguyễn Thị Cang	Not Working	6	455.8	355.8								1				
62	Võ Thị Lùn	Housewife	6	184.5	184.5					1			1			1	
63	Trần Văn Trung	Not Working	1	89.9	30.3					1							
64	Trần Xanh	Hired job	3	50.6	30					1						1	
65	Phan Ngọc Châu	Hired job	2	890	690								1				
66	Trần Minh Trí	Not Working	4	203.1	203.1					1			1			1	
67		Hired job	3	266.3	236.9					1			1	ļ		1	ļ
68	Thành	Hired job	4														
69	Hồ Thị Chiến	Housewife	2	27.3	21.4					1			1			1	
70	Trần Văn Hưng	Trade/service	4	298.6	298.6					1		1	1			1	
71	Trần Văn Quí	Hired job	5														
72	Nguyễn Phong	Farmer	4	356.2	356.2					1			1			1	
73	Phan Thị Nhành	Not Working	4	181.3	39.4	_				1			1				
74	Phạm Thị Bông	Housewife	9	373.5	273.5					1			1				
75	Đào Hữu Phương	Hired job	5	416.5	416.5					1			1			1	
76	Nguyễn Văn Lộc	Farmer	6			1,613.7 0	513.70								1		1
77	Nguyễn Văn Tự	Farmer	5			1,359.8 0	859.8								1		1
78	Tô Thị Phích	Farmer	1			1,008.7 0	981.6								1		1
79	Mai	Housewife	4	102.9	50.3												
80	Nguyễn THị Bích	Trade/service	3	35.6	8.9							1					
81	Trần Minh Tuấn	Hired job	4	431	402.2					1						1	
82	Trần Thị Suốt	Not Working	1	455.8	355.8												
83	Tuấn	Hired job	4	184.5	184.5					1						1	
84	Nguyễn Văn Tùng	Free Workers	4	140.3 166.2	140.3 166.2					1			1			- 1	
85	Trần Văn Thuận	Not Working	3	100.2	100.2	1029.7	929.7							1			1
		1100 WORKINg	5			846.2	646.2	1			1			1			
86						124.5	8.2	1			1			1			
	Lâm Hùng Bích	Public servant	1	113.4	1.8	12113		1			1			1			1
87	Lâm Thị Ngọc Diệp		1		1.0			1			1			-			-
88	Lâm Văn Nghiệp	Public servant	1			1543.1	1495.4	1			1			1	1		1
89	Trương Văn Mỹ	Free Workers	4	1,451.40	1,241.70	10 10.1	1.75.1			1			1		-	1	
90	Dương Trọng Thủy	Hired job	4	1,613.70	1,613.70			1		1			1			1	
91	Nguyễn Xuân Nam	Hired job	3	2,359.80	1,359.80					-			1			-	1
92	Nguyễn Văn Lộ	Farmer	4	-,,	1,000	1,008.7	9149.6							1			1
93		Farmer Free Workers	4	3,738.40	510.00	U	+				+			+			
75	Hà Văn Gái	Thee workers	4	5,750.40	510.00												

				Affected 1	and (unit: m	<sup>2</sup> )				architectur No: Space)	ral object			trees/crops No: Space)	Displaced	Aeriously
No.	Name of household head	Job of household head	People in household	Affected l land	nomestead	product	tive land	transport, irrigation, Other Land							households (Yes:1; No:	affected households (Yes:1;
				Total area	affected area	Total area	affecte d area	Total area affected area	House	Grave	business establishments	Other	Annual crop	Perennial crop	Space)	No: Space)
94	Trần Văn Quý	Trade/service	6	2,320.10	835.60						1					
95	Nguyễn Văn Hiếu (Bính)	Hired job	7	1,451.40	641.70											
96	Nguyễn Thị Chia/Trần Văn Chưng	Housewife	4			883.7	238.4							1		1
97	Trần Xem	Hired job	6			1,843.1 0	811.50							1		1
98	Phan Thái Tiến	Public servant	3	3,118.10	409.10											
99	Trần Đình Thành	Hired job	2			52	10.8									
100	Trần Thanh Tùng	Hired job	4	487.2	487.2				1						1	
101	Nguyễn Văn Đệ	Public servant	5			846.2	546.2							1		1
102	Huỳnh Xuân Điểu	Trade/service	3			124.5	8.2				1					1
103	Nguyễn Thị Nhành /huỳnh Thị Thoa	Hired job	1	113.4	35.6							1				
104	Nguyễn Thị Nĩ/ Nguyễn Văn Cư	Not Working	4			629.7	300.2									1
105	Hà Thị Kim Ngân	Housewife	3			481	54.6									1
106	Mai Thị Cúc	Housewife	5	570.7	127.5											
107	Nguyễn Thị Huệ	Housewife	5			81.3	39.4						1			1
108	Nguyễn Đức Phi	Free Workers	5			57.2	29.2						1			1
109	Nguyễn Thị Lầu	Not Working	2			91.9	58.8						1			1
110	Hồ Mai Tấn Hùng Cường	Trade/service	2	340.3	140.3	325.6	129.5				1			1		1
111	Lâm Phương Thanh	Public servant	2	798.4	298.4											
112	Nguyễn Thị Thanh Tuyền	Trade/service	6	366.2	166.2						1					
113	Nguyễn Đức Long	Hired job	1	1,010.90	410.90	229	229		1		1		1			1
114	Nguyễn Thị Thảo	Housewife	2			179.9	162.7						1	1		1
115	Nguyễn Tân	Hired job	4			49.8	22.9						1	1		1
116	Nguyễn Thị Sinh	Housewife	4			52.3	20.3						1	1		1
117	Nguyễn Thị Tý	Housewife	3	40.9	16				1						1	
118	Nguyễn Văn Mùi	Hired job	4			88.7	19.7						1			1
119	Nguyễn Văn Chánh	Hired job	5			195.5	89.6						1			1
120	Nguyễn Thanh Phong	Hired job	4	1,385.60	375.80				1							
121	Nguyễn Thị Hồng Phương	Housewife	3	859.8	747.8											
122	Nguyễn Thông	Hired job	7	1,824.20	435.8											
123	Nguyễn Đức Lâm	Free Workers	5	550.6	246.8											
124	Nguyễn Thị Trang	Housewife	3	775.9	684											
125	Nguyễn Cưỡng	Hired job	5			906.3	906.3							1		1
126	People's committees							310.499								
2.2. Road																
Chử Đồng	g Tử Road															

				Affected I	and (unit: m	<sup>2</sup> )					architectu No: Space)	ral object	
No.	Name of household head	Job of household head	People in household	Affected I land	homestead	produc	tive land	transpo Other	rt, irrigation, . Land				
				Total area	affected area	Total area	affecte d area	Total area	affected area	House	Grave	business establishments	Other
1	Đặng Thị Kim Dung	Hired job	6	53.51	24.94					1			
2	Võ Lưỡng	Public servant	5	73.05	29.02					1			1
3	Nguyễn Văn Thới	Hired job	4	67.63	24.02								
4	Ngô THị Nhất	Trade/Service	3	52.28	26.16					1			1
5	Nguyễn Tứ	Hired job	6	61.69	35.98					1			1
6	Trần Thị Hạnh	Housewife	3	197.55	81.26								1
7	Nguyễn Quang Khân	Hired job	5	70.38	51.74					1			1
8	Nguyễn Mẫu Khai	Free Workers	5	177.21	39.42					1			1
9	Nguyễn Đình Long	Hired job	5	63.61	4.11								
10	Bùi Thị Dính	Not Working	4	56.09	31.98					1			1
11	Nguyễn Thị Hoa	Housewife	3	187.33	49.1								1
12	Nguyễn Điện	Hired job	5	88.58	61.8								1
13	Lê Văn Tùng	Hired job	4	187.03	85.82								1
14	Đỗ Văn Liên	Trade/service	4	63.84	63.84								1
15	Nguyễn Dui	Hired job	10	51.39	37.19					1			1
16	Bùi Thị Hiền	Housewife	3	122.98	108.51					1			1
17	Nguyễn Tân	Trade/service	5	3,802.44	1992.92							1	
18	Nguyễn Thị Thu Hà	Housewife	3	26.92	19.27								
19	Phạm Thị Hạnh	Housewife	8	53.51	30.55					1			1
20	Nguyễn Thị Ngọc Phú	Trade/service	5	109.94	21.04					1		1	1
21	Nguyễn Hữu Thành	Hired job	3	46.7	26.08					1			1
22	Phan Thị Đạm Thủy	Housewife	2	117.41	3.46								
23	Trần Thị Đạm Thanh	Housewife	2	139.91	12.17								
24	Lê Đức Tấn Tài	Hired job	4	249.51	7.6								
25	Võ Tăng	Not Working	1	370.11	14.75								
26	Trần Thị Phước	Housewife	6	702.52	69.19								
27	Nguyễn Thị Loan	Hired job	5	82.7	63.21					1			1
28	Nguyễn Ngọc Ngang	Hired job	5	140.7	30.61								
29	Võ Văn Vui	Hired job	7	56.06	9.24					1			1
30	Phan Thị Chảnh	Housewife	7	164.14	61.4								1
31	Trần Trích	Public servant	4	975.41	553.27								
32	Nguyễn Văn Hiệp	Not Working	6	285.6	124.6								
33	Nguyễn Muộn	Hired job	4	325.8	315.6					1			
34	Nguyễn Văn Chung	Trade/service	1	425.7	123.5					1		1	
35	Phùng Thị Dước	Not Working	1	216.9	165.3					1			
36	Lê Thị Lành	Housewife	1	164.14	89.6					1			
37	Ship building factory							6,924.6 1	989.5				
38	UBND								592.15				
Road No	.4	•	•										
Vĩnh Hả	i Ward												
-				•	•		•	•	•	•	•	•	•

		trees/crops o: Space)	Displaced	Aeriously affected
			households (Yes:1; No: Space)	households (Yes:1;
ſ	Annual crop	Perennial crop	Space)	No: Space)
			1	
			1	
			1	
			1	
			1	
			1	
			1	
			1	
			1	
			1	
			1	
			1	
			1	
			1	

				Affected l	and (unit: m <sup>2</sup>	<sup>2</sup> )					l architectu No: Space)	ral object			trees/crops lo: Space)	Displaced	Aeriously affected
No.	Name of household head	Job of household head	People in household	Affected h land	nomestead	produc	tive land	transpo Other	rt, irrigation, Land							households (Yes:1; No:	households (Yes:1;
				Total area	affected area	Total area	affecte d area	Total area	affected area	House	Grave	business establishments	Other	Annual crop	Perennial crop	Space)	No: Space)
1	Nguyễn Thị Thu Thủy	Hired job	4	155.5	155.5					1			1			1	
2	Đỗ Liễu	Not Working	3	124.7	124.7					1			1			1	
3	Nguyễn Thị Tuy	Not Working	8	186.9	86.9								1				
4	Trần Minh Quang	Driver	4	83.4	83.4					1			1			1	
5	Lê Tiến An	Retired	6	252.6	52.6								1				
6	Nguyễn Đình San	Retired	6	34.8	34.8					1			1			1	
7	Nguyễn Thị Thanh	Housewife	3	166.9	66.9								1				
8	Nguyễn Thị Tuyết	Housewife	4	287.1	87.1								1				
9	Nguyễn Văn Mận	Public servant	6	182	82								1				
10	Thân Thị Chanh	Not Working	6	181	131								1				
11	Phạm Đăng	Hired job	4	187.9	187.9					1			1			1	
12	Nguyễn Hùng Trí	Public servant	8	845	245					1			1				
13	Nguyễn Hùng Dũng	Public servant	4	176.7	176.7					1			1			1	
14	Unidentified			187.8	142.5												
15	Bùi Văn Hoan	Trade/Service	4	252.6	152.6								1				
16	Nguyễn Bá Hạnh	Hired job	5	283.3	283.3					1			1			1	
17	Nguyễn Bá Đức	Hired job	4	431.8	331.8								1				
18	Võ Minh Hiếu	Hired job	5	561.9	361.9								1				
19	Nguyễn Lợt	Hired job	4	506.3	506.3					1			1			1	
20	Thái Bảy	Hired job	5	208.7	81.7								1				
21	Phạm Đăng Khoa	Trade/service	6	130.7	96.87					1						1	
22	Trần Sang	Not Working	2	1,060.70	488.92					1							
23	Trần Minh Vương	Hired job	5	51	51					1						1	
24	Nguyễn Hữu Hay	Public servant	4	21,053.0 0	556.7					1			1				
25	Phạm Thị Lan	Housewife	3	60	60					1			1			1	
26	Kim Thị Lệ Yến	Hired job	4	162	162					1	2					1	
27	Nguyễn Mạnh Toàn	Hired job	4	883.2	283.2												
28	Nguyễn Hữu Hùng	Public servant	4	416.7	316.7								1				
29	Đoàn Thị Trâm Anh	Trade/service	6	205.4	105.4								1				
30	Hồ Văn Ấn	Hired job	4	164.7	64.7								1				
31	Trần Minh Dũng	Hired job	4	146.9	46.9	1							1				
32	Thiều Thị Thanh	Trade/service	4	46.8	46.8					1			1			1	
33	Phan Bá Cường	Hired job	4	26.9	26.9					1							
34	Hoàng Ngọc Tân	Free Workers	5	34.1	34.1												
35	Hoàng Ngọc Tuấn	Hired job	10	86.1	86.1					1			1			1	
36	Chưa xác định			214.8	176.5	1											
37	Chưa xác định			196.8	125.8												
38	Chưa xác định			699.6	450.39			ļ									
39	Nguyễn Viết Khương	Hired job	3	184.4	184.4			ļ		1			1			1	
40	Hoàng Ngọc Tâm	Not Working	8	77.3	77.3					1						1	

				Affected la	and (unit: m <sup>2</sup>	<sup>2</sup> )					architectu No: Space)	ral object			trees/crops lo: Space)	Displaced	Aeriously
No.	Name of household head	Job of household head	People in household	Affected h land	omestead	product	tive land	transpo Other	rt, irrigation, . Land							households (Yes:1; No:	affected households (Yes:1;
				Total area	affected area	Total area	affecte d area	Total area	affected area	House	Grave	business establishments	Other	Annual crop	Perennial crop	Space)	No: Space)
41	Trần Thị Mỹ	Trade/service	3	100.5	100.5												
42	Trần Đình Hiếu	Hired job	5	102.6	102.6					1			1			1	
43	Trần Quốc Huy	Hired job	4	61.6	61.6												
44	Nguyễn Văn Thiên	Public servant	4	62.1	62.1												
45	Nguyễn Văn Thành	Public servant	4	56.1	35.92					1			1				
46	Khương Lệ Hằng	Housewife	5	71.6	71.6					1			1			1	
47	Nguyễn Văn Châu	Hired job	4	54.8	54.8					1			1			1	
48	Nguyễn Xuân Dũng	Public servant	3	68.3	21.56					1			1				
49	Lê Vương Nam	Public servant	4	94.1	94.1					1						1	
50	Vũ Thị Hương	Housewife	3	80.4	80.4					1						1	
51	Nguyễn Văn Vương	Public servant	5	153.3	94.29												
52	Lê Vương Nam	Hired job	4	125.9	125.9												
53	Nguyễn Thị hồng Hoa	Public servant	3	132.3	86.03					1			1				
54	Hoàng Công Khánh	Not Working	5	90.5	90.5					1			1			1	
55	Bùi Thị Chiên	Trade/service	2	73.7	14.06					1							
56	Hoàng Đình Chiến	Public servant	4	836	328.9												
57	Chu Đức Giang	Trade/service	4	166.7	99.25					1			1				
58	Hoàng Văn Chi	Hired job	4	169.5	93.03					1			1				
59	Nguyễn Hổ	Public servant	3	77.4	62.11					1			1			1	
60	Nguyễn Thị Chung	Housewife	3	96.9	96.9												
61	Nguyễn Phi Ngọc	Hired job	6	70.3	70.3												
62	Nguyễn Viết Trang	Public servant	4	85.6	85.6					1						1	
63	Nguyễn Thị Thơm	Trade/service	5	170.3	55.98								1				
64	Đỗ Minh Thư	Hired job	4	117	117					1						1	
65	Lê Văn Uyên	Hired job	5	317.8	81.26												
66	Bùi Thị Yên	Housewife	4	166	166												
67	Đỗ Việt Tiến	Hired job	4	69.6	69.6												
68	Hoàng Thị Hà	Public servant	4	60.8	60.8					1			1			1	
69	Lâm Thị Tuyết Thanh	Housewife	4	326.9	93.33												
70	Lâm Minh Nghĩa	Public servant	4	68.5	39.24												
71	Lý Thị Nhàn	Hired job	5	172.2	54.48					1							
72	nguyễn Thị Diệp	Housewife	4	2,396.70	508.22	1		1									
73	Unidentified			3,514.20	354.10	1		1									
				119.6	119.6												
				464.8	464.8												
74	Triệu Thị Đạm	Housewife	4	6,614.00	1,760.83												
75	Unidentified			325.8	142.6												
76	Nguyễn Thanh Hiền	Hired job	4	58.8	45.22	1		1									
77	Trần Minh Thanh	Driver	4	106.1	106.1	1		1								1	
78	Bùi Văn Cang	Hired job	5	156.35	156.35	1		1									
79	Bùi Văn Hanh	Public servant	4	127.9	127.9											1	

				Affected la	and (unit: m <sup>2</sup>	?)					architectu No: Space)	ral object			trees/crops No: Space)	Displaced	Aeriously
No.	Name of household head	Job of household head	People in household	Affected h land	omestead	produc	tive land	transpo Other	rt, irrigation, Land							households (Yes:1; No:	affected households (Yes:1;
				Total area	affected area	Total area	affecte d area	Total area	affected area	House	Grave	business establishments	Other	Annual crop	Perennial crop	Space)	No: Space)
80				104.3	104.3												
	Nguyễn Thị Huệ	Housewife	3	109.7	109.7					1			1			1	
81	Nguyễn Sỹ Thạch	Public servant	2	254	101.38					1			1				
82	Hoàng Văn Nhâm	Hired job	4	145.9	109.6					1			1			1	
83	Lê Giáp	Not Working	3	207.1	119												
84	Unidentified			215.8	148.9												
85	Nguyễn Thị Thủy	Housewife	4	136.6	111.49												
86	Trần Thị Cúc	Trade/service	3	54.7	54.7		-										
87	Nguyễn Túc	Hired job	5	221.3	120.4												
88	Unidentified			2,437.80	1,429.75												
89	Unidentified			42.3	42.3												
90	Vũ Duy Tài	Hired job	4	158.9	55.54												
91	Unidentified			365.4	256.4												
92	Unidentified			138.4	125.8												
93	Unidentified			165.8	136.8												
94	Unidentified			176.5	143.5												
95	Nguyễn Phi Dũng	Hired job	4	62	62					1			1			1	
96	Nguyễn Văn Phương	Hired job	5	71.9	71.9					1			1			1	
97	Trần Minh Hữu	Hired job	4	318.6	101.5					1			1				
98	Nguyễn Đình Hùng	Public servant	4	185.5	124.67					1			1				
99	Lê Hồng Phong	Public servant	4	243.2	120.6											1	
100	Lương Thanh Tuấn	Hired job	5	157.7	157.7											1	
101	Đoàn Thị Lan	Public servant	4	61.6	61.6												
102	Unidentified			1,519.00	498.7												
103	Unidentified			248.7	167.8												
104	Unidentified			254.8	142.5												
105	Quyền	Hired job	5	174.9	174.9											1	
106	Đào Mạnh Hà	Hired job	6	181.2	181.2											1	
107	Unidentified			125.7	56.8												
108	Unidentified			356.7	253.6												
109	Unidentified			70.9	35.8												
110	Unidentified			276.8	145.7												
111	Đỗ Trí Dũng	Public servant	2	289.4	289.4					1			1			1	
112	Trinh Minh Thanh	Hired job	4	344.1	244.1					1			1				
113	Lê Thế Toàn	Hired job	4	181.4	181.4					1			1			1	
114	Trần Hữu Toàn	Public servant	4	210.4	210.4												
115	Phan Thị Nga	Housewife	3	36	36											1	
116	Unidentified			250.6	122.5												
117	Đoàn Tin	Trade/service	4	78	78												
118	Hoàng Thị Như Ý	Hired job	3	430	430										1		
119	Đoàn Tiín	Hired job	2	60	60										1		

No.	Name of household head	Job of household head	People in household	Affected land (unit: m <sup>2</sup> )					Affected architectural object (Yes:1; No: Space)				Affected trees/crops (Yes:1; No: Space)		Displaced	Aeriously	
				Affected homestead land		productive land		transport, irrigation, Other Land								households (Yes:1; No:	affected households (Yes:1;
				Total area	affected area	Total area	affecte d area	Total area	affected area	House	Grave	business establishments	Other	Annual crop	Perennial crop	Space)	No: Space)
120	Nguyễn Viết Cương	Public servant	4	168	168											1	
121	Nguyễn Thị Hải Ninh	Trade/service	3	160	160							1				1	
122	Vũ Đức Bình	Trade/service	3	188	88							1					
123	Lê Văn Long	Public servant	4	99.6	80											1	
124	Phạm Thị Rót	Public servant	6	160	25												
125	Trương Tín Đạt	Trade/service	2	70	70							1				1	
126	Lương Thị Mít	Housewife	5	84	84												
127	Trần Văn Thạo	Public servant	5	60	40												
128	Phan Thị Xuân	Not Working	5	59	59												
129	Lâm Hải Đường	Public servant	3	100	100												
130	Trịnh Văn Tài	Not Working	6	89.5	55												
131	Nguyễn Thị Minh Hà	Public servant	5	120	110												
132	Center for Social Protection							23176. 3	209.94	1							
133	Khanh Hoa Power Joint Stock Company							707.8	147.03				1				
134	People's committees								13869.22								
Total					75,570.20		61354		29167.099	166	2	20	156	28	23	141	54

## APPENDIX 4: ESTIMATED COST OF COMPENSATION OF LAND AND PROPERTY IN LAND

No.	Item	Location	Area	Unit	Unit price VND/m2 <sup>9</sup>	Amount VNĐ	Amount USD 22.325VNĐ =1 USD
A. Con	ponent 01						
Ι	Compensation on land		3,687,820,000	165,187.9			
1	residential land		3,893.2	m²		2,117,064,000	94,829.3
	Northern wastewater Treatment Plant		2,287.7	m²		1,359,547,200	60,898.0
1.1	For area within the allowable quota (up to	Xuan Ngoc Village: Rural non-agricultural land, Location 1 and 2	113.4	m²	3,000,000	340,322,400	15,224
	150 m2/household) <sup>10</sup>	Xuan Ngoc Village: Rural non-agricultural land, Location 3	1,175.7	m²	500,000	587,829,600	26,300.6
	For area excessing the allowable quota		998.6	m²	432,000	431,395,200	19,323.4
1.2	The reinstatement road in front of the WWTP		221.8	m²	720,000	159,696,000	7,153.2
1.3	Pumping station pumping stormwater		1,100.1	m²		393,628,800	17,631.7
	For area within the		400.0	m²	480,000	192,000,000	8,600.2

<sup>&</sup>lt;sup>9</sup> The unit price of residential land is taken the average value of the acquired land parcels at different positions and calculated according to the arithmetic mean of three typical locations of the acquired land parcels. Detailed unit price for each parcel will be examined and approved before the compensation work, and guaranteed reflecting the replacement cost

<sup>10</sup> According to regulations of Nha Trang City People's Committee, the maximum area of residential land that a household could receive is 150m2/households.

No.	Item	Location	Area	Uni	t	Unit price VND/m2 <sup>9</sup>	Amount VNÐ	Amount USD 22.325VNĐ =1 USD
	allowable quota (up to 150 m2/household)							
	For area excessing the allowable quota		700.1	m²		288,000	201,628,800	9,031.5
1.4	pressure lines to the treatment plant in the north		283.6	m²		720,000	204,192,000	9,146.3
II.	Compensation on house						4,676,920,626	209,492.53
1	House		2,725.2				4,477,433,058	200,556.91
1.1	One-storey house, attached column brick wall, concrete foundation, common wood doors, ceiling with common materials, corrugated iron roof, tiles, lime whitening walls:		2,316.5	m²		1,750,000	4,053,794,500	181,580.94
1.2	Two-storey house, wood floor, the first storey with lime whitening brick walls, the second storey with wall board, tole, tiled floor, ceiling with common materials, common wood doors, corrugated iron roof:		136.3	m²		3,109,000	423,638,558	18,975.97
III.	Compensation on tree, cr	opped tree					805,702,000	36,089.68
	Crops:	Area	Unit	Kind of crops	quantum			
		39,268.9	Crop	А	1,100	406,000	446,600,000	20,004

No.	Item	Location	Area	Unit		Unit price VND/m2 <sup>9</sup>	Amount VNÐ	Amount USD 22.325VNĐ =1 USD
				В	471	287,000	135,177,000	6,055
				С	786	192,000	150,912,000	6,760
				From 3-5 year	314	105,000	32,970,000	1,477
				From 1 to < 3 year	589	59,000	34,751,000	1,557
				< 1 year	196	27,000	5,292,000	237
B. COM	PONENT 02							
No.	Item		Area	Unit		Unit price VND/m2	Amount VNĐ	Amount USD 22.325VNĐ =1 USD
I.	Compensation on land			·			75,194,626,000	3,368,180
1	residential land		71,677.0	m²			74,311,222,000	3,328,610
	Construction of dyke and embankment in the north of Cai River (Vinh Phuoc Ward)		2,175.4	m²			2,283,672,000	
1.1	For area within the allowable quota (up to	Thap Ba - Vinh Phuoc: Urban non-agricultural land, location no. 2, no. 3	164.1	m²		4,000,000	656,278,033	29,397
	150 m2/household)	Thap Ba - Vinh Phuoc: Urban non-agricultural land, location	1,352.3	m²		950,000	1,284,713,967	57,564

No.	Item	Location	Area	Unit	Unit price VND/m2 <sup>9</sup>	Amount VNĐ	Amount USD 22.325VNĐ =1 USD
		no. 5					
	For area within the allowable quota (up to 150 m2/household)		659	m²	480,000	316,320,000	14,169
	Agr-land		659	m²	40,000	26,360,000	1,181
	Construction of dyke, embankment and road in the south of Cai River (Van Thang Ward)		8,088.4	m²		12,030,236,400	
1.2	For area within the allowable quota (up to 150 m2/household)	Van Trung - Van Thang: Urban non- agricultural land, location no. 2 , no.3	887.0	m²	5,000,000	4,434,845,946	198,649
		Van Trung - Van Thang: Urban non- agricultural land, location no 5.	3,696.5	m²	1.300.000	4,805,490,054	215,252
	For area within the allowable quota (up to 150 m2/household)		3,504.9	m²	756,000	2,649,704,400	118,688
	Agr-land		3,504.9	m²	40,000	140,196,000	6,280
1.3	Construction of dyke, embankment and road in the south of Cai River (Ngoc Hiep Ward)		35,833.5	m²		34,454,208,000	1,543,302
	For area within the allowable quota (up to 150 m2/household)	Lu Cam - Ngoc Hiep: Urban non-agricultural	887.0	m²	5,000,000	4,865,189,189	217,926

No.	Item	Location	Area	Unit	Unit price VND/m2 <sup>9</sup>	Amount VNĐ	Amount USD 22.325VNĐ =1 USD
		land, location no. 2, no.3					
		Lu Cam - Ngoc Hiep: Urban non-agricultural land, location no. 5	3,696.5	m²	1,300,000	14,336,090,808	642,154
	For area within the allowable quota (up to 150 m2/household)		23,832.7	m²	600,000	14,299,620,000	640,520
	Arg-land		23,832.7	m²	40,000	953,308,000	42,701
1.4	Chu Dong Tu road	Ngo Den - Ngo Thuy Ship Building: Urban non-agricultural land, location no. 2, no.3 Ngo Den - Ngo	696.5	m²	4,000,000	2,786,186,667	124,801
		Thuy Ship Building: Urban non-agricultural land, location no. 4	6,766.5	m²	1,000,000	6,766,453,333	303,089
	No. 4 road		18,116.7	m²		15,990,465,600	716,258
1.5	For area within the allowable quota (up to 150 m2/household) For area within the	2/4 Road (Group 24): Urban non- agricultural land, location no. 1, no.2	142.0	m²	11,000,000	1,562,000,000	69,966
	allowable quota (up to 150 m2/household)	Nguyen Xien Road: Urban non-agricultural land, location	443.7	m²	3,000,000	1,331,192,727	59,628

No.	Item	Location	Area	Unit	Unit price VND/m2 <sup>9</sup>	Amount VNĐ	Amount USD 22.325VNĐ =1 USD
		no. 2, no.3					
		Nguyen Xien Road: Urban non-agricultural land, location no. 5	6,991.2	m²	800,000	5,592,935,273	250,523
	For area excessing the allowable quota		10,539.8	m²	672,000	7,082,745,600	317,256
	Arg- land		10,539.8	m²	40,000	421,592,000	18,884
II.		Co	ompensation on ho	buse		86,105,938,485	3,856,928.94
1	House		50,174			82,433,209,005	3,692,416.98
1.1	One-storey house, attached column brick wall, concrete foundation, common wood doors, ceiling with common materials, corrugated iron roof, tiles, lime whitening walls:		42,647.815	m²		74,633,676,250	3,343,053.81
1.2	Two-storey house, wood floor, the first storey with lime whitening brick walls, the second storey with wall board, tole, tiled floor, ceiling with common materials, common wood doors, corrugated iron roof:		2,508.7	m²		7,799,532,755	349,363.17
III.		Compen	sation on tree, cro	opped tree		1,837,047,000	82,286.54

No.	Item	Location	Area	Unit		Unit price VND/m2 <sup>9</sup>	Amount VNĐ	Amount USD 22.325VNĐ =1 USD
		area	Unit	Kind of crops	quantum			
	Crops	Сгоря 22,085.1		А	3050		1,238,300,000	55,466.97
				В	1312		376,544,000	16,866.47
				С	904		173,568,000	7,774.60
			22,085.1 Crop	Crop	From 3-5 year	250		26,250,000
				From 1 to < 3 year	265		15,635,000	700.34
				< 1 year	250		6,750,000	302.35

#### **APPENDIX 5: RECORDS OF COMMUNITY CONSULTATION**

#### CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

#### Dộc lập - Tự do - Hạnh phúc

#### BIỂN BÀN HỌP THAM VÀN VỀ AN TOÀN XÀ HỌI DỰ ÁN MÔI TRƯỜNG BÈN VŨNG CÁC THÀNH PHÔ DUYỆN HÀI - TIẾU DỰ ÂN NHA TRANG

Hôm ray, hồi 8h00 ngày 28 tháng 4 năm 2016;

Tại Ban QLDA Phát triển tình Khánh Hòa, số 6A đường Yersin tọ Nha Trang. Ban QLDA phối hợp với Tu vấn Viwase và các Sở, ngành tiến hành họp tham vấn về An toàn Xã hội và Khung chính sách Tái định cư của Dự án Mỗi trưởng bên vũng các thành phố Duyện hải - Tiểu Dự án Nha Trang.

#### Thành phần:

	TT	Họ và tên	Chức danh	Co quan, don vị
i -	1	Ông Hồ Tân Quang	Phó Giám dốc	Ban QLDA Phát triển KH
	2	Bà Quang Thu Nguyệt	Chuyên viên	Turvin Viwase
	3	Ông Nguyễn Tiến Lưu	Giám đốc	Trung tim PTQD tinh KH
h	4	Ông Đỗ Duy Binh	Phó Phòng	Trung tâm PTQD tinh KH
	\$	Bà Trần Thị Minh Ngọc	Chuydn viðn	Sở Lao động TBXH
Ē	6	Bà Hoàng Kim Anh	Trường phòng	Chi cục BVMT Sở TNMT
ľ	7	Ông Trần Văn Hoáng	Chuyên viên	Phòng QLDT Nha Trang
t	8	Bà Trượng Thị Thu Thảo	Phó Chủ tịch	Mặt trận TQVN tọ Nha Trang
ľ	9	Ông Đào Thình Tùng	Tổ trưởng DA	Phòng Tài nguyên MT Nha Trang
-	10	Ông Võ Tủ Anh	Chuyên viên	Phòng Giá dất - Sô TNMT
t	11	Ông Trần Quốc Hiển	Chuyên viên	Phòng Vật giá - Sô Tái chính
Ē	12	Óng Võ Thái Son	Chuyên viên	Sở Xây dựng
	13	Ông Phạm Xuân Thu	Phó Phòng KT	Ban QLDA Phit triển KH
-	14	Ông Nguyễn Sĩ Thuận	Chuyến viên	Ban QLDA Phit triển KH
E	15	Ông Nguyễn Quốc Hòa	Chayên viên	Ban QLDA Phit triển KH

#### NOI DUNG:

- 1. Ông Phạm Xuân Thu giới thiệu mọc địch nội dung hội nghị tham vấn
- Ông Hồ Tán Quang giới thiệu tôm tất về Dự án Mối trường bên vũng Tiếu Dự án Nha Trung

- Bà Quang Thu Nguyệt bảo cáo tôm tắt về các Chính sách An toán Xã hội theo quy định của Ngân hàng Thế giới và Bảo cáo Khung chính sách Tái định cư của Dự án
- Các ý kiến thảo luận;
- Ý kiến đại diện Trung tâm phát triển quỹ đất tinh:

Thống nhất nội dung các bảo cảo.

Giả bối thường về đất, vật kiến trúc và cây trồng vật nuôi được UBND tình phé duyết ban hành Quyết định, trên cơ sở tham mưu của các Sở được quy định tại Quyết định số 29/2014/QD-UBND ngày 21 tháng 12 năm 2014 của UBND tình Khánh Hỏa. Tùy thuộc tình hình biến động của thị trường, đơn giả bởi thường vật kiến trúc, cây trồng vật nuôi được điều chính sau vài năm. Đối với giá đất ôn định trong 5 năm (2015-2019), nhưng giả bởi thường cụ thể do Sở Tài nguyên MT xác định tại thời điểm thu hồi dất. Từ phương pháp xây dựng giá trên có thể coi giá bởi thường về vật kiến trúc, cây trồng vật nuôi, về đất là giá thay thể khi tiến hành thu hồi đất.

Xem lại cách sử dụng từ "đền bù" và "bỗi thường" trong bảo cáo, dễ nghị thống onhất sử dụng theo văn bản pháp luật.

#### Ý kiến đại diện Sở Tài chính:

Thống nhất nội dung các bảo cáo. Cần cập nhật nội dung Quyết định số 06/QĐ-UBND ngày 19/4/2016 của UBND tình Khinh Hòa về sửa đồi, bổ sung một số điều QĐ số 29/2014/QĐ-UBND ngày 21/12/2014 của UBND tình Khinh Hòa.

#### - Ý kiến đại diện Sở Lao động TBXH:

Thông nhất nội dung các bảo cáo. Trong bảng 3 đề nghị bố sung theo quy định tại Điều 15, 16, 17 Quyết định 29/QD-UBND ngày 21/12/2014 của UBND tỉnh (3 đối tượng được hỗ trợ). Đề nghị phải lập danh sách các trường hợp cần chuyển đối nghề theo Điều 16 Quyết định 29/QD-UBND ngày 21/12/2014 của UBND tỉnh và chuyển doch sách cho Sở Lao động TBXH. Hiện nay tất cả các dự án chưa thực hiện nội dung này.

#### Ý kiến đại diện Sở Tài nguyên Môi trường:

Thông nhất mội dung các bảo cáo. Đề nghị tuần thủ đúng các quy định pháp luật về thời gian, địa điểm niêm yết các bảo cáo về mối trường, phương án bối thường hỗ trợ tải định cự.

Các tải liệu kiểm tra, giấm sắt về mỗi trường tại các mỏ vật liệu, khu vực khai thác khoảng sản Chỉ cực Bảo về mỗi trường quản lý. Chỉ cực sẽ cũng cấp cho dự án theo văn bản yếu cầu.

#### Ý kiến dại diện Mặt trận TQVN thành phố Nha Trang:

Thống nhất nội dung các bảo cáo và sẽ phối hợp với dự án trong cũng tác truyền thông, niêm yết các bảo cáo DTM, Khung chính sách của dự án và Phương án bồi thường hỗ trợ tái định cự.

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i is steh An tean A. Cuộc họp kết thức hồi 11h ngày 28/4/2016. Các thành viên dự hợp thống nhất nội dung biên bản và cùng kỹ tên. Đại diện Sở Tải nguyên Đại diện Sở Tải chính Đại diện Sở Xây dựng Môi trường for their Sh mun Ma Đại diện Sở Lao động Đại diện UBND tp Đại diện Phòng QLĐT TBXH Nha Trang places Vois Hoares Then The Mich Nor pul Đại diện Chi cục Bảo vệ Đại diện Trung tâm Đại diện MTTOVN Môi trưởng PTQD tinh tp Nha Trang Auller Horing Kim Anh Terwing the Bar Char 0 R Ay AT Dại diện Ban QLDA Phật triển in fith Khinh Hon PUC CIAM DOC LONGER D OC AN PRAIS TRAIN ANT A Ho Tan Quang

	Tổ chức tại Ban QLDA Phảt triể	n tinh Khách H	òa ngày 28 tháng 4 nim 2016
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# CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM Độc lập - Tự do - Hạnh phúc

# BIÊN BẢN HỌP THAM VÁN

# DỰ ÁN MÔI TRƯỜNG BÈN VỮNG CÁC THÀNH PHÓ DUYÊN HẢI

Tieu dy an: Thorh pho Nha Tracy

#### L THÔNG TIN CHUNG:

#### Thời gian:

Bất	dầu: ./8., h.00. ngày. 45 tháng. 02 năm 20.%.
Két	thúc: .4., h.4. ngày .2.3, tháng .0.2 năm 20.19.
Dja điểm:.	MEN O. Philley Vice the.
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#### II. THÀNH PHÀN THAM GIA:

1. Đại điện chủ đầu tư:
- Ongrod: the Tan Ryang Choc vy: Pho gram the PHU
- Ông/bà: Nousin Sý Thướn Chức vụ: Chuyến siếh
2. Đại diện đơn vị tư vấn:
- Ôngbà: Guong Thu Namél Chức vụ: Chaiết an
- Ongba: Bas Than Choe vy: Can b? _ dd . de
3. Đại điện UBND phường tại Mith thức:
- Ongra: Le Hay Miah Righ Char vp: the Tick US N.P.
- Ongroa: Na vigin Thi mak Chie vp: the Me win Phone
- Ông/bà:Chức vp:
<ol> <li>Đại diện các hội/đoàn thể địa phương:</li> </ol>
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- Ongobie: John King Tich Chie vp: This BT data THES
- Ông/bà:
- Ông/bit:
- Ông/blcChức vụ:
5. Đại diện các bộ gia đình/ tổ chức:
theo), trong đó:
Số đại biểu nữ tổng số đại biểu:32người, chiếm40.%

#### III. Nội dung tham vấn:

#### 1. Giới thiệu dự án

Trình bày và công bố các vấn đề sau:

- Giới thiệu về dự án (mục tiêu, vị trí, quy mô và kế hoạch của dự án...);
- Các đề xuất kỹ thuật của dự án;
- Các hạng mục/ công trình thực hiện tại địa bản ...
- Chính sách liên quan đến mỗi trường và tải định cư của Chính phủ Việt Nam và WB.

STT	Họ tên	Ý kiến	Phân hồi của BQL/Tư vấn/ Hành động tiếp theo
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		- Hong much chủ của được đây nhanh hêu đối Ahác kiện - Mong muốn chính sach	rêt gian tâm đến đối sống, an chủ và hộc của ngiên đến - chiếk sách và tại đinh cử của dễ án sẽ thôn thủ chiếk cách
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			Nong cao vai trò của cây đốn và chính quyền địa Phiếng vệ quản sải trời trường trong rác giai dan điệc liên ủa dùa:
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and and	BUN QUAN LY	Clistopic Tán Quang	CHŪ TICH
	DẠI DIỆN ĐƠN V		A mang Maar Tuan

	CÔNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
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# DANH SÁCH ĐẠI DIỆN HỘ GIA ĐÌNH/ TỔ CHỨC THAM GIA BUỔI HỌP THAM VẤN Dự ÁN MÔI TRƯỜNG BÊN VỮNG CÁC THÀNH PHÓ DUYÊN HẢI

Tiểu dự án: thách phố Nha Tievy

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## **APPENDIX 6 – TYPICAL PICTURE**













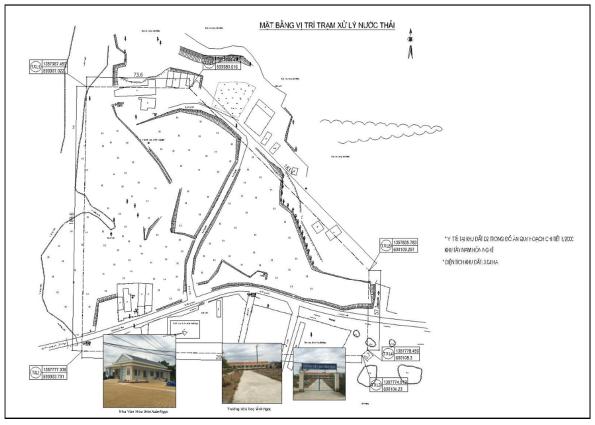




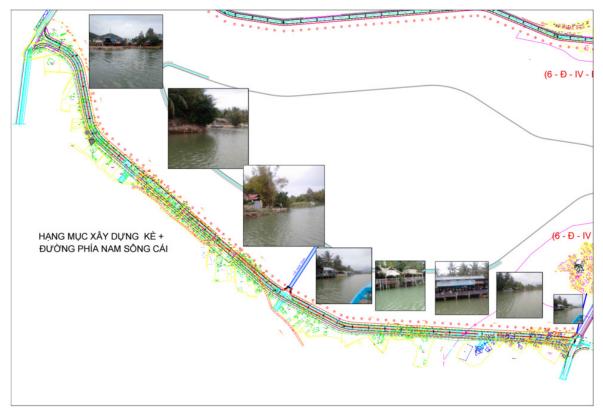


# APPENDIX 7 – OUTLINE OF INVESTMENTS REQUIRED LAND ACQUISITION

PL5.1 - Current of the investment item of road no.4



PL5.2 - Current of the investment item of Treatment plant in the north



PL5.4 - Current of the investment item of dyke, embankment and road in the south of Cai River

I. dlastan	Information Required in
Indicators	Monitoring and Evaluation
Monitoring implementation of DMS	<ul> <li>All affected land and properties must be measured accurately; the results of the DMS have been disclosed.</li> <li>Complaints or questions of the affected households based on the results of the DMS shall be resolved promptly and satisfactorily.</li> </ul>
Monitoring compensation payments and cash assistance	<ul> <li>Compensation for affected land; if compensation for loss of land for equivalent land (land for land), such as equal 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;</li> <li>Compensating for all affected works equivalent to the replacing cost of materials and labour on the basis of standards and characteristics of the works, not deducting and amortizing the old materials which were salvaged;</li> <li>Compensation for affected trees/crops has been paid according to the full market price of affected trees/crops or not.</li> <li>Assistances as mentioned in the RPs have been paid fully for the affected households or not; paid once or</li> </ul>
Monitoring implementation of disclosure information and public consultation	<ul> <li>several times.</li> <li>Have the project documents been provided to relevant communities (RPF, RP, project leaflets, and other relevant documents).</li> <li>Has information been disclosed in a public places (results of DMS, compensation prices, payments).</li> <li>The affected households have been consulted fully about land acquisition, compensation policies, relocation, living rehabilitation and grievance redress procedure or not.</li> <li>How were these concerns, suggestions of affected households resolved in the process of resettlement implementation</li> </ul>
Monitoring resettlement implementation of affected households	<ul> <li>Consider living condition, income in resettlement areas such as infrastructure (road, electricity, supply water/drainage), and their livelihoods.</li> <li>Resettlement planning and implementation: residential consultant about resettlement actives resettlement plan, participate in building the relocation plan, announcement relocation plan and supports for displaced households.</li> <li>Rehabilitation of living and production after resettlement: How have the project affected households been rehabilitated their living and</li> </ul>

## **APPENDIX 8 – THE INDICATORS OF MONITORING AND EVALUATION**

	production?
Monitoring income restores and living rehabilitation	✓ Supports for income restores have been provided adequate or not; Effectiveness of the supports (training, credit support).
	✓ Problems that PAHs are facing in process of their income restores and living rehabilitation.
Monitoring and evaluating satisfaction level of PAHs	<ul> <li>✓ Satisfaction level about DMS;</li> <li>✓ Satisfaction level about information disclosure,</li> </ul>
	<ul> <li>public consultation;</li> <li>✓ Satisfaction level about compensation payments, support;</li> </ul>
	<ul> <li>✓ Satisfaction level about income restores and living rehabilitation activities;</li> <li>✓ Satisfaction level about resettlement sites</li> </ul>
Monitoring grievance redress procedure of affected households	<ul> <li>✓ Efficiency level of grievance redress procedure (solving time and efficiency);</li> <li>✓ Results of resolution of complaints at different levels;</li> </ul>
	✓ Satisfaction level about grievance redresses procedure.
Coordination between activities of resettlement and construction process	<ul> <li>✓ The construction works are just started:</li> <li>✓ Land acquisition and resettlement activities (compensation, support and moving) for the work items have been completed;</li> <li>✓ All issues that related to project area have to be solved.</li> <li>✓ Income restoration program has been established.</li> </ul>
Issues of gender and ethnic minorities	<ul> <li>The turn number of participation of women in land acquisition and resettlement activities; impact of land acquisition and resettlement for women's livelihood; issues of income restoration for women.</li> <li>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</li> </ul>

#### 1. Background of the Project

### 1.1. General information

- Project name: Hon Ro 2 Resettlement Area
- Employer: Nha Trang construction works Project Management Unit
- Implementation location: Hon Ro 2 Hamlet, Phuoc Dong Commune, Nha Trang City
- Total investment: 128.517 billion
- Organization implementing the compensation, support and resettlement: Land fund development Center of Khanh Hoa Province.

### **1.2. Investment objective**

- To create the land fund to serve the arrangement for cases of being cleared away the works for decorating the City;
- To contribute to developing the land fund for the city from wild land area in the side area, promote to early form the residential areas in the South of the city, reduce the pressure for central area.

#### **1.3. Investment content**

- Scale, area of land for implementation:
  - + Implementation area: 29.36 ha
  - + Scale: 148 lots of villa and 720 lot of resettlement land with area of each lot from 80-100m<sup>2</sup>
- Investment items:
  - + Embankment of river bank
  - + Transport road and rainwater drainage system
  - + Water and lighting power supply
  - + Wastewater drainage system

## **1.4. Implementation progress of project**

- The project was started to implement from beginning 2011;
- The project was completed the infrastructure of an area (with 160 lots of resettlement) and handed over to Provincial land fund development Center for arranging the resettlement at site for the households affected by the Project.
- To 3/2016, the Project was constructed with 50% of volume. It is expected to be completed and put into use in Quarter IV/2016.

# 2. Study Methods

## 2.1. Background

- Hon Ro 2 Resettlement Area Project is located in a 29.36 hectare-land in Hon Ro 2 village, Phuoc Dong commune, Nha Trang city (5 km from the city center. This project was approved as detail plan rate 1/500 according to the Decision No. 877/QĐ-UBND dated on June 14th, 2004 by Khanh Hoa Provincial People Committee.

- Land acquisition and compensation for this project has been implemented by Nha Trang city People Committee. The payment according to compensation plans was approved as the Decisions No. 198/QĐ-UBND dated on Jan 25th 2011, No. 3315/QĐ-UBND dated on Oct 27th 2011, No. 4642/QĐ-UBND dated on Dec 28th 2011 all by Nha Trang city People Committee. The total compensation expense was 68.996.000.000 VND. The resettlement and compensation activities have been done from March 20th 2011 to 2016, in compliance with laws and regulations relating to the compensation, support and resettlement of Vietnam Government and Khanh Hoa provincial People's Committee. On that basis, the following methods are used to examine the social due diligence for the project.

## 2.2. Methods

- **Study on the Project documents such as:** Investment Report, Project Approval Decision, and Permit on Project's Site Clearance.

This method is to analyze the Project' compulsory Resettlement documents such as Circulars, Decrees, Regulations; operational aspects; and other information such as the implementation progress, operation process, the scope and nature of the social impact.

- Site visit (on February 28th, 2016 after documents research); and
- **Interviewing stakeholders** (Investors and some PAHs, who chose on site resettlement.

The site visit is aimed to site observation and information collection through interviews with stakeholders to get more proofs and evidence added to evaluations and recommendations.

### 3. Summary of Results

### 3.1. Affection extent

- The total square of acquisition land is 29,36 ha, in which each type of land with its acquisition area are listed in table below:

Land type		Area (m2)
Farmland	:	195.577 m2
Residential land	:	8.094 m2
Other (Nguyen Tat Thanh road over the resettlement land)	:	89.926 m2

- Total households/organizations/individuals affected by land recovery: 336, of which:
  - + Number of households/organizations/individuals who have been heavily affected (≥30% of production land): 172
  - + Number of households/organizations/individuals who must remove: 242

## **3.2.** Compensation, support and resettlement policy

- The compensation for land, secondary crop and the enforcement of support policies to the affected households have been complied with the existing regulations of the Government of Vietnam, Khanh Hoa province People's Committee.
- The payment of compensation, support and resettlement is made in accordance with the detailed compensation plan approved in the Decisions No. 198/QD-UBND dated 25/01/2011; No. 3315/QD-UBND dated 27/10/2011; No. 4642/QD-UBND dated 28/12/2011 of Nha Trang city People's Committee.
- Compensation, support rate:
  - The compensation, support rate is applied as specified in the following documents:
    - + For land price: Pursuant to the Decision No. 44/2010/QD-UBND dated 24/12/2010 of Khanh Hoa province People's Committee on specifying price of lands in 2011;
    - + For building & architectonic model on land: Pursuant to the Decision No. 39/2010/QD-UBND dated 24/11/2010 of Khanh Hoa province People's Committee on stipulating construction price list of buildings, architectonic models in Khanh Hoa province;
    - + For crops on land: Pursuant to the Decision No. 31/2011/QD-UBND dated 26/10/2011 of of Khanh Hoa province People's Committee on prescribing compensation rate for crops on land when the State recovers land;
    - + For rice unit price for calculation of support: Pursuant to the Document No. 2315/STC-VG dated 04/8/2011 of the Department of Finance on support for stabilizing life, production.

- The payment of compensation, support is completed within 2015. The applicable land rate for payment is the one surveyed and issued by of Khanh Hoa province People's Committee.
- The applicable compensation rates for payment are based on the set of unit price issued by Province People's Committee and effective at the payment time. The organizations and households have agreed to receive compensation amount and handed over the surface to the Investor to perform the project.
- The compensation, support and resettlement costs have been paid to each household, in compliance with the existing policy and regime and the announcements have been publicly posted.
- Community consultation: During the ground clearance process, the community consultation has been fully carried out to each household, including
- Before carrying out the ground clearance, the commune People's Committee has organized a meeting with households to announce the policy for implementation the Hon Ro 2 resettlement area project, the meeting participants consist of:
  - + Phuoc Dong commune People's Committee;
  - + Investor namely as Project management units of Nha Trang construction works.
  - + At the same time, the notice has been delivered to each affected household in the project before execution.
  - The investor has fully provided Phuoc Dong commune People's Committee with documents related to Hon Ro 2 resettlement area project to make sealing, propagate and follow the construction process.
  - Phuoc Dong commune People's Committee:
    - + Publicly list the recovery policy and other documents related to the implementation of the project, disseminate and explain to the people about the policy and guide people to cooperate with the working team to set up compensation documents.
    - + Guide the people to elect their representatives to join the compensation, support and resettlement committee and working team.
    - + Confirm the source of land, properties of the persons whose land is recovered. Take responsibility for its data, documents supplied.
    - + Coordinate and facilitate support for the payment of compensation and support for people whose land is recovered and facilitate the ground clearance rapidly.
    - + Coordinate with the land fund development center to reply to letters within its jurisdiction and advise the City People's Committee to reply to letters (if any).
  - Organization, household, individual whose land is recovered:
    - + Make the declaration of land area, grade, type, location, quantity and quality of properties on the land, number of people, laborers and resettlement aspiration (if any). Submit the above documents to the land fund development center of the province to summarize and report to Phuoc Dong commune People's Committee for confirmation as specified.
    - + Provide fully, timely and accurately the land fund development center of the province with data and documents related to acquired land (certified true copies) for consideration of the compensation, support and resettlement plan.
    - + Comply with the order, time for handing over the surface as specified.
  - The compensation, support and resettlement committee had a meeting to review the compensation, support and resettlement plan to each case. And then, the land fund development center of the province summarized to submit to the Nha Trang City People's Committee for approval. The detailed compensation plan was approved in the Decisions No. 198/QD-UBND dated 25/01/2011; No. 3315/QD-UBND dated

27/10/2011; No. 4642/QD-UBND dated 28/12/2011 of Nha Trang City People's Committee Nha Trang publicly posted at the headquarter of Phuoc Dong Commune People's Committee in accordance with current regulations. The affected households highly consented and they have agreed to sign for receipt of the compensation and support amount. In addition to compensation for land and property in the affected land according to the above mentioned rate, they also received supports for career change, stabilization of life so people have early stabilized the life.

- Resettlement arrangement:
  - The number of households who need to be arranged resettlement is 242 households, including 174 households losing residential land and 68 households living on the land of others with house on agricultural land. In addition to receipt of compensation, support amount as specified, these households are also given priority to buy resettlement ground.
  - Resettlement arrangement address: The resettlement is arranged at Hon Ro 2 resettlement area. The completed infrastructure conditions ensure the stable life. The households who were heavily affected and arranged resettlement have obtained jobs and stabilized the life.
  - For results of executed resettlement: Total resettlement ground is 248 lot of ground/242 households.
- The households were arranged to delivery land in the priority order for the ones who hand over early surface.
- Restoration of livelihood:
  - Up to the affecting level by recovery of land for implementing the Project as mentioned above, the number of BAH heavy affected households (lose of over 30% of production land) is 172 households over total 242 BAD households/organizations/individuals.
  - In addition to compensation for affected land and properties on land in accordance with the rate as mentioned above, the BAH households also received the following supports so the project receives the high consensus, agreement of the affected people:
    - + Support for agricultural land in the residential area, with support level of 40% of average land price according to Article 08/10 of Decision 101/2009/QD-UBND dated 21/12/2009 of Khanh Hoa province People's Committee;
    - + Support for stabilization of life, productiont (30kg rice/person/month x 6 months) as specified in Article 34 of Decision 101/2009/QD-UBND, the rice price is applied in accordance with the document No. 2315/STC-VG dated 04/8/2011 of Khanh Hoa province Department of Finance and Pricing on rice price for calculation of support for stabilization of life and production.
  - At the current time, the affected households have stabilized normal life, without any claim from affected people.

#### 4. Conclusion and recommendation

The payment of compensation, support and resettlement amount to the households affected by recovery of land for implementing Hon Ro 2 resettlement area project has been completed before the policy of Nha Trang city People's Committee was issued (at Document No. .... dated / /2015) given to several lots for the sustainable environment project of coastal cities – Nha Trang city sub-project.

Based on the provided information and survey results for evaluating the households who were heavily affected and must to remove by reason of the Sub-project, this Comment indicates that:

- The compensation, support and resettlement plans for the Project were prepared and approved in compliance with the existing regulations of the Government of Vietnam and Khanh Hoa province People's Committee.

- 329/336 affected households were fully paid the compensation and support amount in accordance with the approved compensation plan. At this moment, there are 7 BAH households who haven't agreed with the compensation, support price, so they haven't received the amount. Whole compensation, support amount for these 7 households have been transferred to the State Budget.
- People's Committees of Khanh Hoa province/Nha Trang city recovered land of 329 households by administrative method and handed over whole 100% land cleared to the investor to build infrastructures for Hon Ro 2 resettlement area project.
- All BAH households who already received compensation, support amount have stabilized their life and recovered their livelihood. For 7 households who haven't received the compensation, the Province People's Committee directed Phuoc Dong commune People's Committee, Land fund development center of the province to mobilize them to receive money.
- The investor has received the hand-over of 100% of project land that has been cleared and is finishing the construction of work items. It is expected that in 4<sup>th</sup> quarter of 2016, the project will be totally completed.

The compensation, support and resettlement activities of the Sub-project made by the government of Nha Trang city complied with the regulations of the Government of Vietnam and Province People's Committee, so the above resettlement activities satisfied the objectives of OP 4.12 bank. The investor and local government need to follow the outstanding issues, particularly the persons who haven't received compensation, support amount... to solve timely and assist them in case of difficulties.

#### APPENDIX 10 –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

## <u>Step 1. Survey, collecting information</u>

- 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

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
target land	Price of the	to differences
plotaccording to a =	comparable ±	betweenthe comparative
comparable land	land plot	land plot and the target
plot		land 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).

#### **4** 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

#### *<u><u>Step 1. Survey, collecting information</u>*</u>

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.
- *<u>Step 2. Determination of current value of property on land of comparable real estate</u>*

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 - date	Depreciation
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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

#### *<u>Step 3. Estimating land price of comparable real estate</u>*

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	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	

#### *<u>Step 4. Determination of land price of target real estate</u>*

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

#### 4 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..

#### *<u>Step 2. Collecting information about the operating cost of the target land plot</u>*

- 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
- *<u>Step 3. Average net income in a year shall be calculated using the formula below:</u>*

Average net _	Average income	Average cost in a
income in a year –	in a year	year

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

Value of the = Average net income in a year

Average saving deposit interest rate in a year

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:

_	$r \ge (1+r)^n$
Interest rate =	$(1+r)^n - 1$

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..

*<u>Step 5. Land price of the target land plot shall be calculated using the formula below:</u>* 

Land price of	the _	Value of the target land plot
target land plot	=	Area of the target land plot

### 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

- 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>Step 2. Estimate assumed total development revenue from real estate</u>*

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.

- *<u>Step 3. Estimate total development cost of real estate</u>* 
  - 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<sub>i</sub> is the revenue in the ith year of the project
- - C<sub>i</sub> 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

*<u>Step 5. Determination of price of target land plot</u>* 

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		Value of the target land plot	
target land plot	=	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.

#### *<u>Step 2. Determination of common land prices at each location</u>*

- 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.

*<u>Step 3. Determination of land price coefficient</u>* 

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

*<u>Step 4. Determination of price of target land plot</u>* 

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

## APPENDIX 11 – EXAMPLE OF DIFFERENT LOCATIONS SURVEYED IN THE SAME AREA (NORTH WASTEWATER TREATMENT PLAN)

