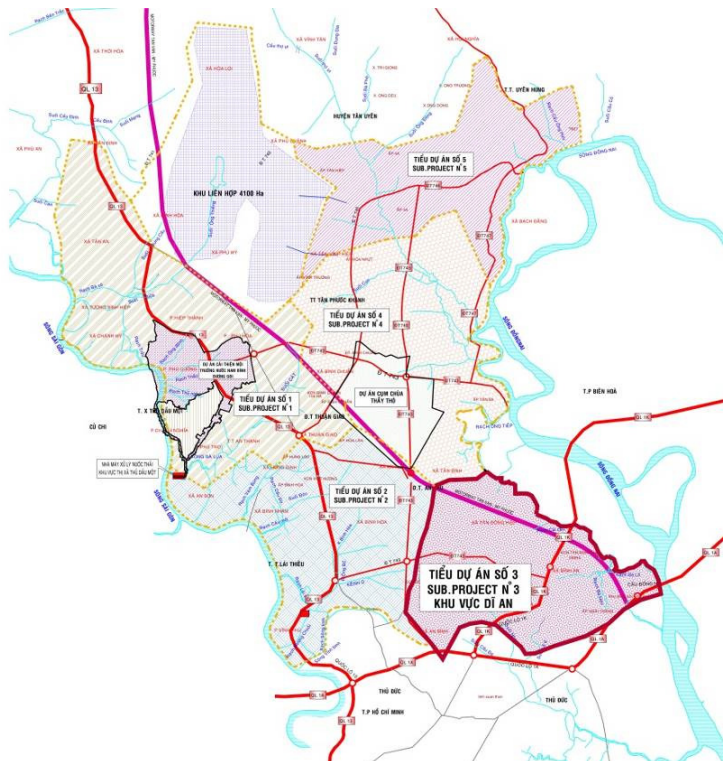


**PEOPLE'S COMMITTEE OF BINH DUONG PROVINCE**  
**BINH DUONG WATER SUPPLY – SEWERAGE – ENVIRONMENT CO., LTD**

# **FEASIBILITY STUDY REPORT**

## **DRAINAGE AND WASTEWATER TREATMENT SYSTEM IN DI AN TOWN – BINH DUONG PROVINCE**

### **RESETTLEMENT PLAN**



12 - 2015

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### ABBREVIATIONS

PAH	<i>Project Affected Household</i>
CPC	<i>Commune People's Committee</i>
CPO	<i>Centre Project Steering Office</i>
TPC	<i>Town People's Committee</i>
DMS	<i>Detailed measure survey</i>
DP	<i>Displaced Person</i>
DPC	<i>District People's Committee</i>
TCC	<i>Town Compensation Committee</i>
CRA	<i>Compensation and resettlement action</i>
GOVN	<i>Government of Vietnam</i>
IMO	<i>Independent Monitoring Organization</i>
PDH	<i>Project displaced households</i>
PMU	<i>Project Management Unit</i>
PPC	<i>Provincial People's Committee</i>
RPF	<i>Resettlement Policy Framework</i>
RP	<i>Resettlement Plan</i>
CRC	<i>Compensation, Assistance and Resettlement Committee</i>
VUWSSP	<i>Vietnam Urban Wastewater and Water Supply Project</i>
WB	<i>World Bank</i>

## **DEFINITION OF TERMS**

Cut-off-date	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. A census survey will be done before the cut-off date is announced to establish a list of potential affected households
Eligibility	the criteria to receive benefits under the resettlement program. This Resettlement Action Plan (RAP) will provide general guidance on this but the eligibility criteria will not be definitively confirmed until the implementation of the RAP.
Replacement cost	A method of valuation of assets (including land, shelter, access to services, structures, crops, etc.) that helps determine the amount of compensation sufficient to replace lost assets, covering transaction costs, which may include taxes, fees, transportation, labor, etc. In determining the replacement cost, depreciation of the asset and the value of salvage materials are not taken into account, nor is the value of benefits to be derived from the project deducted from the valuation of an affected asset.
Resettlement	This RAP, in accordance with the World Bank's Operational Policy on Involuntary Resettlement (OP 4.12), 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.
Vulnerable Groups and Individuals at risk	Those who might suffer disproportionately from adverse project impacts and/or be less able to access the project benefits and compensation, including livelihood restoration and assets compensations, when compared to the rest of the PAPs. Vulnerable peoples include: female headed households with dependents, disabled persons, poor households with certificates, children and elderly households who are with no other means of support, and ethnic minority people.
Livelihood (income) restoration	Livelihoods restoration refers to that compensation for PAPs who suffers loss of income sources or means of livelihoods to restore their income and living standards to the pre- displacement levels.

## EXECUTIVE SUMMARY

**Introduction.** The original Vietnam Urban Water Supply and Wastewater Project (VUWSWP) was designed to respond to these key urban development challenges aimed at addressing water supply and wastewater needs of selected urban areas in the country. Among others, the proposed additional financing would help finance the costs associated with scaling-up of the activity under the Environmental Sanitation component by adding a USD92 million wastewater and drainage subproject for Binh Duong.

**Land Acquisition Scale and Impacts.** The Di An drainage and wastewater treatment sub-project will cause impacts in 05/07 wards of the town (Tân Đông Hiệp, Dĩ An, Đông Hòa, An Bình and Bình Thắng). The sub-project will cause impacts (permanent or temporary) to 315 households, 03 companies, 05 organizations, in which 23 households (accounting for 40.3% among 57 AHs) will be physically relocated. 258 households will be temporarily affected due to the construction of stormwater drainage system.

**Policy Framework and Entitlement Matrix.** This Resettlement Action Plan address involuntary resettlement impact caused by the implementation of the proposed wastewater and drainage subproject in Binh Duong. This RAP have been prepared in accordance to the project's Resettlement Policy Frameworks, OP 4.12 Involuntary Resettlement as well as the latest relevant regulation of the Government of Vietnam.

**Community Consultation and Participation.** 282 HHs participated in the public consultation for information on the subproject, impacts, policies, and entitlements applied. Responses from the public consultation were taken into consideration and updated in this RAP. The information gained in the consultations is not only useful for RAP finalization but also for setting up compensation compensation package offered to AHs.

**Implementation Arrangements.** Compensation, assistance and resettlement activities are implemented by Di An Town PC and PMU. During the implementation process, there should be close coordination between the implementing agencies such as District/Town Compensation, Assistance and Resettlement Committees, PMU, local offices, communal staffs, local social organization and people affected by the subproject. PMU's staff is responsible for overseeing and monitoring of the implementation of RAP. An independent monitoring agency will be hired to carry out external monitoring of this RAP to ensure the desirable outcomes.

**Grievance Redress Mechanism.** During the implementation process, any raising concerns, complaints by the affected people will be resolved based on the regulated procedure in the policy framework for compensation and resettlement of the project as well as RAP of the subproject. Complaints will be resolved directly by the local authority and project staffs in a fair and transparent manner with participation of the external monitoring agency. PAHs and DPs will not have to pay any administrative and legal fee or charge to resolve and redress their complaints and litigation.

**Compensation Cost.** It is estimated that the total cost for compensation and assistance in the first phase (period to 2025) is 151,616 billion VND. This cost comprises compensation for residential land, agricultural land, crop cultivation lands and support for livelihood restoration, as well as independent monitoring costs. This cost will be provided by the project counterpart fund.

## **1. INTRODUCTION**

### **1.1. Urban Water Supply and Wastewater Project (AF)**

The original Vietnam Urban Water Supply and Wastewater Project (VUWSWP) was designed to respond to these key urban development challenges aimed at addressing water supply and wastewater needs of selected urban areas in the country. The USD 200 million IDA loan (SDR 126.14) was approved on May 2011 and has been effective since October 2011, with original plan to be completed by December 2016. The project sponsors seven water supply and seven wastewater subprojects in 10 provinces, with average population size of 100, 000 in the urban centers. The Project Development Objective is to increase access to sustainable water services and environmental sanitation in selected urban areas in the project provinces.

The proposed additional financing would help finance the costs associated with (i) project cost overrun of USD20 million due to the appreciation of the US dollar (USD) against the Special Drawing Right (SDR); (ii) scaling-up of the activity under the Environmental Sanitation component by adding a USD92 million wastewater and drainage subproject for Binh Duong, a province under the current VUWSWP; and (iii) the expansion of USD7 million technical assistance (TA) to the Ministry of Construction (MOC) for the preparation of the Mekong Delta water security investment to be financed by the Bank.

The AF therefore comprises: (i) a minor reformulation of the project subcomponents under subcomponent 1B- Environmental Sanitation and subcomponent 2A-MOC Institutional Strengthening and Project Monitoring; (ii) modifications of the Results Framework (RF) to include the scale-up activities under wastewater and drainage program in Binh Duong province; and (iii) a closing date extension of 36 months from December 30, 2016 to December 31, 2019 to complete new activities proposed under environmental sanitation subcomponent.

This Resettlement Action Plan address involuntary resettlement impact caused by the implementation of the proposed wastewater and drainage subproject in Binh Duong. This RAP have been prepared in accordance to the project's Resettlement Policy Frameworks, OP 4.12 Involuntary Resettlement as well as the latest relevant regulation of the Government of Vietnam.

### **1.2. Drainage and wastewater treatment system subproject in Di An Town, Binh Duong province**

The purpose of this subproject aim to (i) improve rainwater drainage, reduce flowing; (ii) collect and treat domestic wastewater to protect the environment and health of people. When completed, the project will bring a new face to Di An Town in the wastewater collection and treatment, improve quality and living conditions of the people. Specific objectives include:

- For domestic wastewater: Collecting domestic wastewater flow of 20,000 m<sup>3</sup>/day for the basin with a total area of 1,642 hectares with a served population of 187 100 people as quickly, effectively out of residential areas and treated wastewater quality to meet the national technical standards for wastewater QCVN 14: 2008 / BTNMT, column A. Contributing to thoroughly solve urban pollution and ensure environmental sustainability.

- For stormwater drainage:
  - + Improving drainage for approximately 1,195 ha in the basin of Cai Cau canal.
  - + Improving drainage for approximately 344 ha in the basin of Lo O stream.
  - + Reducing flooding at 743A street at the intersection of the north-south railway and ensure drainage of stormwater and treated effluent from the wastewater treatment plant along T4 canal – Cai Cau canal.
  - + Reducing flooding at Tran Hung Dao street and stormwater drainage in the direction of Tran Hung Dao – T5B canal connected to the Nhum stream;
- Contribute to synchronous urban building and development, avoid possible wastes due to overlapping investments.
- Propose technical, economic and financial, social and environmental solutions, appropriate investment allocation to ensure its viability in order to be effective use of investment capital.

The Drainage and Wastewater Systems Project for Di An Town includes four main components described below

**Component 1:** Construction of wastewater collection network (estimated cost of 31.5 million US dollars). This component will build the wastewater collection network in following wards Di An, Tan Dong Hiep and a part of An Binh, Dong Hoa, with a total area of 1,642 hectares and a served population of 187.100 people. Scope of work under this Component includes: i) detailed design, supervision, quality control of network works, ii) build collection networks, connections, pumping stations, iii) installation of operating equipment, related PS equipment.

**Component 2:** Construction of a wastewater treatment plant (estimated cost of 18.7 million US dollars). The specific objective of this component is to build a wastewater treatment plant with capacity of 20,000 m<sup>3</sup>/day. The WWTP will be built in Tan Dong Hiep Ward, and Wastewater will be treated using combines physical, chemical and ASBR biological treatment processes. Treated wastewater will be discharged into T4 channel, then Cai Cau stream and finally to the Dong Nai River. The treated wastewater will meet Vietnamese National Standard on Treated Wastewater Quality QCVN 14: 2008/BTNMT (Table 1, Column A).

**Component 3:** Construction of storm water drainage systems (estimated cost of 33.2 million US dollars). This component is to build storm water drainage network including drains and open ditches with a total length of 10.112 m serving for drainage services. The scope of work includes construction of new boxed culverts along T4, T5B and Tran Hung Dao Streets; improvement of the existing Cai Cau stream (other name Siep stream) from Km0 to Km3 + 010) and the Lo O Stream. Total serviced area is 18 ha

**Component 4:** Procurement of materials, specialized equipment and institutional building (estimated cost of 2.2 million US dollars)

*Table 1. Total investment cost of the project*

Cost analysis	Amount up to 2025			
	Before tax	VAT	After tax	
	VND	VND	VND	USD
<b>CONSTRUCTION AND EQUIPMENT COST</b>	<b>1,652,912,214,000</b>	<b>165,291,221,400</b>	<b>1,818,203,436,000</b>	<b>83,270,000</b>
<b>CONSTRUCTION COST</b>	<b>1,489,408,522,000</b>	<b>148,940,852,200</b>	<b>1,638,349,375,000</b>	<b>75,033,000</b>
Construction of wastewater collection system	617,295,694,000	61,729,569,400	679,025,264,000	31,098,000
Main sewer	257,185,228,000	25,718,522,800	282,903,751,000	12,956,000
Sewer level 2- D200, D300	71,815,855,000	7,181,585,500	78,997,441,000	3,618,000
Sewer level 3 and manhole - D150	149,229,231,000	14,922,923,100	164,152,154,000	7,518,000
Connecting to households	30,000,000,000	3,000,000,000	33,000,000,000	1,511,000
Pressure pipe	68,844,880,000	6,884,488,000	75,729,368,000	3,468,000
Manhole level 1 and 2	17,720,500,000	1,772,050,000	19,492,550,000	893,000
Pumping station	22,500,000,000	2,250,000,000	24,750,000,000	1,134,000
<b>Construction of wastewater treatment plant (WWTP) with capacity of 20,000 m<sup>3</sup>/day</b>	<b>226,300,015,000</b>	<b>22,630,001,500</b>	<b>248,930,017,000</b>	<b>11,401,000</b>
Earth filling and fences	18,042,660,000	1,804,266,000	19,846,926,000	909,000

WWTP'S construction cost	208,257,355,000	20,825,735,500	229,083,091,000	10,492,000
<b>Construction of stormwater drainage system</b>	<b>645,812,813,000</b>	<b>64,581,281,300</b>	<b>710,394,094,000</b>	<b>32,535,000</b>
T4 canal	176,584,610,000	17,658,461,000	194,243,071,000	8,896,000
<i>Outside WTPP</i>	<i>129,272,210,000</i>	<i>12,927,221,000</i>	142,199,431,000	6,512,000
<i>Inside WWTP</i>	<i>47,312,400,000</i>	<i>4,731,240,000</i>	52,043,640,000	2,383,000
Cái Cầu canal	191,703,910,000	19,170,391,000	210,874,301,000	9,658,000
Trần Hưng Đạo street	76,901,430,000	7,690,143,000	84,591,573,000	3,874,000
T5B canal	77,131,873,000	7,713,187,300	84,845,060,000	3,886,000
Lồ Ô stream	123,490,990,000	12,349,099,000	135,840,089,000	6,221,000
<b>EQUIPMENT COST</b>	<b>163,503,692,000</b>	<b>16,350,369,200</b>	<b>179,854,061,000</b>	<b>8,237,000</b>
<b>WWTP's equipment cost</b>	<b>110,611,942,000</b>	<b>11,061,194,200</b>	<b>121,673,136,000</b>	<b>5,572,000</b>
<b>Equipment of pumping stations</b>	<b>6,825,000,000</b>	<b>682,500,000</b>	<b>7,507,500,000</b>	<b>344,000</b>
<b>Procurement of material, equipment for project efficiency enhancement</b>	<b>46,066,750,000</b>	<b>4,606,675,000</b>	<b>50,673,425,000</b>	<b>2,321,000</b>
Equipment of WWTP and wastewater pipeline network + Trainings	35,094,160,000	3,509,416,000	38,603,576,000	1,768,000
Equipment of stormwater pipeline network + Trainings	5,822,590,000	582,259,000	6,404,849,000	293,000
Procurement of facilities for raising community awareness	5,150,000,000	515,000,000	5,665,000,000	259,000

<b>COMPENSATION COST FOR SITE CLEARANCE</b>	<b>11,330,000,000</b>		<b>11,330,000,000</b>	<b>519,000</b>
Land acquisition for building PSs	11,330,000,000		11,330,000,000	519,000
<b>CONSULTING SERVICES</b>	<b>198,574,132,584</b>	<b>19,857,413,258</b>	<b>218,431,546,000</b>	<b>10,004,000</b>
Survey + design + preparation of bidding documents, bid evaluation....	46,648,732,000	4,664,873,200	51,313,605,000	2,350,000
Mine detection	454,545,455	45,454,545	500,000,000	23,000
Construction supervision + Contract management + Environmental protection monitoring and project assessment monitoring....	143,436,172,610	14,343,617,261	157,779,790,000	7,226,000
Capacity building for management of stormwater and wastewater collection and treatment	5,955,000,000	595,500,000	6,550,500,000	300,000
Annually financial audit	2,079,682,520	207,968,252	2,287,651,000	105,000
<b>OTHER COST</b>	<b>190,331,555,703</b>	<b>6,830,636,610</b>	<b>197,162,192,214</b>	<b>9,030,000</b>
Interest during construction	122,025,189,601		122,025,189,601	5,589,000
Overhead	56,016,021,000	5,601,602,100	61,617,623,000	2,822,000
<i>Project management</i>	<i>12,893,810,000</i>	<i>1,289,381,000</i>	14,183,191,000	650,000
<i>Others</i>	<i>43,122,211,000</i>	<i>4,312,221,100</i>	47,434,432,000	2,172,000
Commitment charge	8,968,630,209	896,863,021	9,865,493,230	452,000
Arrangement charge	3,321,714,892	332,171,489	3,653,886,382	167,000
<b>CONTINGENCY</b>	<b>246,377,748,000</b>			

		<b>24,637,774,800</b>	<b>271,015,523,000</b>	<b>12,412,000</b>
Price contingency (2%)	41,062,958,000	4,106,295,800	45,169,254,000	2,069,000
Physical contingency (10%)	205,314,790,000	20,531,479,000	225,846,269,000	10,343,000
<b>TOTAL (A+ B+C+D+E)</b>	<b>2,299,525,650,288</b>	<b>216,617,046,069</b>	<b>2,516,142,697,214</b>	<b>115,234,000</b>
<b>FUND SOURCE ALLOCATION</b>			<b>2,516,142,697,000</b>	<b>115,234,000</b>
WB loan = (A) *90%+B+E+C3+C4+C5- Earth filling - Fences- T4 canal (inside WWTP)			2,013,455,990,000	92,212,000
Counterpart fund = (A)*10%+(B1) + (D )+C1,2 + Earth filling + Fences + T4 canal (inside WWTP)			502,686,707,000	23,022,000

\* **Exchange rates:** 1 USD = 21,835 VND (Exchange rate of Vietcombank dated 17/07/2015).

**Table 2. Total investment volume of wastewater collection network**

No.	Name of materials	Unit	Quantity
<b>A</b>	<b>Quantity of main sewer</b>		
	* Sewer level 2		
1	uPVC pipe connecting gasket PN10, DN200	m	2.921
2	uPVC pipe connecting gasket PN10, DN300	m	28.149
	* Sewer level 1		
3	HDPE pipe DN400	m	9.958
4	HDPE pipe DN500	m	2.969
5	HDPE pipe DN600	m	2.525
6	HDPE pipe DN700	m	-
7	HDPE pipe DN800	m	3.625
8	Concrete pipe D1000	m	1.510
<b>B</b>	<b>Quantity of pressure pipe (PN10)</b>		
1	HDPE pipe D100	m	-
2	HDPE pipe D150	m	-
3	HDPE pipe D200	m	2.540
4	HDPE pipe D250	m	820
5	HDPE pipe D300	m	-
6	HDPE pipe D400	m	1.750
7	HDPE pipe D500	m	650
8	HDPE pipe DN600	m	2.100
9	HDPE pipe DN700	m	-
<b>C</b>	<b>Quantity of manholes of main sewer</b>		
1	Manhole D800	pcs	597

No.	Name of materials	Unit	Quantity
2	Manhole D1000	pcs	84
3	Manhole D1200	pcs	91
4	Manhole D1400	pcs	-
5	Manhole D1600	pcs	-
<b>D</b>	<b>Pumping station + Injection well</b>		
	Pumping station	station	2
	Injection well	pcs	5
<b>E</b>	<b>Quantity of pipe and manhole level 3</b>		
1	uPVC D150 pipe (sewer level 3)	m	120.000
2	Junction box	pcs	20.000
3	Diversion chamber D600	pcs	4.000
4	Clean-out box	pcs	3.077
<b>F</b>	<b>Quantity of pipes and materials for local connection</b>		
1	uPVC pipe D100	m	200.000
<b>G</b>	<b>Wastewater treatment plant with capacity of 20.000 m<sup>3</sup>/day</b>	<b>plant</b>	<b>1</b>

*Table 3. Total investment volume of stormwater drainage network*

NO.	Stormwater pipeline	Optional choice (WB project) P= 5 years (box sewer), P= 10 years (ditch), m= 0,65		Length (m)
		Dimension	Remark	
<b>I</b>	<b>T4 canal (From railway gate 17 on DT743 street along Bùi Thị Cội street and then to end of WWTP's boundary)</b>			
I.1	K0+00÷K1+450 (From railway gate 17 on DT743 street along Bùi Thị Cội street and then to K1+540)	2x2500x2500	Box sewer	1450
I.1	K1+450÷K1+560	2x2500x3000	Box sewer	110

NO.	Stormwater pipeline	Optional choice (WB project) P= 5 years (box sewer), P= 10 years (ditch), m= 0,65		Length (m)
		Dimension	Remark	
I.2	K1+650÷K2+180 (From K1+550 to end of WWTP's boundary)	3x3500x3500	Box sewer	620
<b>I.4</b>	<b>Total</b>			<b>2180</b>
<b>II</b>	<b>Cái Cầu canal (From WWTP's boundary to Highway QL1K 200m)</b>			
I.3	K0+000÷K1+170 (From WWTP's boundary to K1+170)	13000x3500	Open ditch	1170
II.2	K1+170÷K1+650 (From K1+170 to location away from Highway QL1K 170m)	14000x3500	Open ditch	680
II.2	K1+650÷K2+20 (From the location away from Highway QL1K 170m to the location away from Highway QL1K 200m)	16000x3500	Open ditch	200
<b>II.3</b>	<b>Total</b>			<b>2050</b>
<b>III</b>	<b>Trần Hưng Đạo street</b>			
III.1	K0+00÷K0+330	2000x2000	From Phú Hòa petrol station to crossroad of Hai Bà Trưng - Trần Hưng Đạo	330
III.2	K0+330÷K1+220	2500x2500		890
III.4	K2+485÷K1+855	1600x2000	From highway QL 1K to crossroad of Hai Bà Trưng - Trần Hưng Đạo	630
III.5	K1+855÷K1+220	2000x2000		635
<b>III.6</b>	<b>Total</b>			<b>2485</b>
<b>IV</b>	<b>T5B canal</b>			
IV.1	K0+00÷K1+547	2x2000x2500	Box sewer	1547
<b>IV.2</b>	<b>Total</b>			<b>1547</b>
<b>V</b>	<b>Lồ Ô stream</b>			
V.1	K0+990÷K1+620 (From DT743A to Sáu Trụ bridge on Bình Thung street)	8000x3000	Open ditch	630

NO.	Stormwater pipeline	Optional choice (WB project) P= 5 years (box sewer), P= 10 years (ditch), m= 0,65		Length (m)
		Dimension	Remark	
V.2	K1+620÷K2+740 (From Sáu Trụ bridge to Tân Vạn canal)	10000x3000	Open ditch	1120
<b>V.3</b>	<b>Total</b>			<b>1750</b>

### 1.3 Objective of Resettlement Plan

Resettlement Plan is prepared based on Resettlement Policy Framework of the project in order to meet requirements and policies of Work Bank on involuntary resettlement as well as policies of the Government of Vietnam and Binh Duong Provincial People's Committee. The Resettlement plan is developed with the following objectives:

- Involuntary resettlement must be avoided where possible, or be reduced to the lowest possible extent by selecting appropriate design options.
- Where involuntary resettlement is unavoidable, the resettlement activities must be prepared and executed with sustainable development programs and sufficiently provided investment supports, enabling displaced people to benefit from the subproject. The displaced people will be fully consulted and allowed to participate in preparatory and implementing activities of Resettlement Plan.
- The displaced people must be supported in terms of their capacity to improve their living conditions and to rehabilitate their living standards higher than or at least equal to that before constructing the subproject.

## 2. PROJECT IMPACTS

### 2.1. Identification of Project Impact

#### 2.1.1. Project Affected Areas

Di An drainage and wastewater treatment sub-project will cause impacts in 05/07 wards of the town (Tân Đông Hiệp, Dĩ An, Đông Hòa, An Bình and Bình Thắng)

Project key effected areas include:

- Component of building wastewater treatment plant with an area of 68.226,3 m<sup>2</sup> in Tân Đông Hiệp ward.
- Component of building wastewater collection system with an area of 1506 m<sup>2</sup> in Tân Đông Hiệp, Dĩ An, Đông Hòa and An Bình wards.
- Component of building stormwater drainage system: impacts caused by construction to production and trading activities.

The land acquisition activities required for wastewater treatment plant is currently being implemented in a separate governmental program. A more detailed due diligence section will be present in Section 6. For all temporarily impacts during the construction, detailed compensation and mitigation measures will be presented in Section 4.

#### 2.1.2 Project Affected People

The sub-project will cause impacts (permanent or temporary) to 315 households, 03 companies, 05 organizations. In which;

- 57 households and 01 company will be affected due to land acquisition for the construction of wastewater treatment plant;
- 03 companies and 05 organizations will be affected due to land acquisition for the construction of wastewater collection system; and
- 258 households will be temporarily affected due to the construction of stormwater drainage system.
- 23 households (accounting for 40.3% among 57 AHs) will be physically relocated.
- 100% of affected land is either agricultural or residential land.

Table 2.1.2: Number of AHs by type of impacts (See details in Annex 2)

Type of Impact	Number of household	Number of people
Severely affected ( loss >20% owned land)	57	75
Households having businesses that are temporarily affected	258	
Relocated HHs	23	65

Table 2.1.2b: Organizations affected due to the construction of wastewater pumping station

NO.	Administrative unit	Total (m <sup>2</sup> )
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1	Management Board of Tân Đông Hiệp IP	338
2	Tân Đông Hiệp ward	213
3	Tân Đông Hiệp ward	115
4	Management Board of Dĩ An Town PC	77
5	Đại Nam JSC	95
6	Thái Bình Investment JSC	332
7	An Bình ward	236
8	Hương Sen Construction & Investment Co., Ltd	100
<b>Total</b>		<b>1506</b>

## 2.2 Types of project impacts

Types of project impacts include:

- Permanent acquisition of land (residential, agricultural, garden, public)
- Temporary acquisition of land during the construction period (residential, agricultural, and garden, public)
- Permanent impacts to houses, work and other structures associated to land;
- Permanent impacts to crops and perennial trees;
- Temporary impacts to production activities and domestic life of local people.

### 2.2.1. Types of Affected land

The construction of wastewater treatment plant will require an area of 68.226,3 m<sup>2</sup> of land, including 62,096 m<sup>2</sup> of agricultural land; 1.105,8 m<sup>2</sup> of residential land; 4.214,5 m<sup>2</sup> of traffic/stream land; and approx 1705 m<sup>2</sup> of housing area. Specific figures are as below:

Table 2.2.a : Permanently affected agricultural land

Ward/ Commune	Number of Household/ Organization	Acquired agricultural land	Owned agricultural land	Acquired ratio (%)	Total
Tân Đông Hiệp - Kp Đông An		62,906			62,906
Household	57	41,503.6	41,503.6	100%	
Organization	01	21,402.5	-	-	-

Table 2.2.b: Permanently affected residential land

Ward/ Commune	Residential land	Total
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Tân Đông Hiệp - Kp Đông An	1,105.8	1,105.8
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Table 2.2.c: Permanently affected traffic land, river/stream corridor

Ward/ Commune	Traffic land, river/stream corridor	Total
Tân Đông Hiệp - Kp Đông An	4.214,5	4.214,5

### 2.2.2. Types of affected structures associated to land

Table 2.2.d: Affected works and architectures

NO.	Works/Architectures	Total (m <sup>2</sup> )
1	One-floor building, reinforced concrete frame, RC or tiled roof, brick walls with ceiling	250
2	One-floor building, reinforced concrete frame, RC or tiled roof, brick walls with ceiling	210
3	One-floor building, brick walls and columns, tiled or corrugated iron sheet roof with ceiling	340
4	One-floor building, brick walls and columns, tiled or corrugated iron sheet roof without ceiling	225
5	Two-floor building, brick walls and columns, tiled or corrugated iron sheet roof and other two-three floor buildings	170
6	Temporary house A	120
7	Temporary house B	310
8	Workshops: RC o iron columns, beams, tiled or corrugated iron sheet roof, brick or cement floor	150
9	Workshops: RC o iron columns, beams, corrugated iron sheet roof, non-covered, ground floor	130

### 2.2.3. Affected trees due to the implementation of the proposed subproject.

Table 2.2.e Number and type of affected trees

Ward/ Commune	Rubber trees	Fruit trees	Wooden trees	Total
Tân Đông Hiệp	225	210	672	1107

### 2.2.4. Public land affected due to the implementation of the proposed subproject.

In this subproject, 1506m<sup>2</sup> of public land will be acquired for boosting pumping stations and injection wells.

Table 2.2.g: Permanently affected public and planned land

NO.	Administrative unit	Total (m <sup>2</sup> )
1	Management Board of Tân Đông Hiệp IP	338
2	Tân Đông Hiệp ward	213
3	Tân Đông Hiệp ward	115
4	Management Board of Dĩ An Town PC	77
5	Đại Nam JSC	95
6	Thái Bình Investment JSC	332
7	An Bình ward	236
8	Hương Sen Construction & Investment Co., Ltd	100
<b>Total</b>		<b>1506</b>

2.2.5. Temporary affected businesses during the construction phase.

Table 2.2.h: Temporarily affected production activities

Ward/ Commune	Number of household	Total
Tân Đông Hiệp		
KP Đông An	2	2
KP Tân An	5	5
Đông Hòa		
KP Tây A	217	217
Dĩ An		
Bình Minh 1	32	32
Bình Minh 2	2	2
<b>Total</b>		<b>258</b>

### 3. IMPACTS MITIGATION MEASURES

During project planning, various options have been discussed, taking into account the land acquisition and site clearance impacts for local people. Specific mitigation measures are presented as follows:

#### 3.1 Construction of wastewater collection network

*Firstly*, the project team has published project information and benefits as well as the expected impact. Early access to project related information will enable the community preparedness from physical to mental perspectives. The resettlement consultant team has organized public consultation at the project site in order to publically disclose the project related information, potential land acquisition/resettlement impacts. Overall, local people support the project, and expect a project ground breaking in a near future.

*Secondly*, the project owner, consultant and relevant stakeholders has closely collaborated to identify a suitable option that has minimum impacts to the life of local people. Specifically, the consultant has prepared 03 overall construction options for collection networks and wastewater treatment plant, including:

Option 1: Wastewater in Di An town to be collected and treated separately in each sub-region, using its own wastewater treatment plant. In this scenario, domestic wastewater of Region I will be collected/treated at the WWTP located in Tan Dong Hiep, near the existing quarry. Domestic wastewater of Region II will be collected/treated at the WWTP located along the My Phuoc - Tan Van highway, near the end of Lo O stream flowing into Tan Van canal.

Option 2: Wastewater in Di An town will be concentrately collected to the WWTP located in Tan Dong Hiep, near the existing quarry. Thus, wastewater of Region II will be collected to a pumping station (located along the My Phuoc - Tan Van highway, near the intersection between Lo O stream and Tan Van canal) where it will be pumped to the WWTP in Tan Dong Hiep.

Option 3: Wastewater in Di An town will be collected/treated at the WWTP located along the My Phuoc - Tan Van highway, closed to the end-point of Lo O stream, before the intersection with Tan Van canal. Thus, wastewater of Region I will be collected to a pumping station (with a projected capacity of 60,000 m<sup>3</sup>/day in 2035) located on the provincial road DT743C; near the martyr cemetery of Di An Town; 500m from intersection between DT743C and 1K Highway.

Table 3.1 Comparison of general options (Ops) for wastewater collection network

NO.	Comparison criteria	Unit	Period to 2025			Period to 2035		
			OP1	OP2	OP 3	OP 1	OP 2	OP 3
1	Total of PSs		7	7	9	13	14	15
1.1	<i>Pumping station - sign P</i>	P	2	2	3	5	6	5
1.2	<i>Injection well - sign G</i>	G	5	5	6	8	8	10
2	Total pump flow	m <sup>3</sup> /day	19.773	19.773	43.309	84.442	89.856	143.309
3	Total electrical capacity	Kw.h/ day	2.531	2.531	3.795	11.559	13.148	14.078
4	Electrical cost	Bil VND/ year	1,80	1,80	2,70	8,50	9,60	10,90
5	Total length of gravity pipes	m	51.657	51.657	54.082	79.152	79.152	79.192
5.1	<i>Total pipe length D800-D1000</i>	m	5.135	5.135	6.706	5.135	5.135	6.706
6	Total length of pressure pipes	m	7.860	7.860	9.420	16.010	19.910	17.980
6.1	<i>Total pipe length D500-D600</i>	m	2.750	2.750	2.500	2.750	2.750	2.500
6.1	<i>Total pipe length D800</i>	m			990			990
7	Treatment capacity		20.000	20.000	20.000	66.000	60.000	60.000
8	Number of wastewater treatment station		1	1	1	2	1	1
9	<b>Total investment</b>	Bil VND	2.571	2.571	2.703	4.403	4.359	4.485

Option 1 was selected because (i) the length of transmission pipes is shortest; (ii) it is not necessary to pump wastewater through 1K highway; (iii) land for construction of pumping stations and well will be either public land (05 locations) or enterprise managed land (03 locations). This option is the best in minimizing the land acquisition impact as well as in meeting the present and future needs. To minimize the impact during implementation phase, construction will be carried out at night and in a short period. Mitigation measures outlined in EIA report will be applied.

### 3.2. Selection of treatment technology and construction method

*Firstly*, the design of treatment plants have been carefully studied and selected in order to minimize direct impacts to the households living in surrounding area of treatment plant, especially, small businesses operating along the sides road accessing to the plant. Consultant team conducted consultation sessions with local people on mitigation measures during construction process, community support. Mitigation measures during construction process such as impacts on traffic, business, etc. will be implemented by the construction contractors through the close cooperation with community. Specific mitigation measure may include: public announcement of the construction schedule/plan, fences, barriers etc.

*Secondly*, technology of treatment chain was selected to ensure the possibility for further development in the future, as well as to minimize land acquisition scope. The consultant has proposed 03 options of technological line and compared operational criteria and building area as follows:

**Table 3.2 Summary of comparison among different technological options for WWTP**

Operation criteria	OP 1 – CAS	OP 2 – OD	OP 3 - ASBR
Meet Standard QCVN 14:2008/ BTNMT	Meet	Meet	Meet
<b>Layout requirement (hectare)</b>	<b>1.93</b>	<b>3.12</b>	<b>1.61</b>
Complexity in operation	High	Average	High
Odor generation	High	High	Average
Estimated number of staff	30	25	30
Estimated power consumption (KW/ day)	601	573	343
Estimated power cost within 25 years (bil VND)	13,2	12,5	7,5

Operation criteria	OP 1 – CAS	OP 2 – OD	OP 3 - ASBR
Estimated construction cost of WWTP (bil VND)	422	416	408

The third option was selected because (i) it has advanced technology chain that meet the expected requirements; (ii) among these three options, it requires the smallest area of land; and (iii) materials, wastes, soil and rock when carrying out dredging and earthworks during construction process will be collected and transported to acceptable places like landfills in the town. A portion of excavated soil will be reused as backfill material for construction works in the town. The application of proposed mitigation measures will be further developed during detailed design stage.

### 3.3 Construction of storm water drainage systems

#### \* Mitigation measures of impacts

*Firstly*, the first action of project impact mitigation is to help households get information of project locations and interests as well as its estimated impacts in order to establish together a suitable policy framework for minimizing impacts. Many community consultations conducted in the province-wide to publicize (meeting minutes attached) (i) information on the project and (ii) expected impacts and measures of land acquisition, compensation and resettlement. During the consultations, many ideas were exchanged, generally people are very supportive to the project and hoped the project could be implemented to address the situation of existing local flooding.

*Secondly*, this is the component that will affect many households. Therefore, even in design stage of locating central landmarks and preliminary design have given appropriately technical construction method so as to avoid residential areas. To minimize the adverse impacts of the project in a most efficient way. In case of adverse impacts can not be avoidable to assets, fair compensation policy and the compensation value shall be guaranteed to at least restore the damage caused in accordance with the Policy specified in the project's RPF. Besides, the roads will also affect infrastructure, public roads. Therefore application of mitigation measures right in the preliminary design is required (junction locations, size of works are suitable with local needs; Newly formed basins also considered for appropriate drainage...)

*Thirdly*, for box sewers - most drains have been studied and to be placed in the middle of roads in order to minimize the direct impacts on households currently living along roadsides such as on Tran Hung Dao street, canals T5B, T4. Accordingly, the remaining impacts of the project after taking mitigation measures are mostly temporary impacts during construction, particularly temporary impact on the access to production and business of households at both roadsides. Also, as a result of the expected sizes of box sewers in the project area, area of cleared boundary is about 2.5-4.0m, while the existing width of roads is about 6-6.5 m. However, to minimize the impact for households in both roadsides, many consultative meetings with households in the project area have been organized to promote their supports during construction. Some temporary impacts (traffic, trading, ...) will be considered by contractors and communities with close coordination to

minimize these impacts of which based on (i) construction schedules of contractors shall be publicized to local people so that they can arrange their own activities to suit the construction schedules; (ii) the construction shall be done on a rolling method basis, only installing barrier/earthworks where construction to minimize the impact on local travel/traffic and business of the households.

*Fourthly*, some cases are adjacent to natural drainage canals will have adverse impacts which can not be avoidable on manufacturing business and temporary impact from the construction process. Especially sewers along Tran Hung Dao street. However, the project still study, propose appropriate compensation policy and value shall be guaranteed to at least restore the damage caused in accordance with the Policy specified in the project's RPF.

*Fifthly*, during the construction and there are negative impacts to people in the project area such as the restoration of life for partly affected households. The technical team will provide some mitigation measures such as rolling construction method or new construction area shall be only be started after completion of the previous area and will widely publicize to the affected households.

*Finally*, several meetings have been implemented with the technical team for identification and location of the drainage sewerlines, local roads, design solutions ... Also jointly develop criteria to minimize the possible impacts of the construction process, such as building a labor safety plan (where construction near residential areas is conducted), providing suitable materials and instruments (billboards, barriers with residential areas...), construction time ... to minimize the temporary impacts.

## 4. POLICY FRAMEWORK AND ENTITLEMENTS

### 4.1 Vietnam's Legal framework

#### 4.1.1 Vietnam's Legal Framework

The following legal terms are basic for resettlement preparation report:

- The Constitution of Vietnam in 2013;
- Land Law 45/2013 / QH13 effect from 07.01.2014;
- Decree 43/2014 / ND-CP dated 15/05/2014 of the Government detailing the implementation of some articles of the Law on Land;
- Decree 44/2014 / ND-CP dated 15/05/2014 of the Government on land valuation. provide land valuation method; adjust land price framework, land price, specific land valuation and land valuation advice;
- Decree 47/2014 / ND-CP dated 15/05/2014 of the Government regulations on compensation, support and resettlement when the State recovers land;
- Decree 38/2013 / ND-CP dated 04/23/2013 of the Government on the management and use of resources of official development assistance (ODA) and preferential loans of donors;
- Circular 36/2014 / TT-BTNMT 06.30.2014 of Ministry of Natural Resources and Environment shall detail the method of land valuation; construction, land price adjustment; Specific land valuation and land valuation advice;
- Circular 37/2014 / TT-BTNMT 06.30.2014 of Ministry of Natural Resources and Environment regulations on compensation, support and resettlement when the State recovers land;
- Decision 1956/2009 / QD-TTg dated 17/11/2009 of the Prime Minister approving the master plan on vocational training for rural workers until 2020;
- Decision 52/2012 / QD-TTg dated 16/11/2012 of the Prime Minister on policies to support employment and vocational training for farmers whose land is recovered by the State;
- And some other related documents.

#### 4.1.2 WB's OP 4.12 Involuntary Resettlement

The WB's OP 4.12 consists of core principles in performing involuntary resettlement as follows:

- Involuntary resettlement should be avoided where feasible, or minimized, after considering all viable alternatives during technical designs.
- Where involuntary resettlement is unavoidable, resettlement activities should be conceived and executed under sustainable development programs, providing sufficient

investment resources so that APs can share benefits. APs should be clearly consulted and should have opportunities to participate in planning and implementing resettlement programs. APs should be supported to ensure their living condition at least as good as before the project implementation.

- APs should be assisted to improve and restore their livelihoods and standards at least as good as before the project implementation.

#### *4.1.3 Relevant policies of Binh Duong province*

- Decision 40/2010/QĐ-UBND dated 11/11/2010 of People's Committee of Binh Duong province on the prescribed norms for estimation, use and settlement of funds for implementation of compensation, assistance and resettlement when the state acquired land in Binh Duong province;
- Decision No 51/2014 / QĐ-Committee dated 18/12/2014 of People's Committee of Binh Duong province to enact regulations on the policies and procedures for compensation, support and resettlement when the State recovers land in the locality Binh Duong Province
- Decision No 25/2015 / QĐ-UBND dated 07/22/2015 of People's Committee of Binh Duong province on promulgating regulations compensation rate, support assets on the ground when the State recovers land in Binh Duong province ;
- Decision No 64/2014 / QĐ-UBND dated 12/22/2014 of People's Committee of Binh Duong province to enact table of land prices in 2015 in Binh Duong province;

#### *4.1.4 Main different points between policies of Vietnamese Government and World Bank*

The GOV's policies and practices both in resettlement and compensation are mostly compatible with the WB's guidelines. There are several differences between the GOV's regulations and WB's policies in terms of compensation, assistance resettlement and livelihood rehabilitation for APs. The GOV has committed that, should the international agreements signed or acceded to by GOV with the WB contain provisions different from those in the present resettlement legal framework in Vietnam, the provisions of the international agreements with the WB shall prevail. The summary of differences of the two policies and a harmonizing policy with the proposed measures to close the gaps between two policies to be applied for this project, are presented in Table 4.1.4.

**Table 4.1.4: Comparison of Vietnam's and World Bank's Policies Related to Involuntary Resettlement**

Subjects	World Bank's OP 4.12	Government of Vietnam	Approach/Project Measures
Policy objectives	DPs 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, whichever is higher	While the law doesn't specifically mention the policy objectives, there are certain provisions toward the Bank objective of livelihood restoration.  However, there is a provision of support to be considered by PPC/CPC to ensure they have a place to live, to stabilize their living and production. (Article 25 of Decree 47). In case the amount of compensation/support is not enough for resettled people to buy a minimum resettlement plot/apartment, they will be financially supported to be able to buy a minimum resettlement plot/apartment (Article 86.4 of Land Law 2013 and Article 27 of Decree 47)	Livelihoods and income sources will be restored in real terms, at least, to the pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
Support for affected households who have no recognizable legal right or claim to the land they are occupying	Persons under this category "are provided resettlement assistance, in lieu of compensation for the land they occupy, and other assistance, as necessary to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off date established by the borrower and acceptable to the Bank. Persons who encroach on the area after the cut-off date are not entitled to compensation nor any other form of resettlement assistance.	<i>For agricultural land</i> which was used before July 1, 2004, of which land users are households and individuals directly engaged in agricultural production but have not been granted a certificate or not being eligible to be granted a certificate of land use rights and ownership of houses and other land-attached assets under this Law, the compensation must be made for the land area which is actually used and does not exceed the agricultural land allocation quota prescribed in Article 129 of this Law.  <i>For residential land</i> , households and individuals that are required to move	Financial (or in kind) assistance of an agreed amount will be given to those who occupy the project area prior to a cut-off date established by the borrower and acceptable to the Bank, regardless of their legal status, until their livelihoods and standards of living restore in real terms, at least, to pre-displacement levels.

Subjects	World Bank's OP 4.12	Government of Vietnam	Approach/Project Measures
		upon the State's recovery of land and land-attached houses, if they are ineligible for compensation with residential land and have no other living place, the State shall offer houses for them to buy or lease-purchase, or allocate them residential land with land use levy (item 2, Art. 79 and item 4 – Land Law, Art. 5 – decree 47).	
Compensation for agricultural land exceeding the quota prescribed in local laws	All loses of assets attributable to the project must be compensated at full replacement cost. (para 6.a.iii)	The area of agricultural land exceeding the quota prescribed in Land Law 2013 is not eligible for compensation for land, but is ineligible for compensation for land but is eligible for the remaining investment costs on land.	All loses of assets attributable to the project must be compensated at full replacement cost.
Compensation for illegal structures	Compensation at full replacement cost (or in kind) for all structures regardless of legal status of the DP's land and structure.	No compensation if the land on which the structure is built is acquired due to following reason: (i) violation of legal framework for land (art. 64a, b, d, đ, e, i1); (ii) item b, d – article 65; (iii) being built after having the land acquisition notice; (iii) technical facilities, social infrastructure, and other structures that are no longer in use.	For structures built before the project's cut-off date, compensation at full replacement cost (or in kind) will be given for all structures affected, regardless of legal status of the land.
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 the price of transferring the assets in local markets or the cost of newly-built structures. Local authorities are responsible to identify compensation prices for different categories of assets. Independent land valuers can be used to determine	Independent appraiser identifies replacement costs for all types of assets affected. Provincial government will use this assessment to establish the compensation rates at full replacement.

Subjects	World Bank's OP 4.12	Government of Vietnam	Approach/Project Measures
		land prices, which will be reviewed by the land appraisal board before official approval by PPC.	
Compensation for loss of income sources or means of livelihood	Loss of income sources should be compensated (whether or not the affected persons must move to another location)	Assistance in respect of income loss is given only for registered businesses. Assistance measures to restore income sources are provided.	All income losses are to be compensated and, where necessary to achieve the objectives of the policy, development assistance in addition to compensation will be provided.
Compensation for indirect impact caused by land or structures taking	As part of EA process, the Borrower undertakes a social assessment and implement measures to minimize and mitigate adverse economic and social impacts, particularly upon poor and vulnerable households.	Not addressed.	Social assessment has been undertaken and measures identified and being implemented to minimize and mitigate adverse impacts, particularly upon poor and vulnerable households.
Eligibility criteria for living stabilization assistance.	As per the WB policy, "minor" impacts are considered if affected people are not displaced and less than 10% of their productive assets are lost.	Decree 47/2014, Article 18: DPs losing 30% or more of productive land will be entitled to living stabilization.	The project will provide living stabilization assistance to all DPs with land- based livelihoods who are affected by the loss of more than 20% of total productive land (and 10% applicable for the poor and vulnerable group)
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
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.	Consultation and participation incorporated into RP design, along with information sharing with DPs and stakeholders.

Subjects	World Bank's OP 4.12	Government of Vietnam	Approach/Project Measures
Grievance Redress Mechanism	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 DP wishes.	Independent Grievance and Redress mechanisms are to be established, built on the existing governmental system, with monitoring by an independent monitor
Monitoring and Evaluation	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, 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 bi-annual basis for independent monitoring). An end-of-project report will confirm whether the objectives of OP 4.12 were achieved.

#### *4.1.5 Principles applied to Binh Duong subproject*

The principles for resettlement policy in the project will be as follows:

- Acquisition of land and other assets, and resettlement will be minimized as much as possible.
- All APs residing, working, doing business or cultivating land within the recovered area under the Project are entitled to be provided with rehabilitation measures sufficient to assist them to improve or at least maintain their pre-Project living standards, income earning capacity and production levels. Lack of legal rights to the assets lost will not bar the AP from entitlement to such rehabilitation measures.
- The rehabilitation measures to be provided are:
  - Compensation at replacement cost, without deduction for depreciation or salvage materials for houses and other structures.
  - Priority given for agricultural land-for-land of equal productive capacity acceptable to the DPs;
  - Replacement of premise land (if any) of equal size and acceptable to the APs.
  - Transportation and subsistence allowances, and
  - Business/income rehabilitation allowances.
- The project will cover the scope of the vulnerable groups as defined under the World Bank OP 4.12. The project will provide additional assistance to those households that fall within the definition of vulnerable groups. The project will use the criteria applied by the MOLISA benchmark to assess the poverty line for residents of the project area to further define the additional allowances (e. g. monthly income per capita), which will be provided by the project to vulnerable households in both urban and rural areas. For the project's RAPs, vulnerable groups under the poverty line set for by Molisa will include the landless, the elderly, and women headed households, disable persons and those households eligible to the Social Policy - defined as those with heroes –mother, and/or with member who lay down one' life for country and/ or wounded in the war. All poor vulnerable groups under the poverty line, including those covered by the social policy, will get additional assistance as follows: (i) for landless households, the project will provide assistance through the provision of land-for-land with secure tenure at no cost to landless households. The project's RAPs will define the size of land for urban and rural areas, or cash equivalent if DPs upon consultation prefer self-relocation; (ii) poor households who fall below the poverty line and whose 20% or more of their productive land is affected or where <20% land is affected but the remaining land is rendered unviable, will be entitled to income restoration assistance. Other vulnerable groups, such as female headed households, households with disabled persons, and elderly without any source of support, will get the same assistance given to poor households. Income restoration will be tailored to households' specific needs and based on consultations with affected people.

- Replacement of premise and agricultural land or residential land will be as near as possible to the land that was lost, and acceptable to the DP. In the event that there is no land available for compensation 'land for land', or if it is the choice of DPs, then compensation in cash or provision of apartment (for DPs losing residential land and relocating) may be applied. If the DPs lose 20% or more of their holding, then in addition to compensation for lost land, the Project will provide rehabilitation /assistance measures.
- During the implementation phase, an independent land appraiser (s) will be mobilized to survey and propose a set of replacement costs for all types of affected land (both agriculture and residential land) and assets, which will be approved by sub-project provincial PC (s) and acceptable to WB. And the replacement cost survey, done by the independent land appraiser, will ensure the land be compensated at the replacement cost (according to the OP 4.12 definition).
- The resettlement transition period will be minimized and the DPs shall be supported for transportation allowance, house renting allowances as specified by the PPC and for the means of rehabilitation no later than one month prior to the expected start-up date of civil work on the respective sub-project site.
- Plans for acquisition of land and other assets, and provision of rehabilitation measures, will be carried out in consultation with the DPs to ensure minimal disturbance. Entitlements will be provided to DPs no later than one month prior to expected start-up of civil works at the respective sub-project site.
- The previous level of community services and resources will be maintained or improved.
- Adequate budgetary support will be fully committed and be made available to cover the costs of land acquisition and resettlement and rehabilitation within the agreed implementation period. Physical resources for resettlement and rehabilitation will be made available as and when required.
- Civil works contractors will not be issued a notice of possession or a notice to proceed for any sub-project unless the Government has
  - Completed, satisfactorily and in accordance with the approved RP for that sub-project, compensation payments, and
  - ensured rehabilitation assistance is in place prior to starting civil work. Entitlements will be provided to DPs no later than one month prior to expected start-up of civil works at the respective project site.
- Institutional arrangements will ensure effective and timely design, planning, consultation and implementation of the RPs.
- Appropriate reporting, monitoring and evaluation mechanisms will be identified and set in place as part of the resettlement management system. Evaluation of the land acquisition process and the final outcome will be conducted independent of the executing agency.

## 4.2. Compensation Policies

### 4.2.1. Compensation Policy for Loss of Productive/Agricultural Land

DPs will be entitled to the following types of compensation and rehabilitation measures.

- The general mechanism for compensation of lost agricultural land will be through provision of "land for land" of equal productive capacity, and satisfactory to the DP. If replacement land is smaller in size or of lower quality, DPs will be entitled to compensation in the cash equivalent of the differences.
- However, if land is not available or if the DPs prefer to receive cash compensation then the following will apply.

#### *a. Legal and legalizable land users:*

For *marginally affected households*, that is, those losing less than 20% of their total landholding, and the remaining area is sufficient for effective farming:

- (i) Cash compensation for the permanently lost area, at full (100%) replacement cost, will be provided to the DP (free from taxes and transaction costs)
- (ii) If the remaining area of the partially affected plot is not economically viable, the Project will recover the whole plot and that DP will be entitled to compensation applicable to severely affected persons (as follows).

For *severely affected farmers*, that is, those losing 20% or more of the household's agricultural land, or whose remaining area is rendered economically unviable:

- (i) Provision of a plot, with collection of land use fee, at a location convenient for continuing their agricultural activities or, in the event that there is no relevant agricultural land for compensation, a one-time support with an apartment or a plot of land for carrying out non-farm activities such as for business, OR
- (ii) Cash compensation at full (100%) replacement cost for the lost area (or for the entire affected plot if the remaining area of the plot is not economically viable).
- (iii) With respect to garden land or ponds which are attached to the affected residential land, and the affected agricultural land which is located within the residential/settlement area, the Project will provide an assistance of 50% of price of the neighboring residential land in addition to compensation at replacement cost for agricultural land as regulated by the laws.
- (iv) The PPC will determine detailed percentage of assistance, area to be assisted corresponding to the local reality.

Besides that, the Project will provide other rehabilitation allowances of:

- Production and Living Rehabilitation: the DPs will be entitled to supported by cash equivalent to 30 kg rice or VND 300.000 per month per person for duration of 6 months if not to be relocated and for duration of 12 months if relocated. In case more than 70% agricultural land acquired, the users will be supported for

duration of 12 months if not to be relocated and for duration of 24 months if relocated;

- Vocational Training and Job Creation: The minimum support will be at 3-5 times of agricultural land price for the whole acquired area (the land for annual tree only); and in case, households need a vocational training, they will be admitted to a vocational center in the province and are exempted from tuition fees for such training course (including level of primary, secondary training and vocational college) for those in the working age (not applicable for those who enroll for a vocational training outside the province).

The further forms of assistance for vocational training should be consulted closely with the entitled DPs to ensure appropriate and effective measures assisting the DPs to restore their income generating capacity and income levels. It would be in combination with extension/ relevant technical assistance to help the poor and disadvantaged farmers to improve their farming productivity/ production capacity.

*b. Users with temporary or leased rights to use land:*

- (i) Cash compensation of an amount corresponding to the remaining investment put into the land by the DP or corresponding to the outstanding amount of the land rental contract "or cash equal to 30% of land replacement cost"
- (ii) Rehabilitation assistances (assistance for the income lost from the acquired land for the remaining duration of the land rent or lease contract, or of the temporary land use rights when these are for a specified period, subsistence assistance, job training assistance and other special assistances to given by the PPCs).

*c. Land users without recognized rights to the use of the land:*

- (i) In lieu of compensation for land, a cash equivalent to the remaining value of the investments and inputs made on the land. Should it be impossible to assess the value of the investment, the compensation will be made at 60% of land replacement cost.
- (ii) For poor and vulnerable farmers who are severely affected (including landless), if there is no reserve land available to compensate 'land for land, in addition to the above the Project will provide rehabilitation assistance including (a) a subsistence allowance equivalent to the market value (based on the average local market price) of 30kg of rice /person/month for 6-12 months (if the DP does not have to relocate to a new place) or 12-24 months (if the DP has to be relocated) and (b) training assistance to ensure the DPs are able to at least restore or improve their income levels and living standards (see 4.3.1 (iii)(b)).
- (iii) If the DP is occupying or utilizing public land (land in a right-of-way or in protection areas of hydraulic works), that will be acquired by the Project, under the condition that it will be returned, on request, to the Government, DPs will not be compensated for this public land, but will be compensated for crops and trees at full market prices.
- (iv) DPs will be compensated for the loss of standing crops and fruit or industrial trees at market price. Productive trees will be compensated at replacement cost.

#### 4.2.2. Compensation Policy for Loss of Residential Land

DPs losing residential land will have the following entitlements.

*a. DPs losing residential land without structures*

Legal and legalizable land users will receive compensation for loss of land in cash at 100% replacement cost. Land users with temporary land use rights will receive assistance equal to the remaining investment cost made on the land by replacement cost (the appropriate level will be decided by the PPC in accordance to the reality).

There will be no charge from taxes and/or transaction cost.

*b. DPs losing residential land containing structures, with sufficient remaining land to rebuild (reorganizing DPs):*

The general mechanism for compensation of lost residential land will be through the provision of 'land for land' of equal quality. If such land is not available, DPs will be compensated in cash as follows:

- (i) Legal and legalizable land users will receive cash compensation for loss of land equivalent to 100% of the replacement cost;
- (ii) Land users with temporary land use rights will receive assistance in an amount corresponding to 30% of the cost of replacement residential land
- (iii) All DPs losing residential land with structures on it will receive compensation for affected structures at full replacement cost.
- (iv) If a house/structure of a DP is partially affected, the household will receive the cost to restore it to its former or better condition.
- (v) If DPs have to rebuild the main house, they will receive:
  - a. an appropriate *transportation allowance*, to be decided by the PPC as in accordance with local regulations and policies;
  - b. a *subsistence living allowance* equivalent 30 kg of rice for each household member per month for 3 months.

*c. DPs losing residential land containing structures, with insufficient remaining land to rebuild (relocating DPs)*

DPs whose residential amount of land left to the individual is economically not viable, it will be acquired and compensated fully. They will be considered as losing their entire landholding, thus qualifying them for benefits of those that have lost larger percentages. It is noted that the minimal remaining size determining the relocation entitlement of DPs is not less than 40m<sup>2</sup> for urban areas and 100m<sup>2</sup> for rural areas)

- (i) DPs with legal or legalizable rights to the affected land can opt for one of the following:

- a. The provision of replacement residential land of equivalent size, but not exceeding the land size norms regulated by PPCs, at a resettlement site with full infrastructure or at a location acceptable to the DPs, plus an amount in cash, as regulated by PPC, to develop basic infrastructure including an access road, access to electricity, water supply and drainage. DPs will be given full land title at no cost;
- b. If there is no land available for 'land for land' compensation then these DPs will receive cash compensation for their entire residential land at full replacement cost, and the right to rent or purchase an apartment in a resettlement site acceptable to the DPs, OR

At the request of the DPs, based on a fully informed choice, compensation for affected structures at full replacement cost and provision of relocation assistance to develop basic infrastructure at a new site, in an amount regulated by PPCs.

(ii) Plus the following rehabilitation assistance:

- a. an appropriate *transportation allowance*, to be decided by the PPC to move their salvaged materials assets etc (if the DP is relocating to new site within the city/province or outside province);
- b. a *subsistence living allowance* equivalent 30 kg of rice for each household member per month for 12 months. In event that DPs move to area with poor socio economic conditions, DPs will be supported for 24 months.
- c. House *rental assistance* if the project cannot provide a location for the physically displaced DP prior to land acquisition, then the DP will be provided with a house rental allowance at a level regulated by local PPC/City PCs for the following time period: (a) If DPs opt for/ are allocated new land: from the moment of handing over the acquired land until the receipt of a new plot in a resettlement site plus 6 months for house construction; (b) If DPs are entitled to rent or buy an apartment in a multi storied living building: from the moment handing over land to the moment of receiving the new apartment; (c) If the DPs opt to relocate by themselves: a house rental allowance for 6 months. In the event that project provides the DP with temporary accommodation, this rental entitlement will not be applicable.

(iii) Displaced DPs who have no entitlement to land compensation, can receive the following rehabilitation allowances from the project:

- a. an appropriate transportation allowance, to be decided by the PPC (if the DP is relocating to new site within the city/province or outside province);
- b. a subsistence living allowance equivalent 30 kg of rice for each household member per month for 6 months;
- c. resettlement assistance will be based on house grades and house areas in accordance to compensation level and affordability of resettled people, if the

compensated area is smaller than the allocated land plot or apartment, the differences will be supported .

- (iv) Poor or vulnerable DPs who are not entitled for land compensation and do not have any alternative residential land/house for self-relocation, the project will provide: (a) a residential plot at minimal standard size in a resettlement site; (b) an apartment no smaller than the affected one, to be provided on a rent or right to buy basis, OR, (c) at the informed request of the DPs, assistance amounting to not less than VND 10,000,000/household for self-relocation.
- (v) Those DPs who are living in a house that is owned by the state or an organization and that is built on separate land that is to be acquired, and who have to be relocated but who cannot continue to rent a state house at the proposed resettlement site, will receive:
  - a. If in the rental contract or decision of house allocation there were exactly recorded the rent/allocated areas, then an assistance equal to 60% of land replacement cost for such recorded area will be provided;
  - b. If in the rental contract or decision of house allocation there is no recording of the exact rent/allocated areas, then an assistance equal to 60% of land replacement cost for an affected area not exceeding the minimal size regulated by the PPCs
  - c. Assistance equal to the investments made on acquired land by the DP in an amount not exceeding the local ceiling price.
- (vi) DPs living together with relatives/friends on the same land or who were permitted to build houses by local officials on commune land will have the following entitlements:
  - a. If the loss is marginal, no compensation will be paid for the land, but households will be allowed to use the remaining land.
  - b. If the loss is severe, for landless households, assistance will be provided through the provision of 'land-for-land' of similar attributes with secure tenure and at no cost to landless households. The size of land will be no less than 40 m<sup>2</sup>.
- (vii) Compensation for affected structures at full replacement cost and provision of relocation assistance to develop basic infrastructure at the new site.

#### **4.2.3. Compensation Policy for Loss of Houses/Structures**

##### *a. Loss of Houses/Structures:*

DPs losing houses and/or other structures will be entitled to the following.

- (i) Compensation in cash for all affected structures provided at 100% of the full replacement cost for materials and labor, regardless of whether or not the DPs have a title to the affected land or a permit to build the affected structure. The compensation amount will be sufficient to rebuild a structure of the same value as the former one at current market prices.

- (ii) If a house/structure is partially affected, the Project will provide the DP with the cost of restoring the house/structure to its former or a better condition.
- (iii) Compensation and assistance will be provided in the form of cash. No deductions will be made for depreciation or for salvageable materials.
- (iv) The calculation of rates will be based on the actual affected area and not the useable area.

*b. Tenants:*

- (i) Tenants, who have leased a house for residential purposes will be provided with assistance equal to the outstanding value of the rental contract, but not exceeding the rental value for 6 months, plus transportation allowance of not less than VND 500,000 for moving their belongings. They will also be provided with assistance in identifying alternative accommodation.
- (ii) Those who are tenants of a state or an organization's property will be provided with assistance equal to 60% of the replacement cost of the affected house. The structure area built by the DPs which has authorized permission will be compensated at its full replacement costs. In case the structures constructed are without authorized permission or in violation of regulation, the assistance equal to 60%-80% of replacement costs will be provided at PPC's decision. They are also entitled to rent or buy a new apartment in the resettlement site of the area at least equal to their affected ones.

*c. Loss of Graves:*

The level of compensation for the removal of graves will cover for all costs of excavation, relocation, reburial and other related costs. Compensation in cash will be paid to each affected family. Graves will be exhumed and relocated in culturally sensitive and appropriate ways. The compensation level will be decided by the Provincial Resettlement Committee in accordance with the local situation.

**4.2.4. Compensation Policy for Loss of Standing Crops, Trees, and Aquaculture**

With respect to annual and perennial standing crops, and aquaculture, compensation will be paid to the households who have cultivated the land, regardless of the legal status of the land, according to the full market value of the affected crops and/or at replacement cost for affected perennial trees.

**4.2.5. Compensation Policy for Loss of Income and/or Business/Productive Assets**

DPs losing income and/or business or productive assets will be compensated as follows.

- (i) DPs with registered affected business will receive cash compensation for the loss of income during the transition period, equivalent to 30% of their annual net income average for the last 3 years, as recognized by a tax collecting agency.
- (ii) Compensation will be paid for all affected properties at full replacement cost.

- (iii) DPs who are non-registered kiosk owners will receive business disruption allowances equivalent to 30% of their annual net income, to cover 3 months income loss from the business.
- (iv) DPs with non-registered businesses will receive a business disruption allowance, to be determined by the PPC as being the equivalent to the estimated monthly income from small shops. The allowance will be for not less than 3 months income to cover the loss of income while re-establishing the shops.
- (v) DPs with stand-alone shops (commercial only, not house-cum-shops) will receive a materials transport allowance which will be decided by PPCs equivalent to the actual cost of relocation expenses.
- (vi) If a business has to be relocated, then in addition to compensation for lost land, assets and income, the Project will help arrange replacement land of standard size, at a location convenient and accessible to customers, plus a special business allowance. In the event that suitable land for the business at a location acceptable to DPs is not available, the Project will assist the DPs to be trained for a new job.

#### **4.2.6. Compensation Policy for Temporary Impact During Construction**

##### *a. For temporary loss of arable land*

DPs whose arable land is temporarily acquired will be entitled to the following:

- (i) compensation for one harvest of crops/trees at full market prices
- (ii) compensation for loss of the net income from subsequent crops that cannot be planted for the duration of Project's temporary use of the land, AND
- (iii) restoration of the land to its previous or better quality if the land was adversely affected or acidified during the time in which it had been used by the Project, AND
- (iv) If the duration of Project's use of the land exceeds more than two years, then the DPs have the option of either 1) continuing to use the land, or, 2) give it to the Project and be compensated for it as a permanent loss.

##### *b. For temporary loss of residential land*

DPs whose residential land is temporarily acquired will be entitled to the following:

- (i) compensation for affected assets at replacement cost,
- (ii) land rental will be paid based on existing or ongoing rental agreement in the area or as per negotiation with the affected person and
- (iii) restoration of land to its previous or better quality in a timely manner.

##### *c. For temporary impact on business*

DPs whose businesses are temporarily affected during the Project will be entitled to the following:

- (i) compensation for temporary loss of income, equivalent an average monthly net income for at least three months.

- (ii) compensation for all affected properties at full replacement cost.
- (iii) restoration of land to its previous or better quality in a timely manner.

#### **4.2.7. For Damages caused by Contractors to private or public structures**

After the completion of the civil works the contractors will immediately restore damaged property to its former condition.

Under their contract specifications, the contractors will be required to take extreme care to avoid damaging property during construction. Where damages do occur, the contractor will be required to pay compensation immediately to affected families, groups, communities, or government agencies at the same compensation rates that shall be applied to all other assets affected by the Project. In addition, damaged property will be restored immediately to its former condition.

#### **4.2.8. Secondary Displaced Persons**

Secondary DPs are those affected by the development of individual resettlement or group resettlement sites. Because all secondary DPs are likely to be affected in similar ways to primary ones, they will be entitled to compensation and rehabilitation assistance in accordance with the provisions of this RPF.

#### **4.2.9. Compensation for Loss of Community Assets**

In cases where community infrastructure such as schools, bridges, factories, water sources, roads or sewage systems is damaged, PPCs and PMUs will ensure that these are restored or repaired at no cost to the community.

#### **4.2.10. Social Assistance and Incentive Bonus**

##### *a. Social assistance*

Any physically displaced DPs (have to rebuild their main house or have to relocate) who are currently receiving social assistance (Vietnamese Hero mothers, Military Hero, Independent Revolution 1945), will be entitled to special social assistance to rehabilitate their living standards in accordance with local regulations in addition to their standard entitlements for compensation and other assistance. The special assistance is not less than VND 1,000,000/household.

##### *b. Incentive Bonus*

Any DPs who voluntarily hand the affected land to the project in accordance with the implementation schedule as announced by the Project will be entitled to an incentive bonus of 5% of the total compensation amount but not exceeding 5,000,000 VND/land user/house-owner in accordance with local regulations.

##### *c. Relocation allowance*

Households who are under land acquisition and relocated are assisted for VND 3,000,000 / Household if relocated inside the province and assisted for VND 5,000,000 / Household if relocated outside the province.

*d. Allowance for vulnerable groups*

In case of land acquisition of Vietnam heroic mothers, war invalids, sick soldiers, people who were exposed to Agent Orange, families of martyrs, in addition to assistance in accordance with provisions these people are entitled to allowances for those subjects which policies are as follows:

- Support for households of Vietnamese heroic mother, permanent injured soldiers of 1/4, 1/3 grade, people who were exposed to Agent Orange, martyrs is VND 20,000,000/ household (twenty million dong per household).
- Support for households of injured, sick soldiers rating from 61% to 80% rate is VND 15,000,000 / household (fifteen million dong per household).
- Support for households of injured. sick soldiers rating from 21% to 60% is VND 10,000,000/ household (ten million dong per household).
- Household of Vietnam heroic mothers, war invalids, sick soldiers, people who were exposed to Agent Orange, families of martyrs with small business, there are no more production space and living space due to land acquisition will be supported at the level of VND 20,000,000/household.
- Households with land acquisition listed as poor household prescribed by the State (list of poor households), ethnic minorities are supported VND 10,000,000/ household (ten million dong per a household).

**4.2.11. Allowances**

*a. Rental allowance*

DPs having no other shelter, while waiting for new house (arranged in resettlement areas) are supported rental housing, time and specific support of VND 3,000,000/ household / month during 6 months.

*b. Life stabilization support for household lost agriculture land*

- Losing 20-30% (10% - 30% for vulnerable households) of total agricultural land: The project will support during 06 months (regardless of whether to be relocated or not).
- Losing 30%-70% of total agricultural land: support in 6 months (if not relocated) and in 12 months (if relocated). In case where DPs have to move into area having more difficult socio-economic conditions, they will receive assistance in maximum 24 months.
- Losing more than 70% of total agricultural land: support in 12 months (if not relocated), and 24 months (if relocated). In case where DPs have to move into area

having more difficult socio-economic conditions, they will receive assistance in maximum 36 months;

- The level of assistance shall be valued equivalent to 30 kg of rice per month (cost level at local market) for an eligible PAP.

*c. Support for vocational training, job transition and job search for cases of state agricultural land acquisition of household, individual is directly involved in agricultural production.*

- Monetary support at the level of 3 times of the price of agricultural land of similar type in local condition at the time of acquisition for the whole area of acquired land. Supported area does not exceed the quota allocation of local agriculture.

*d. Support for vocational training, job transition and job search to households and individuals operating business and services in state land affected by acquisition that cause relocation.* Households and individuals having business or services associated to land will be supported for training, job transition and job search if land are acquired by the state

(i) Conditions for training, job transition and job search assistance are as below:

- Individuals are in working age at the time of land acquisition;
- The time of business and services are before the land acquisition notification;
- There is need for vocational training, job change, job search.

(ii) TPC, DPC and CPC (hereinafter referred to as the commune-level People's Committees) where the land is recovered shall be responsible for determining the time of business and service of objects receiving training, job transition and job search assistance.

(iii). Support levels are as follows:

- Business households with income below VND 10 million/ month: support 15% of revenue in 6 months;
- Business households with revenues from VND 10 million/ month and above: supported under net profit (income after taxes) in 6 months, but not less than VND 6,000,000 / household;
- Average of revenue and net profit per month of the most recent year and must be certified by the local tax offices.

## **5. SOCIO- ECONOMIC STATUS**

### **5.1 Overview**

Di An Town locate in Eastern - Southern Binh Duong province it has a numbe of favorable conditions for exchange and economic development, including the proximity to important economic and industrial centers such as Ho Chi Minh City, Bien Hoa city (Dong Nai province).

The town has seven ward administrative units, administrative center is Di An Ward, population size of the town as of December 2014 was 387, 552 people and 100% are urban population, of which nearly 90 % of the population are concentrated in 5 wards such as Di An, Tan Dong Hiep, Dong Hoa, Binh and Tan Binh. Binh An and Binh Thang Ward are accounted for 10% of the population.

The value of industrial production of whole town in 2014: VND 52,284 billion, increases 15.35% compared to 2013 and reached 99,44% of the plan (VND 52,580 billion), the region attrated 58.98% of foreign investment, 40.86% of non-state investment, 0.16% of state investment. Total retail sales of goods and services estimated at VND 21,729 billion, equivalent to 99.47% of the plan (21,845 billion), increases 31.3% compared with 2013.

In recent years, Di An Town with anual economic growth of more than 15% has contributed significantly to the economic development of the province, is one of the good source of local budget collection. With its advantageous location and orientation of the town is to develop Di An into a district of Binh Duong City - grade I, functions of Di An are industrial, service and regional transport hub.

Di An Town is a thriving metropolitan town bordering to Bien Hoa - Dong Nai and Thu Duc - Ho Chi Minh City, with high population density because many residents came here to earn their living, population increased rapidly, urbanization is very fast, but urban infrastructures were not built up to meet the needs of society, particularly the lack of sewer.

### **5.2 Socio-economic conditions of affected households**

The consultant team has conducted a survey of the socio-economic condition of PAHs in project based on the survey results through questionnaires in 1100 households; interview with staff of ward/ commune and village (both male and female); community consultation.

- i) Household size: families of less than 3 people are accounted for 14.8% and rate of large families with 7 or more members are highest with (52.2%), households having 6 to 7 people are rated for (26.0%), family comprises of many generations are rated for small proportion (7.0% ). On average, everage household is 4.2 people, this shows that type of families in the project area are mostly nuclear families (only 2 generations: father/ mother / child)
- ii) Occupation and living standard of household

Most of HHs are involved in trading and services (46.27%), workers are accounted for 45.55%, from those who represented the families to answer the questionnaire, and civil servants are account for (5.18%).

Household life highly depends on occupation and stability of the main labor of the family, especially the head of household. Most of households comprises of civil servants (including the incumbent and retired officials) have relatively stable income, stable life. Poor household are often without work or instable employment condition, uncertain income, unstable life.

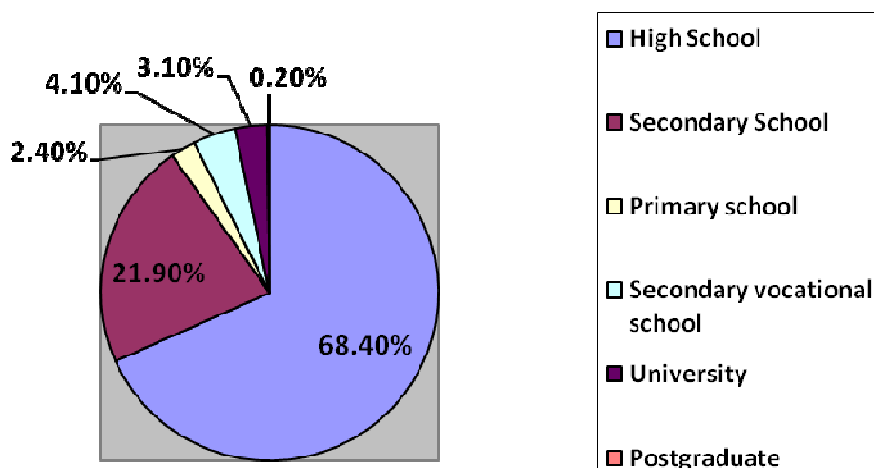
*Table 5.2a Statistics of household's career*

<b>Occupation</b>	<b>Number of people</b>	<b>Ratio (%)</b>
Farmer	17	1.55
Civil servant	57	5.18
Trading/ services	509	46.27
Worker, other	501	45.55
KPH	16	1.45
Total	1,100	100

iii) Education

Interviewees with high School education are highly rated (68.4%), secondary school (21.9%), secondary vocational schools (4.1%), university (3.1%) Primary school (2.4%), however postgraduate qualifications are not many (0.2%)

### Chart showing education of interviewees



#### iv) Income:

HHs' income is mainly from trading/ services, employment and wages/ pensions and worker's wages sources for local households in the wards. These source of revenue of households are relatively stable, contributing to main income in their household.

Table 5.2b Average monthly income of household based on living standard

		Average income VND/household/month	Average income VND/person/month
	Poor	1,682,927	310,800
	Medium economic	10,404,803	2,138,367
	Lower high, high economic	14,216,387	4,725,559
	Average	8,768,039	2,391,575

The table above shows that considering economy of households, the income of poor households is (310,800 VND/ household/ month) and is lower than medium economic households (2,138,367 VND / household / month) (by 1/4 times) and much lower than high economic households (8,389,787 VND/ household/ month) (1/10 times). Thus, it is observed that the poor households are disadvantaged and vulnerable in any society; due to low economic conditions, they often have little chance to have good living conditions, production

and business investment and access to public services such as clean water, health, education, culture in locality.

### 5.3 Socio-Economic conditions of PAHs

The data on the socio-economic situation of PAHs in the project is based on the survey results of 117 affected households. Selection of households for socio-economic survey based on results of the inventory of losses (IOL), and those who seriously affected by loss of agricultural land, loss of residential land and production households. Specifically, the consultant team conducted a socio-economic survey of 19/19 households (100%) living in the land acquisition areas for building wastewater treatment plant and 60 / 301 households (20%) of households temporarily affected by the construction works.

#### 5.3.1 Demographic characteristics of PAHs living in land acquisition areas

According to the survey results of 19 households (69 people) who are living in the area for building wastewater treatment plant, all of them are “Kinh” people, without the presence of any ethnic minority within the project area. On average, each household has about 3.6 people, the proportion of male and female is 49.3% and 50.7% respectively.

#### 5.3.2 Education level

the survey results indicated a relatively low education level of household heads. 84.2% of them completed the level of primary school and 15.8% completed the level of secondary school. There are no cases of illiteracy, they all know read and write.

#### 5.3.3 Income sources of PAHs

##### *Sources of income*

Households who are living in the land acquisition area have various income sources, but mainly from salaries as workers in the industrial areas (15 households), in addition to other occupations as homemakers and small breedings.

**Table 5.3.3: Main sources of income of PAHs**

NO.	Ward/commune	Worker	Breeder	Other	Total
1	Tân Đông Hiệp	15	1	03	19
		80.2	5.2%	14.6%	100.0%

Although the majority ownership of agricultural land but actual observations showed that agricultural land in acquisition area is mainly uncultivated or timber planting with low economic value due to unfavorable soil conditions, exhausted soil and often flooded in the rainy seasons.

#### 5.3.4 Levels of income

According to the survey results, the income levels of PAHs are mainly in the group with income over 5 million/household/month (80%). Next is the group of households with income levels ranging from 02 to 04 million/month (20%).

#### 5.3.5 Expenditure

According to the survey results, the highest expenditure of households is over 60 million VND/household/year (68.4%); Next is from 35-70 million VND/household/year (28.4%); and less than 35 million VND/household/year is accounted for the lowest percentage (12.3%). With these levels of expenditures, the majority of surveyed households said they had no accumulated savings.

#### 5.3.6 Living means/facilities of PAHs:

According to the survey results, living facility of the majority of households is relatively adequate and modern. Living means/facilities of most households are: color TVs, motorcycles, telephones, refrigerators.

**Table 5.3.6: Living facilities of PAHs**

Facility	Ratio (%)	Facility	Ratio (%)
Wooden chairs/tables	59.4	Refrigerators	78.9
Motorcycles	100	Washers	5.2
Bikes	52,6	Air conditioners	5.2
Color TVs	100	Automobiles	0

#### 5.3.7 Houses and landholdings

The majority of surveyed houses is four-grade houses with structural masonry, tiled or corrugated iron roofs with a total area of 1195 m<sup>2</sup> of which there is a permanent house and there is no thatched cottage among PAHs. The average housing area of about 60-80m<sup>2</sup>.

PAHs' houses are mainly self-constructed, some inherited cases, and no cases of rented housing.

Through conducting field surveys and working with local government representatives as well as actual measuring results showed that most of PAHs' houses were built on their families' legal landholdings with certificates of land use rights.

#### *5.3.8 Facilities and services*

*Electrical use:* According to survey, 100% of surveyed households have been using national power grid with separate meters.

*Water use:* Within the project area, there is no case using lake/river water for drinking and domestic uses. There are three main sources of water uses that are tap water, dugged-well water and drilled-well water.

*Toilet use:* 100% of households have sanitary toilets. No cases of using public toilets or without toilets.

## 6.COMPENSATION, SUPPORT AND RESETTLEMENT PLAN

### 6.1 Due diligence assessment for completed activities in the area of wastewater treatment plant and Tan Binh residential and service area

By the time of subproject preparation, a number of resettlement related activities have been completed in either previous effort or separate program of Government. First, the implementation of land acquisition activities under the component of building the wastewater treatment plant has been started in 2012 and throughout the process of project implementation to date (January, 2016). As mentioned above, the construction of wastewater treatment plant will affect 58 HHs, in which 23 HHs will be physically relocated. Summary of the impacts on land acquisition for building wastewater treatment plant is presented in the bellow table:

Table 6.12a: Demand for land acquisition for building wastewater treatment plant

Ward/ Commune	Affected household	Demand of land acquisition			Total
Tân Đông Hiệp - Kp Đông An		Agricultural land	Housing land	Traffic/stream land	
Household	57	41.503,6	1.105,8	4.214,5	46.823,90
Organization	01	21.402,5	-	-	21.402,5
Total					68.226,3

Detailed land acquisition impacts for building wastewater treatment plant is specifically stated in section 2 of this RAP.

Relocated HHs will be resettled into the pre-existing Tan Binh residential and service area (79.40 ha, managed by Binh Duong Investment - Consulting – Construction Joint Stock Company). This area was developed in responding to the gentrification process of Di An town in accordance to its master development plan. Tân Binh Residential and Service Area Project was approved in 2003 with the title "Industrial Support Services, Villas and Residential Area". Subsequently, the compensation activities was conducted and ended in 2009. This section will provide an overview of completed activities to assess its compliance with governmental policies and consistency with OP 4.12 Involuntary Resettlement.

#### 6.1.1. Objective and Methodology

Objective of the assessment is to ensure that all involuntary resettlement activities have been implemented in full compliance with government regulations and policies of the People's Committee of Binh Duong province and consistent with the Bank OP 4.12. The key elements to be addressed are the following:

- + Magnitude of Project Impact
- + Disclosure of compensation and support plan

- + Progress of compensation (for Land and Structures) payment to affected households
- + Replacement cost principle versus actual compensation rate
- + Relocation supports, especially for severely impacted households (including physical relocated
- + Livelihood restoration (especially for those losing more than 20% of agricultural land)
- + Grievance Redress Mechanism (GRM) during the implementation of resettlement, land acquisition and compensation activities.

The review focused on involuntary resettlement in the construction of wastewater treatment plant. The methodology and approach were based on the guidance of the Bank policy OP4.12, including:

- Review of official documents prepared for pertinent organizations in charge of involuntary resettlement and confirm their compliance with the Government regulations.
- Review, analyze and summarize process and procedures that have been undertaken.
- Conduct site visits for field observation in the hospitals and interviews with key governmental officials, PMU staff members and affected people to gather primary.
- Conduct site visits to the field observations at the wastewater treatment plant and interviews with local officials, PMU staff and affected people to gather initial information concerning awareness, referrals, claims and other necessary information.
- Assessment of consistency with the Bank’s policy on implementation activities related to livelihood restoration.

#### *6.2.2. Time sequence of completed activities*

##### **a. Wastewater Treatment Plant**

The initial land acquisition activities have been started since January 2012. Specific implemented activities are listed by the following official documents:

- Official Letter No. 193/UBND-KTN dated 19/01/2012 of Binh Duong Provincial People’s Committee on land planning, landmarking and compensation for the construction of wastewater treatment plant in Tan Dong Hiep Ward, Di An town.
- Decision No. 1076/QĐ-UBND dated 24/04/2012 of Binh Duong Provincial People's Committee on approving the construction planning of wastewater treatment plant under Di An drainage and wastewater treatment sub-project.
- Official Letter No. 1805/UBND-KTN dated 28/06/2012 of Binh Duong Provincial People's Committee on preparation of the land compensation plan for building wastewater treatment plant in Tan Dong Hiep Ward, Di An town.
- Land Acquisition Notification No. 840/TB.UBND dated 19/08/2013 of Di An Town People's Committee on notification of land acquisition for site clearance and

compensation to build wastewater treatment plant under Di An drainage and wastewater treatment sub-project.

- Decision No. 4348 / QĐ-UBND dated 20/08/2013 of Di An Town People's Committee on the establishment of the Board of Compensation and Team of Assiting Experts for implementation of the Work: Building wastewater treatment plant under Di An drainage and wastewater treatment sub-project, Binh Duong province.
- Decision No. 5685/QĐ-UBND dated 20/08/2013 of Di An Town People's Committee on strengthening the Members of the Board of Compensation and Team of Assiting Experts for implementation of the Work: Building wastewater treatment plant under Di An drainage and wastewater treatment sub-project, Binh Duong province.
- Decision No. 2749/QĐ-UBND dated 25/10/2015 of Binh Duong Provincial People's Committee on approving the master plan of compensation, support and resettlement to build wastewater treatment plant in Tan Dong Hiep ward, Di An town, Binh Duong province.
- Decision No 199/PA-HĐBT dated 28/01/2016 of the Board of Compensation on approval for detailed compensation plan for building wastewater treatment plant in Tan Dong Hiep ward, Di An town, Binh Duong province.

The table below indicates the compensation steps that are accomplished by the issuance of the captioned plan(s).

Table 6.12b: Schedule for Compensation and Relocation

Steps	Activities	Implementation Issues
Project preparation and approving the master plan of land using for building wastewater treatment plant	Based on land using demands as the approved master plan of land using for building wastewater treatment plant	Landmarking by January 2012.  Preparing and approving the master plan for building wastewater treatment plant by April 2012
Notification of land acquisition policy	Di An Town People's Committee announced land acquisition plan and conduct public consultations to announce land acquisition policy	Notification of land acquisition dated 19/08/2013 and community consulation meetings dated 18/09/2013 to announce land acquisition, support and resettlement policies.
Preparation of cadastral documents of acquired land areas	Jointly conducted with affected persons and preparation of cadastral records	Di An Land Development Center performed inspection work, cadastral documentation of acquired land areas
Preparation,	Verification and approval of the	Draft amendments and approved

verification and approval for master plan of compensation, support and resettlement.	master compensation plan based on the opinions of the related local governments and consultations with Aps' opinions	according to comments at the public consultation meeting dated 18/09/2013, the written comments of the Department of Environment and Natural Resources, Di An Town People's Committee, the Departments of Construction, Finance and Planning & Investment.
Surveys for detailed measurements	Detailed measurements to affected households	Board of compensation, site clearance and team of assisting experts conducted detailed measurements in December 2015 based on the approved master plan.
Preparation, verification and approval for detailed plan of compensation, support and resettlement ( <i>called detail compensation plan</i> ).	Prepared detail compensation plan  Disclosed compensation, support and resettlement plan in the offices and affected areas, Offices of Tan Dong Hiep Ward People's Committee, Di An People's Committee  Verification and approval of the master compensation plan based on the opinions of the related local governments and consultations with Aps' opinions	From December 2015 – January 2016, the Consultant prepared detail compensation plan for verification, approval and dissemination.  The detailed compensation plan was approved through Decision No 199/PA-HĐBT dated 28/01/2016.  Dissemination of detail compensation plan to PAHs in a meeting dated 22/01/2016.
Release of the decision on land recovery.	Issued land recovery decision	Land recovery decision will be sent to every affected household in January 2016.
Payment for land recovery, compensation and resettlement	Payment of compensation, support and resettlement to every affected household	Time for payment of compensation is not more than 30 days after the decision was released.
Displacement and handover of	Handover cleared land to investor	The displacement will be ended in April 2016.

recovered land		
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#### b. Tan Binh residential and service area

All relocated HHs will be resettled into existing Tan Binh residential and service area. The implementation process of land acquisition as well as its detail plan are shown in the below table:

NO.	Activities	Letter/Document	Timeline
1	Preparation and approval for the residential are planning policy	Decision No. 1667/UB-SX of Binh Duong PPC dated 22/4/2003.	04/2003
2	Issue unit rate of compensation, allowances for land and asset in the population area, villa and supportive service for Tan Binh industrial park.	Decision 4055/QĐ.CT of Binh Duong PPC dated 20 <sup>th</sup> October 2003.	10/2003
3	Modify policy of unit rate for compensation for land and asset	Decision 5425/QĐ-CT of Binh Duong PPC dated 20 <sup>th</sup> July 2004.	07/2007
4	Paying compensation cost, allowances, resettlement for affected person		2004-2009
5	Registration for environmental standard	Letter No. 141/PXN-TNMT of the DONRE	12/01/2006
6	Appraise fire prevention	Certificate No. 402/TD-PCCC of Department of Fire fighting and prevention of BD	16/11/2009
7	Modify detailed planning 1/500	Decision 424/QĐ-UBND of BD PPC dated 21 <sup>st</sup> February 2013	02/2013

Construction of Tan Binh Population and Service Area affected 143 households. Compensation plan was prepared and approved in accordance to 2003 Land Law and other relevant governmental decrees. Total compensation cost, allowances, resettlement was 127,081,600,000 VND.

### *6.2.3. Entitlements of Affected Households*

The entitlements were followed regulations stipulated by Binh Duong Provincial People's Committee. The proposed entitlements for affected households were acceptable to affected households (AH) after several rounds of public community consultation meetings. Entitlements included land affected, houses/structures lost (partially or complete), and crop/trees affected. According to consultation meeting with AHs, the compensation rates applied followed the rates defined annually by the Provincial government as a starting point, these rates were adjusted and increased based on consultations with AHs, and their socioeconomic situation in case-by-case basis. Assistance and allowances to affected households as defined in GoV regulations are also considered as part of packages offered to affected households. Below table presents a succinct comparison between the actual entitlements of HHs vs provisions set forth in the project's RPF.

Table 6.12c: Comparison of the actual compensation policy and the compensation policy of Resettlement Policy Framework

Item	Resettlement Policy Framework of the Project	Approved Policies of the Project (Decision No. 2749/QĐ-UBND dated 25/10/2015 of Binh Duong PPC on approval for the master compensation plan; and Decision No 199/PA-HĐBT dated 28/01/2016 on approval for the detailed compensation plan)	Remarks
1. Housing/residential land	<p>+ Loss of land without buildings attached to land: - 100% of replacement cost for cases of legal land. + Loss of land with buildings attached to land, affected people must be displaced: - In case of land-by-land compensation, AP is entitled land ownership for the corresponding area but do not exceed the norms of local allocation without spending any related charges - In case of unavailability of exchange land area, the area will be compensated by replacement cost and be entitled to rent or buy an apartment in the resettlement area at acceptable price. - At the request of the AP, the compensation for the affected work under replacement cost and receive relocation support for basic infrastructural building in new places.</p> <p>And be entitled to support policies stated in Section 7</p>	<p>100% compensation at replacement cost for legal land. Replacement cost determined by Land Valuation Certificate in December 2015. For households and individuals who is currently using owned land, if eligible for compensation, in case of fully recovered or part of the remaining land after recovery is not enough for living but that household, personal have no land or no other houses in the commune, ward or township where the land is recovered, is entitled for compensation by residential land or resettlement house; In case there is no need for compensation by residential land or resettlement house, such affected AP shall be compensated by cash; In case of fully recovered or part of the remaining land after recovery is not enough for living but that household, individual have no land or no other houses in the commune, ward or township where the land is recovered shall be compensated by cash. For land recovery associated with the housing and but not eligible for land compensation, but no land or no other houses in the commune, ward or township where the land is recovered, is entitled to transferring of a resettlement plot. And be entitled to support policies stated in Section 7</p>	<p>Consistent. The Replacement Cost determined by Land Valuation Certificate in January 2015 to ensure the highest entitlements of APs who are subject to land acquisition. Actually, unit price of the detail compensation plan is higher about 20% - 30% than the master compensation plan approved in October 2015.</p>

Item	Resettlement Policy Framework of the Project	Approved Policies of the Project (Decision No. 2749/QĐ-UBND dated 25/10/2015 of Binh Duong PPC on approval for the master compensation plan; and Decision No 199/PA-HĐBT dated 28/01/2016 on approval for the detailed compensation plan)	Remarks
2. Works and structures	+ Housing and Works: - Compensation of 100% replacement cost regardless ownership status, no deduction, depreciation of material	- Housing, domestic facilities which are eligible for compensation will be compensated by 100% replacement cost according to the unit construction price as specified in Decision No 25/2015/QĐ-UBND dated 22/07/2015	Consistent. The approved unit price is the newest unit price issued by the Provincial PC.
3. Agricultural land	Legal land users or may be legalized: + Households lost less than 20% of total owned land area: - Compensation for 100% of the replacement cost for the affected area + Households severely affected: - Provided a land plot to cultivate or one-time support by a apartment or a plot of land to carry out non-agricultural activities; or - Compensation of 100% replacement cost for the affected area. - PPC shall decide percent ratio of support, support area corresponds to actual area in the locality. And be entitled to additional support policies stated in Section 8.	Replacement Cost updated based on Land Valuation Certificate in December 2015 to ensure the highest entitlements of APs. Land users who are eligible for compensation shall be entitled to 100% replacement cost, regardless of land loss ratio. And be entitled to additional support policies stated in Section 8.	Consistent. The replacement cost is applied as the newest Land Valuation Certificate to ensure entitlements of PAHs. The unit price of the detail compensation plan is higher about 20% - 30% than the approved master compensation plan.
4. Public land	Not specified	Where land recovered is under the public land area of communes, wards and townships shall be supported; The level of support is equal to compensation price of agricultural land which is specified in this RAP; Subsidy shall be paid into the State budget and included in the annual budget estimates of communes, wards and towns; Subsidy is only used to invest in the construction	Consistent

Item	Resettlement Policy Framework of the Project	Approved Policies of the Project (Decision No. 2749/QĐ-UBND dated 25/10/2015 of Binh Duong PPC on approval for the master compensation plan; and Decision No 199/PA-HĐBT dated 28/01/2016 on approval for the detailed compensation plan)	Remarks
		of infrastructure projects, or used for public interest purposes of communes, wards and towns.	
5. Crops/trees/Aquatic products	Affected people will be compensated regardless of land status, calculated at market prices but fully guaranteed replacement cost	AHs are compensated for crops, trees, aquatic products according to the unit price specified by the PPC Decision No 25/2015/QĐ-UBND dated 22/7/2015.	Consistent. All crops, trees and other assets have been reviewed to ensure the most inventory/measuring accuracy and adequacy for APs (as letter dated December 21, 2015 of the Provincial People's Committee). The compensation cost is the latest market prices.
6. Grave Removal	The specific amount of compensation for costs of excavation, removal, new construction and other related reasonable expenses is based on compensation price applicable to compensation for removal of graves specified by local regulations.	Removal of graves will be compensated, ensuring the costs of excavation, removal, new construction and other related reasonable costs based on compensation price applicable to compensation for removal of graves specified by the PPC. An additional allowance amount of VND 3,000,000/grave shall be provided to PAHs if they find alternative land for removal by themselves. Where grave was built large and sophisticated, the Board of compensation will then calculate compensation and submit to the Provincial People's Committee for approval.	Good. Allocated land for displacement is Di An People's Cemetery. This is a planned and focused cemetery in Di An town, to ensure good cultural and spiritual matters, habits and practices as well as ensuring better environmental sanitation. Such additional support for self-removal of grave is to ensure better entitlements for these cases which was not specifically mentioned RPF.

Item	Resettlement Policy Framework of the Project	Approved Policies of the Project (Decision No. 2749/QĐ-UBND dated 25/10/2015 of Binh Duong PPC on approval for the master compensation plan; and Decision No 199/PA-HĐBT dated 28/01/2016 on approval for the detailed compensation plan)	Remarks
7. Displacement from residential housing/land	<ul style="list-style-type: none"> <li>- Transitional allowance: the level of support is under the PPC's decision.</li> <li>- Living allowance: 30kg rice / person / month for each member within 12 months. If transferred to disadvantaged regions will be supported for 24 months.</li> <li>- Support for housing rent: if no accommodation will be supported tenancy time of 06 months.</li> </ul>	<p>Transitional allowance: 3,000,000 VND/household</p> <p>Living allowance: not specified</p> <p>Support for housing rent: 3,000,000 VND/household/month for 06 months (Article 43 - Decision 51)</p>	Acceptable
8. Household whose existing agricultural land is affected	<ul style="list-style-type: none"> <li>- Support for production and livelihood restoration: Support in cash for 30kg of rice or 300,000 VND / person / month for 06 months / 12 months (not relocated/relocated). If recovered over 70% of agricultural land will be supported 12 months / 24 months (not relocated/relocated).</li> </ul>	<p>Support for stabilizing household living standard of 4,000,000 VND / person. Members of household are determined among permanent residence or long-term temporary residence.</p> <p>Cash support for stabilizing production with the highest amount equal to 30% a year income after-tax, according to the average income of the recent 03 years.</p>	Acceptable. Living allowance is increased from VND 2,000,000 (the master compensation plan) by VND4,000,000 (the detail compensation plan).
	<ul style="list-style-type: none"> <li>- Support for vocational training and job change: Support for <b>at least double price</b> of agricultural land price for fully recovered area and in the case of households need vocational training will be admitted to vocational training centers and free tuition</li> </ul>	Households and individuals who are directly productive in recovered agricultural land shall be supported by <b>maximum 03-times</b> of agricultural land price of the same land kind in the province's land price for the whole recovered area, supported area does not exceed the quota allocated at the local agricultural land as stipulated in Article 129 of the Land Law in 2013	Consistent. The allowance level is higher than the one specified in the RPF (three times of agricultural land price).
9. Resettlement support	<ul style="list-style-type: none"> <li>- In case of land-by-land compensation, AP is entitled land ownership for the corresponding area but do not exceed the norms of local allocation without spending any related charges</li> <li>- In case of unavailability of exchange land area, the area will be compensated by replacement cost and be entitled to rent or buy an apartment in the resettlement area at acceptable price.</li> <li>- At the request of the AP, the compensation for the</li> </ul>	<p>Resettlement location is at Tan Binh resettlement area, divided by 100m<sup>2</sup> plots. Unit price is VND4,000,000/m<sup>2</sup>.</p> <p>Where the unit price of land transfer in the resettlement area is higher than the compensation rate for land under the approved plan, it is supported 100% of the difference amount.</p> <p>If households and individuals who are fending shelter are supported 2,000,000/m<sup>2</sup>, supporting area is 100m<sup>2</sup>.</p>	Consistent. Resettlement location is away about 2km from land acquisition location, ensuring the environmental sanitation and safe for DPs than previous location.

*Drainage and wastewater treatment system subproject in Di An Town  
Binh Duong Province*

**RESETTLEMENT PLAN**

<b>Item</b>	<b>Resettlement Policy Framework of the Project</b>	<b>Approved Policies of the Project (Decision No. 2749/QĐ-UBND dated 25/10/2015 of Binh Duong PPC on approval for the master compensation plan; and Decision No 199/PA-HĐBT dated 28/01/2016 on approval for the detailed compensation plan)</b>	<b>Remarks</b>
	affected work under replacement cost and receive relocation support for basic infrastructural building in new places.		

#### 6.2.4. Replacement cost

The price of land was initially determined and confirmed in Letter of Verification No. 127/TDG-CT dated 27/01/2015 of Dong Nai Verification JSC. However, by the time of actual implementation (December 2015), the offered compensation package was adjusted to reflect the market change.

Location	Price of residential land			Price of agricultural land		
	Detail compensation plan (VND)	Overall compensation plan (VND)	Difference	Detail compensation plan (VND)	Overall compensation plan (VND)	Difference
Location 1	4,232,000	3,100,000	1,132,000	2,097,000	1,500,000	597,000
Location 2	3,700,000	2,700,000	1,000,000	1,649,000	1,340,000	329,000
Location 3	2,750,000	2,000,000	750,000	1,154,000	950,000	204,000

#### 6.2.5. Information dissemination and consultations

After obtaining decision on approval for construction planning and investment of wastewater treatment plant, Di An Town People's Committee has announced the acquisition of land in Notification No. 840/TB-UBND dated 19/08/2013. There were public meetings in Tan Dong Hiep ward People's Committee with affected people. Before measurement implementation, all affected households are notified on compensation schedules as well as their involvement and confirmation in preliminary measurement records. Households have also been informed of the compensation policy and implementation plan. The feedbacks were collected and considered during approving the project. In addition, affected people also elected 02 representatives to join in the Board of compensation so that they can be involved and make comments during compensation.

#### 6.2.6. Grievance Redress Mechanism

The grievance redress of the approved project is implemented in compliance with Article 204 of the Land Law, until now no longer any complaint need to be resolved relating to aspects of compensation. All households have agreed with compensation price for land, property, other related supports and the measurement records.

#### 6.2.7. Conclusion

The completed activities for land acquisition for building wastewater treatment plant as well as the resettlement policy and the definition of entitlements have strictly followed Vietnamese regulations (Land Law 2013) and the Resettlement Policy Framework of the Vietnam Urban Water Supply and Wastewater Project. The findings confirmed that there are not land legacy issues of land related to acquisition and resettlement. Generally, resettlement and compensation were consistent with objectives of Bank's OP 4.12.

The implementation of compensation, support and resettlement has carried out in

accordance with approved provisions to ensure due entitlements of PAHs. Some other applicable policies such as support for self-removal of graves and selection of location of resettlement area to ensure better living conditions especially sanitation issues (dust, waste water pollution and noise from the nearby quarries), life safe (floods during the rainy season). The update of a number of entitlements such as land price verification is closed to acquisition time, increase allowance levels for stabilizing domestic lives and for cases that fend for oneself to ensure the best entitlements of PAHs.

With the socio-economic characteristics of displaced households which are mainly workers and other jobs with main source of income is not from agriculture as well as the displacement to the resettlement area is not far from the acquisition area so the work and living habits of PAHs will not be significantly changed. The implementation of land acquisition for agricultural land which are mainly low using values (exhausted soils, flooded during rainy seasons) will provide a greater opportunity to improve the lives of PAHs later.

## **6.2. Action Plan for Incompleted Activities**

### *6.2.1. Compensation to impacts on land acquisition, structures, crops/trees*

\* Component of building wastewater treatment plant:

The detail compensation plan for building wastewater treatment plant is expected to be approved by January 2016 and compensation payments are completed by March 2016.

\* Component of building wastewater collection networks:

- The agricultural land compensation rates are specified in the table of land prices issued by Binh Duong province and verified by the competent agency; Subsidy shall be paid into the State budget and included in the annual budget estimates of communes, wards and towns; Subsidy is only used to invest in the construction of infrastructure projects, or used for public interest purposes of communes, wards and towns.

### *6.2.2. Allowance for interrupted business*

- Component of building wastewater collection networks: Land acquisition for construction of pumping stations and collection wells under component of building wastewater collection networks does not impact on local people, land recovery is vacant, the land source is public land and land for public utility and no business, thus support policy for livelihood restoration is not applied.
- Component of building stormwater drainage system: the policy applies to households (258HHs) temporarily affected by trading activity caused by construction is 5,000,000 / household (50% of average monthly income of 10,000,000 VND/household as indicated in the Socio-economic Survey Report in the project area).

### *6.2.3. Allowance for livelihood restoration*

Allowance for livelihood restoration has been mentioned in the approved master compensation plan. Expected time for allowance is in January 2016 upon the detail compensation plan and decision on land acquisition is approved and issued respectively. AHs will receive supports and allowances as part of the compensation plan, according to the standards and regulations of the Government of Vietnam, including support for stable life, job

training allowances, and other special allowances for the poor and vulnerable people with total amount of VND 18,591,704,883. Specifically:

Table 6.12d: Supported items in livelihood restoration plan

NO.	Type of support	Eligible HHs	Support level
1	Transitional allowance	23	3,000,000 VND/household
2	House rent allowance (06 months)	21	3,000,000 VND/household/month
3	Allowance for production and life stabilization	78	2,000,000 VND/person
4	Allowance for vocational training and job change	40	03-times of agricultural land price
5	Land purchase allowance	24	

#### 6.2.4. Follow up on resettlement arrangements

Under the steps taken, there are 23 eligible households shall be allocated in the resettlement area (there is 01 HH of which its eligibility is being considered). Location of the resettlement area is in Tan Binh residential - service area located in Tan Binh Ward, Di An Town, Binh Duong Province. This is a commercial residential area invested by Binh Duong Construction - Consulting - Investment JSC. This area was developed in 2013 with its full provision of public facilities such as internal 12 meter wide roads, parks, schools, ensuring better living conditions for the displaced people. Resettlement location was publicly disseminated at the local area to affected people. Displacement is expected to be completed by March 2016.

## **7. INFORMATION DISCLOSURE AND COMMUNITY CONSULTATION**

### **7.1 Objectives of information disclosure and community consultation**

Information dissemination to DPs and involved agencies is an important part of Project preparation and implementation. Consultation with DPs and ensuring their active participation will reduce the potential for conflicts and minimize the risk of project delays. It will also enable the Project to design the resettlement and rehabilitation program as a comprehensive development program to suit the needs and priorities of the DPs, and thereby maximizing the economic and social benefits of the investment. The objectives of the public information and consultation program are as follows:

- To ensure that both local authorities and representatives of DPs, are included in the planning and decision-making processes. The PMUs will work closely with the PPC and the DPC during project implementation. The involvement of DPs in implementation will be maintained thereafter by requesting each district to invite a DP representative to be a member of the PRC and of the DRC and to take part in the resettlement activities (property evaluation, compensation, resettlement, and monitoring);
- To fully share information about the proposed project components and activities with the DPs;
- To obtain information about the needs and priorities of the DPs, as well as information about their reactions to proposed policies and activities;
- To ensure that DPs are able to make fully informed decisions that will directly affect their incomes and living standards, and that they will have the opportunity to participate in activities and decision-making about issues that will directly affect them;
- To obtain the co-operation and participation of the DPs and communities in activities necessary for resettlement planning and implementation, and
- To ensure transparency in all activities related to land acquisition, resettlement, and rehabilitation.

### **7.2 Consultation during RAP preparation**

During RAP preparation, information disseminations, consultation and participation are organized in different meetings as follows:

- Organize meeting for department's leaders and representatives of wards, towns on the central issues relating to compensation and resettlement policies of Binh Duong Province; the principles on determining compensation costs, relocation costs in local and identification of feasible resettlement area.
- Organize meetings with local organizations such as the Women's Union, Farmers' Association, Veterans' Organization, Elderly Organization, etc...
- Organize meetings with the affected households.

During the preparation process, community consultation, especially with the affected households have been organized. In the period from 22/09/2015 to 17/11/2015, the consultants have conducted community consultations to notify and consult communities as well as the benefits of the project (attached the meeting report). Some of the content of community consultation focusing on the following issues:

- Agreement and support of local people toward the project activities. The town currently has no sewer system, waste water treatment. Local people are fully aware to what extent flooding and environment pollution will affect their lives, so they support the project implementation.
- The compensation plan has been notified to the people and which has obtained the comments, the affected households desired construction schedule of the project quickly. For unwanted damage people want to be compensated at an appropriate price.
- Notify about the project plan, plan of compensation, support by the impact of production and business. At the same time people want subprojects will soon be built for people to escape the floods, environmental pollution and improve the quality of infrastructure.

Some other discussions of people:

Detailed meeting minutes, see Appendix 3: Community meeting minutes.

Table 7.1 Statistics of the community consultation meetings during preparation phase of resettlement plan

No.	Location	Time	Number of household	Some main advices
1	Tan Binh ward	22/09/2015	56	<p><b>Community:</b></p> <ul style="list-style-type: none"> <li>- Actively support the implementation of the project.</li> <li>- Required this project invest the wastewater collection system and stormwater to reduce water logging and insanitary</li> <li>- Required an investor in among construction process can take effective measures to reduce the impact of dust, noise, traffic congestion and affect trade in the residents living along the road construction project.</li> </ul> <p><b>Local government:</b></p> <ul style="list-style-type: none"> <li>- Agree to the implementation of projects. Ward People's Committee will be co-responsible with Public Water Supply Company Limited Pacific environment process this project on the ward.</li> <li>- Suggest projects to accelerate implementation to solve the collection, sewage and rain drainage problems.</li> </ul>
2	Tan Hiep ward	07/10/2015, 08/10/2015, 10/10/2015	71	<p><b>Community:</b></p> <ul style="list-style-type: none"> <li>- Heavy rain in all T4 area canals, Siep streams (Cai Cau bridge) was flooded. Recommend investors accelerate implement the construction projects T4, renovated Siep stream.</li> <li>- Suggest to construct waste road transport independently, without going into the residential street to avoid contamination residential areas.</li> </ul> <p>Question: Whether the existing roads that wastewater collection system to be placed shall be expanded? Whether lands of residents living in both sides of these roads be acquired?</p> <p>Question: For households living in the land area for building wastewater treatment plant in Dong An, Tan Dong Hiep shall be acquired only, for those living at the boundaries of the land will be acquired or not?</p> <p><b>Investor:</b></p> <ul style="list-style-type: none"> <li>- Wastewater treatment plants area will affect 58 households in the project area. Those Households outside the boundaries of the land will not be confiscated. For households who were relocated, Land Development Center will</li> </ul>

No.	Location	Time	Number of household	Some main advices
				<p>combine with Ward People's Committee to consistent with households about the compensation plans.</p> <ul style="list-style-type: none"> <li>- The wastewater collection sewers will be placed on the existing roadways, the routes will not be extended.</li> <li>- Wastewater treatment plants will have recovery devices handling smell release , At the same time to plant trees separating between the plants and Dong An residential areas</li> <li>- Duration of the clearance is expected early in 2016, while wastewater treatment plant construction time is expected to 6/2018 1/2017.</li> <li>- Investor will be committed to the wards and Community about repair the damaged road due to transport soil, rock and materials.</li> <li>- During deployment, project execution, the investor will hold Community meetings to listen the public opinion in every stages: clearance, the advice of the environmental community projects, before construction, during the construction ... Chính quyền địa phương:</li> <li>- Consistent with the mitigation of environmental impacts, social were listed in the report.</li> <li>- Ward People's Committee agreed with the implementation of the project. Ward People's Committee will cooperate with the Company Limited Water Supply Pacific environment project on the ward, ensuring project implementation satisfactory quality and schedule.</li> </ul>
5	Dong Hoa ward	22/09/2015 19/10/2015,	90	<p><b>Community:</b></p> <ul style="list-style-type: none"> <li>- Domestic wastewater on the ward are mostly self-absorbed causing a negative impact on the environment affecting the area. Therefore, wastewater collection system on wards will contribute to improve the region's environment, reduce surface water pollution in the locality.</li> <li>- Tran Hung Dao street area flooded frequently, especially on rainy days. Suggested accelerate implement the construction projects rainwater collection system on Tran Hung Dao Street, construct project T5B to reduce the area flooded.</li> <li>- This Area is lower than Tan Dong Hiep, so how to collect waste water in this area into wastewater treatment plant in Tan Dong Hiep?</li> </ul>

No.	Location	Time	Number of household	Some main advices
				<p>- Suggest an investor in the project construction process can get effective measures to reduce the impact of dust, noise, traffic congestion and affect trade in the residents living along the route of the project construction.</p> <p><b>Investor:</b></p> <p>- For the low-lying areas on the ward, the project will layout a pumping stations for wastewater collection in these areas get over wastewater treatment plants. For Dong Hoa ward layout a pumping station located in the area opposite the Big C.</p> <p>For the process to regulate traffic construction area, the company requested the construction company signboards, signals prescribed, assign at least two people participant in regulate traffic in the frame rush hour.</p> <p><b>Local government:</b></p> <p>Agree with the project implementation plan, suggest investor early implementation plans and notifications with local to coordinate implement</p>
6	Conference room of Binh Thang Ward People's Committee	30/10/2015	24	<p><b>Community:</b></p> <p>- High consensus about the implementation of wastewater collection project at Di An town (in general) and Binh Thang ward (in particular), in order to improve the regional environment, reduce pollution of surface water resource of local.</p> <p>- Recommend the employer clearly defines the location of pumping stations on the ward and public for people</p> <p><b>Investor:</b></p> <p>- The employer will coordinate with the local People's Committees to select location of pumping stations that minimize impact on most people. After pumping stations are determined the specific location, the employer will public for people. For households who are relocated to build pumping stations, the employer will coordinate with the local People's Committee to work with them to agree about compensation plans and support for people.</p> <p>- For low-lying areas on the ward, the project will layout lift pumping stations to collect wastewater in these areas then put into wastewater treatment plants.</p> <p><b>Local government:</b></p>

No.	Location	Time	Number of household	Some main advices
				<ul style="list-style-type: none"> <li>- The People's Committee of the ward agrees with the implementation of the project, agrees with the measures to reduce environmental - social impact as stated in the report.</li> <li>- Recommend the employer should pay more attention in survey, selection the location of pumping stations that minimize impact on most people. At the same time implementing measures to minimize odor when pump stations operate.</li> </ul>
7	Conference room of Binh An Ward People's Committee	04/11/2015	21	<p><b>Community:</b></p> <ul style="list-style-type: none"> <li>- Wastewater Treatment Plant Phase 2 of the project is located at Binh An ward to collect wastewater for Binh An and Binh Thang ward is appropriate or not? Topographic of Binh Thang is lower than Binh An ward, how to collect??</li> <li>- What are benefit and impact of people in the area of treatment plant when construction of wastewater treatment plant at Binh An ward?</li> <li>- The project renovated only 200m of Cai Cau canal (Siep stream) belong to Binh An ward, so the remaining of this canal unimproved, it will not be able to meet capacity of wastewater drainage because currently, this area is heavily flooded, especially in the rainy season.</li> </ul> <p><b>Investor:</b></p> <ul style="list-style-type: none"> <li>- Because Binh An and Binh Thang ward have low population density, so planned to collect wastewater in Phase 2. In addition, now, Binh Thang ward had no more land, so the wastewater treatment plant is planned to locate at Binh An ward. Because Binh Thang ward is low so the project will layout lift pumping stations to collect wastewater in these areas then put into wastewater treatment plants.</li> <li>- The employer will coordinate with the local People's Committees to select location of pumping stations that minimize impact on most people. After pumping stations are determined the specific location, the employer will public for people. For households who are relocated to build pumping stations, the employer will coordinate with the local People's Committee to work with them to agree about compensation plans and support for people.</li> <li>- The project renovated only 200m of Cai Cau canal belong to Binh An ward, the remaining will be implemented by Department of Agriculture and Rural Development</li> </ul>

No.	Location	Time	Number of household	Some main advices
				<b>Local government:</b> - When the location of wastewater treatment plant are planned, recommend the employer public compensation rates, resettlement plan for people. - Recommend to accelerate the implementation to avoid the frozen plan affect to people's lives.
8	Office of Binh Duong 1 town, An Binh Ward	17/11/2015	20	<b>Community:</b> - High consensus about the implementation of wastewater collection project at An Binh ward (in particular), in order to improve the regional environment, reduce pollution of surface water resource of local. - The progress of the project? <b>Investor:</b> - When connected to wastewater collection treatment system, people will have to pay one fee for budget of wastewater treatment, maintenance of pumping stations and pipelines. However, fee of wastewater treatment will be approved by the province People's Council, this cost will be public for people to know. - The project is expected to implement in 2015-2019, to quarter 2 of 2020 the project will go into operation. Progress of the project will be public for people at the ward People's Committee. <b>Local government:</b> - The People's Committee of the ward agrees with the implementation of the project, agrees with the measures to reduce environmental - social impact as stated in the report. - Recommend to accelerate the implementation to solve the problem of wastewater collection treatment of the ward. At the same time, public the project implementation progress, planning map for people.
<b>Total</b>			<b>282 households</b>	

### **7.3 Consultation during RAP implementation**

During the project implementation, the PMU with the support of project consultants will undertake the following tasks:

- Provides detailed information about the project policies and implementation procedures for Council of compensation, support and resettlement in Town level.
- To disseminate, public information and consultation for all those affected during the project.
- Update unit price of the province and reaffirmed land acquisition scale and property impact by the results of detailed measurement survey (DMS), in consultation with the affected people.
- Estimate the compensation package and approve complete compensation plan for each affected household. PMU will present information about entitlements directly to the affected people in meetings and surveys of households.
- Affected households will receive a worksheet on compensation, support and resettlement options to check the information through surveys, rates of compensation, support and affirm their choice of compensation plan. Options of compensation, resettlement has shown assets of affected households and the interests to compensation of households, will be signed by affected households to indicate their agreement with the evaluation results. Any concerns of affected people about the contents of the plan must be acknowledged and clarified.
- Consultation on the plan for the affected people about their desire to support the recovery. This section applies to heavy DP and vulnerable DP groups. Council of compensation, support and resettlement will inform affected people about the plan and the interests to receive technical supports before asking people stating desire to support the recovery.

Immediately has the decision of the land acquisition and before starting detailed design, community meetings in each commune/ward will be deployed for additional information for the relocated households and create opportunities for public discourse discussion on policies and procedures for resettlement in each affected households area. All affected households were invited to attend and contribute ideas. The related information and documents will be provided directly to affected households on relocation and resettlement in the meeting. The meeting will have the following forms:

- Explain in words and figures, drawings and documents about the project.
- Create opportunities to those affected on relocation and resettlement are presented and answered their questions and opinions. Encourage affected households to comment.
- The working group on compensation, support and resettlement of communes set up a complete list of all affected people attend meetings.

- Resettlement Committee of ward/commune set up a complete list of all the questions, comments, opinions and decisions arising in the meeting as information meetings, consulting and all presentation for related PMU.
- The contents of community meetings will include: (i) The information about items and the impacts of the project; (ii) The benefits and the interests to compensation of affected households; (iii) The mechanism of complaints and complaint procedures; (iv) The interest to participate and the interest to be consulted; (v) The resettlement activities; (vi) Responsibility for the organization; (vii) Implementation progress.

Community consultation plan in the implementation process of resettlement policy and community meetings scheduled as follows:

Table 7.4 Community meetings plan in the implementation process of resettlement Plan

No.	Expected time	Expexted location
<b>Component 1: Building wastewater treatment plant</b>		
1	12/2015	Tan Dong Hiep ward
<b>Component 2: Building stormwater drainage system</b>		
1	01/2016	Tan Dong Hiep ward
2	01/2016	Di An ward
3	01/2016	Dong Hoa ward
<b>Component 3: Building wastewater collection network</b>		
1	02/2016	People's Committee of Di An Town

In addition to the community consultation with affected households and communities in project area, the resettlement plan will be disclosed at the information center of Binh Duong Province, PPMU and at the World Bank Infoshop in Washington DC.

## **8. COMPLAINTS AND GRIEVANCES**

Agencies, permanent unit in the implementation process for settling complaints during compensation, support and land acquisition include: People's Committee of Binh Duong Province, the relevant departments, Council of compensation and resettlement and People's Committee of wards/communes in the affected area. Depending on the functions and tasks of each level, the complaint process of affected people will be adjusted according to the State Law.

DPs will be able lodge their complaints regarding any aspect of compensation policy, rates, land acquisition, resettlement and entitlements relating to rehabilitation assistance programs. Complaints by DPs shall be lodged in accordance with the relevant regulations - Law on Complaint 02/2011/QH13 dated 11/11/2011, Decree No.75/2012/ND-CP dated 03/10/2012 of the Government on detailing a number of articles of the Law on Complaints and Law on Land in 2013.

In general, they can be lodged verbally or in written form, but if they are lodged verbally, the committee to which it is lodged will write it down during the first meeting with the DP. DPs will be exempted from administrative and legal fees.

Local mass organizations, including Fatherland Front, Association of Farmers, Youth Union, Trade Unions, Vietnam Women's Union, DP members and other mediator groups will be mobilized to actively participate in the process of solving DP's complaints/grievances.

A four-stage procedure for redressing grievances is proposed as follows:

*Stage 1* - Complaints from DPs regarding any aspect of the resettlement program or losses not previously addressed shall first be lodged verbally or in written form at the PC at the commune level. The complaint can be discussed in an informal meeting with the plaintiff and the chairperson of the PC at commune level. The PC at the commune level will be responsible for resolving the issue within 15 days from the day it is lodged.

*Stage 2* - If no understanding or amicable solution can be reached, or if the DP receives no response from the Commune PC within 15 days of registering the complaint, he/she can appeal to the DRC. The DRC will provide a decision within 1 month of the registering of the appeal.

*Stage 3* - If the DP is not satisfied with the decision of the DRC or its representative, or, in the absence of any response by the DRC, the DPs can appeal to the PPC. The PPC, together with the representative of the PSC, will provide a decision on the appeal within 30 days from the day it is lodged with the PPC.

*Stage 4* - If the DP is still not satisfied with the decision of the PPC or PSC on appeal, or in absence of any response from the PPC/PSC within the stipulated time, the DPs may submit his/her case to the district court.

## **9. REPORT, MONITORING AND EVALUATION**

### **9.1. Objectives**

Monitoring is the continuous process of assessing project implementation in relation to agreed schedules, the use of inputs, and the provision of infrastructure and services by the Project. Monitoring provides all stakeholders with continuous feedback on implementation. It identifies actual or potential successes. It also identifies problems as early as possible to facilitate timely correction during project operation.

Monitoring has two purposes:

- (i) to verify that project activities have been effectively completed including quantity, quality, and timeliness, and
- (ii) to assess whether and how well these activities are achieving the stated goal and purpose of the Project.

Regular monitoring of the RP implementation will be conducted by the PMU and by an independent external monitoring organization to be hired by the PMU.

### **9.2. Internal monitoring**

Internal monitoring of the implementation of the sub-project RPs will be the responsibility of the PPMUs, assisted by the Project consultants. The implementing agencies will oversee the progress in resettlement preparation and implementation through regular progress reports.

The main indicators that will be monitored regularly are:

- (i) payment of compensation to DPs in various categories, according to the compensation policy described in the RP;
- (ii) delivery of technical assistance, relocation, payment of subsistence, and moving allowances;
- (iii) delivery of income restoration and rehabilitation assistance entitlements;
- (iv) public information dissemination and consultation procedures;
- (v) adherence to grievance procedures and outstanding issues requiring management's attention;
- (vi) priority of DPs regarding the options offered, and
- (vii) coordination and completion of resettlement activities in context of the awarding of civil works contracts.

The implementing agencies will collect information every month from the different Resettlement Committees. A database of resettlement monitoring information regarding each sub-project will be maintained and updated every month.

The implementing agencies will submit a quarterly monitoring report to the PPC on the progress of the implementation of the RPs. These reports will be forwarded to the World

Bank as part of their regular quarterly report to the World Bank. The internal monitoring reports shall include the following topics:

- (i) the number of DPs, by category of impact per component, and the status of compensation payment and relocation and income restoration for each category;
- (ii) the amount of funds allocated for operations or for compensation, and the amount of funds disbursed for each;
- (iii) the eventual outcome of complaints and grievances and any outstanding issues requiring action by management;
- (iv) implementation problems, and
- (v) revised actual resettlement implementation schedules.

### 9.3. Independent monitoring

The PMU will sign a contract with selected External Monitoring Agency (EMA or, alternatively, IMO – Independent Monitoring Organization) that provision of the agency's assignment is mentioned as bellowed.

*Objectives.* The general objective of the external monitor is to provide an independent periodic review and assessment of the achievement of resettlement objectives, the changes in living standards and livelihoods, restoration of the economic and social base of the affected people, the organizational effectiveness, impact and sustainability of entitlements, the need for further mitigation measures if any, and to learn strategic lessons for future policy formulation and planning.

*Agency Responsible.* In accordance with the World Bank requirements for consultant procurement, PMU will hire an organization for the independent monitoring and evaluation of RPs implementation. This organization, to be called the Monitoring Organization (MO) will be specialized in the social sciences and experienced in resettlement monitoring. The MO should start their work as soon as the updated RPs have been approved.

*Monitoring and Evaluation Indicators.* The following indicators will be monitored and evaluated by the MO:

- (i) Payment of compensation: (a) full payment made to all affected persons in a timely manner before land acquisition; (b) adequacy of payment to replace affected assets;
- (ii) Provision of technical assistance for house construction to DPs who are rebuilding their structures on their remaining land, or building their own structures in new places as arranged by the Project, or on newly assigned plots;
- (iii) Provision of income restoration assistance; and restoration of productive activities
- (iv) Public consultation and awareness of compensation policy: (a) DPs fully informed and consulted about land acquisition, leasing and relocation activities (the monitoring team

should attend at least one public consultation meeting to monitor public consultation procedures, problems and issues that arise during the meetings, and solutions that are proposed); (b) public awareness of the compensation policy and entitlements; and (c) awareness of the various options available to DPs as provided for in the RPs, and

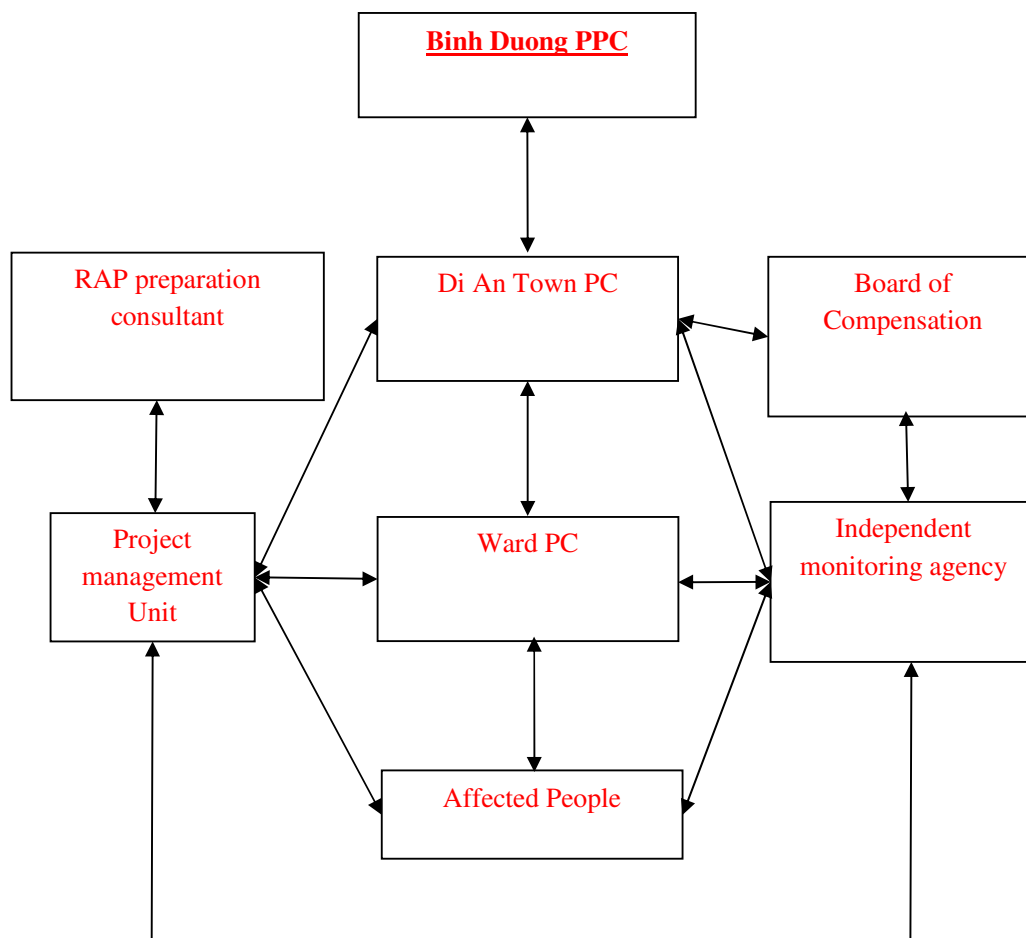
- (v) The operation of the mechanisms for grievance redress, and the speed of grievance redress.
- (vi) The level of satisfaction of DPs with various aspects of the RP will be monitored and recorded. The operation of the mechanisms for grievance redress, and the speed of grievance redress will be monitored.
- (vii) Throughout the implementation process, the trends of living standards will be observed and surveyed. Any potential problems in the restoration of living standards will be reported.

## 10. INSTITUTIONAL ARRANGEMENTS

### 10.1. Responsibilities

The implementation of the RAP for Drainage and Wastewater System Sub-Project in Di An Town requires the participation from the organizations and agencies at provincial, city and ward level. Binh Duong PPC shall take the overall responsibility on implementation of the framework policies and RAP. Di An Town PC shall be responsible for implementation of the RAP. The articles and policies of the policy framework and of RAP shall be the legal basis for implementation of the compensation, resettlement in the Di An Drainage and Wastewater System Sub-Project. The organizational structure and responsibilities of the relevant stakeholders on compensation, support and resettlement are described as follows.

**Figure 1: Organizational diagram of implementation and institutional arrangements**



## 10.2. Managing Agencies

### a. Binh Duong PPC

Binh Duong PPC is the highest State administrative agency in the system of the SRV in Binh Duong province. For this subproject, Binh Duong PPC is responsible for organization and direct steering of the appraisal committee according to project stipulations as well as being responsible for

- (i) Appraisal and approval of the project documents, including RAP after the final RAP is approved by the WB;
- (ii) Approving the land reclamation and handing over the land within the project scope;
- (iii) Giving the final decision and issuing the regulations on compensation, support and resettlement with land reclamation by the Government in Binh Duong province; issuing the unit prices for the properties such as houses, architectures and plants; issuing the land prices and categorization of streets and roads in Binh Duong province; issuing the decision on land reclamation and handing over for construction of infrastructural works;
- (iv) Directing the coordination between stakeholders and departments belonging to the PPC for implementation of the compensation, resettlement according the schedule;
- (v) Providing sufficient budget for the compensation and site clearance;
- (vi) Ensuring that the resettlement of the project to be in accordance with the approved policy framework and RAP.

### b. Binh Duong Department of Natural Resources and Environment (DONRE)

Binh Duong DONRE is the professional agency under management of Binh Duong PPC being responsible for consulting, supporting Binh Duong PPC to implement the State management function on land, water resources, mineral resources, geology, environment, hydrography, measuring and mapping, general management on seas and islands; implementing the public services within its managing scope of works. For this subproject, Binh Duong DONRE is responsible for:

- (i) Providing instructions to Di An Town PC in implementation of the procedures for land assigning, land reclamation, shift of land use purposes, issuance of certificates on land use right and ownership and use of properties attached to the lands within the project scope;
- (ii) Organizing the appraisal and submission to the PPC for approval of the documents on land assigning, land reclamation, shift of land use purposes, issuance of certificates on land use right and ownership and use of properties attached to the lands within the project scope;
- (iii) Taking the primary responsibility and coordinating with Di An Town PC to provide guidelines, supervise and organize the implementation of compensation, support and resettlement for relevant cases in accordance with applicable regulations;

- (iv) Organizing the money collection when giving the land, shifting the land use purposes, land reclamation for the project.

### 10.3. Implementing Agencies

#### a. Di An Town People's Committee (Di An Town PC)

Di An Town PC is the State administrative agency equivalent to sub-urban district level in the administrative system of the SRV in Di An Town. Di An Town PC is under direct steering and management on organization, personnel and professions by Binh Duong PPC. During implementation of the compensation, site clearance for the project, Di An Town PC is responsible for

- (i) Organizing the implementation of the land assigning, land reclamation, shift of land use purposes, issuance of certificates on land use right and ownership and use of properties attached to the lands for the project;
- (ii) Organizing the implementation of the compensation, support and resettlement for the land reclamation in accordance with the regulations (approval of the consulting services for resettlement, independent supervision of the resettlement; approval of the land reclamation programs; giving decision on land reclamation; approval of the budgets for compensation, site clearance support, etc.).

#### b. Natural Resources and Environment Section of Di An Town (Di An Town SONRE)

Di An SONRE is the professional agency under management of Di An Town PC being responsible for consulting, supporting Di An Town PC to implement the State management function on land, water resources, mineral resources, geology, environment, hydrogeology, measuring and mapping, etc. in Di An city. For this subproject, Di An SONRE is responsible for

- (i) Providing instructions to PMU and Center for land fund development for Di An City in implementation of the procedures for land assigning, land reclamation, shift of land use purposes, issuance of certificates on land use right and ownership and use of properties attached to the lands within the project scope;
- (ii) Organizing the appraisal and submission to the CPC for approval of the documents on land assigning, land reclamation, shift of land use purposes, issuance of certificates on land use right and ownership and use of properties attached to the lands within the project scope;
- (iii) On behalf of Di An CPC to provide guidelines, supervise and organize the implementation of compensation, support and resettlement for relevant cases in accordance with applicable regulations;

#### c. PMU for Drainage and Wastewater Collection and Treatment Project for Di An Town

The PMU for The Di An Drainage and Wastewater Collection and Treatment Sub-Project belongs to Di An CPC and take the direct responsibility on project implementation as well as acting on behalf of Di An CPC in coordinating with the national and foreign partners for implementation of for The Di An Drainage and Wastewater Collection and Treatment Sub-

Project. During the implementation of the compensation, support and resettlement, the PMU is responsible for

- (i) Organizing the selection and submission to Di An CPC for approval of the selection of resettlement consultant and independent supervision consultants for resettlement;
- (ii) Acting on behalf of Di An CPC, implementing and supervising all the activities on compensation, site clearance within the project scope;
- (iii) Preparing the schedule, coordinating and supervising in general the compensation and settlement programs;
- (iv) Checking and consulting Di An CPC on unit prices for compensation of land and other properties within the project scope;
- (v) Coordinating with relevant provincial and City agencies and sectors on the basis of the general principles of resettlement policy framework;
- (vi) Supporting and supervising the measuring, inventory of the affected land and properties within the project scope;
- (vii) Coordinating with Center for Land Fund Development for Di An Town in elaboration of the programs for compensation, support and site clearance, implementing the compensation regulations from the start to the end;
- (viii) Elaborating the procedures to rapidly implement the required adjusting measures and settlement of claims;
- (ix) Receiving the landmarks and giving the sites to the implementers;
- (x) Acting on behalf of Di An CPC to report periodically on the compensation and resettlement progress to the WB.

*d. Center for Land Fund Development for Di An Town*

The Center for Land Fund Development for Di An Town belongs to Di An CPC and takes the responsibility on organization of the compensation, support and resettlement during land reclamation by the Government in Di An Town. During the implementation of the compensation, support and resettlement, the Center is responsible for

- (i) Coordinating with the PMU for The Di An Drainage and Wastewater Collection and Treatment Sub-Project in implementation of compensation, support and resettlement for the project;
- (ii) Preparing the schedules and implement all the activities on compensation, support and resettlement within Di An Town;
- (iii) Elaborating the concepts for compensation, support and resettlement and submitting to Di An CPC for appraisal and approval;
- (iv) Coordinating with the PMU for The Di An Drainage and Wastewater Collection and Treatment Sub-Project to pay the compensation and direct support to the affected households;
- (v) Appointing the intermediate to settle the claims from the affected people by the project on compensation policies and compensation rights.

*e. Land Use Right Registration Office of Di An Town*

Land Use Right Registration Office of Di An Town belongs to Di An CPC and take the responsibility on organization of the registration and issuance of certificated on land use right, housing ownership right and attached properties; adjusting the changes on land use right, housing ownership right and attached properties; developing, managing and adjusting the land survey documents; adjusting the filing Vietnamese base documents; building the database on natural resources and environment and providing the legal information on the land pieces and users in Di An Town. Compensation, support and resettlement during land reclamation made by the authority in Di An Town. During the implementation of the compensation, support and resettlement for the project, the Land Use Right Registration Office of Di An Town will be responsible for:

- (i) Providing the land survey data to the Center for Land Fund Development for Di An Town and the PMU to support the implementation of the compensation, support and resettlement;
- (ii) Reclaiming, adjusting and issuing new certificates on the land use right, housing ownership right and attached properties to the affected households before they receive the money for compensation, support and resettlement;
- (iii) Issuing new certificates on the land use right, housing ownership right and attached properties to the project implementing agencies and future operators;
- (iv) Organizing the adjustment of the land survey documents and data of Di An Town after completion of the compensation, support and resettlement works.

*f. Ward People's Committee within Project Scope*

The Ward PCs are the smallest State administrative agencies in the administrative system of the SRV in Di An Town. The Ward PCs is under direct steering and management on organization, personnel and professions by Di An CPC. During implementation of the compensation, site clearance for the project, the Ward PCs are responsible for

- (i) Arranging the staffs to participate and support in implementation of the compensation, support and resettlement within respective ward boundaries;
- (ii) Facilitating the PMU in survey, investigation of the household members, expenses / replacing prices, detailed surveys and measurements;
- (iii) Ensuring the full implementation of the claim structures for the affected people.

*g. Independent Supervision Consultant*

The eligible organization shall be selected as the independent supervision consultant(s) for implementation of the survey, socio economic investigation, supervision, assessment of the implementation of the RAP. The Consultant shall be selected by and contracted with the PMU for the Di An Drainage and Wastewater Collection and Treatment Sub-Project. The expenses for the independent resettlement supervision Consultant shall be disbursed from IDA loan. The independent supervision Consultant shall be responsible for preparing the periodical reports on progress and making proposal for settlement of arising problems during the supervision process.

## **11. IMPLEMENTATION PLROCEDURES**

### **11.1. Implementation Steps**

The process and procedures for the implementation of compensation and resettlement are in compliance with the Decree No. 47/2014/ND-CP dated May 15 2014, Decree No. 69/2009/ND-CP dated August 13 2009 by the Government, and Circular No. 14/2009/TT-BTNMT dated October 1 2009 by MONRE. With the above legal base and the organizational structure, coordination of stakeholders, the basic operation of the compensation and resettlement is conducted according to the following steps:

#### **Step 1: Location introduction and land acquisition notice**

- The identification and land acquisition notice is based on the written evaluation letters of land use needs of the Department of Natural Resources and Environment submitted to Binh Duong PPC for approving and issuing land acquisition notices (including reasons for land acquisition, area and location of land recovery on the basis of the existing cadastral or detailed approved construction planning; to assign the DPCs for land acquisition notification to the public, to guide compensation, assistance and resettlement in the district level to perform inventory tasks, establish compensation plans). DPCs are responsible for directing the widespread policy of land confiscation, the regulations on land acquisition, compensation, resettlement assistance when recover of used land for national defense purposes, security, national interests, public interests and economic development.
- CPCs are responsible to post up a public notice about land acquisition policies at the CPC Offices and at public places in the area involving land acquisition, and broadly announce through commune available loudspeaker system.

#### **Step 2: Prepare cadastral dossiers for land acquisition area**

- Based on documents on land acquisition of the PPC, DONRE will direct the LURC Registration Office at the same level to prepare for cadastral dossiers.
- Revision of the cadastral map to suit the current situation and make copies of the cadastral map for places which have formal cadastral maps or conduct cadastral measurements for places with no formal cadastral maps.
- Complete and make copies of cadastral records (land register) to send to the DRCs.
- Make a list of land parcels to be acquired, covering the followings: number of map, number of land parcel, name of land user, area of the land parcel that has the same land use purpose, and land use purpose.

#### **Step 3: Planning, evaluating and approving the general plan on compensation, assistance and resettlement**

The PMU guides the consultant to prepare the general compensation, assistance and resettlement plan (hereinafter referred to as General Plan) based on field survey data and

available documents provided by DONRE to be appraised and approved along with approved project investment. The General Plan will contain the followings:

- a. Rationale for plan development;
- b. Integrated data on area of different types of lands, land classifications as to agricultural land, number of map, number of parcel, and estimated value of existing assets attached to land;
- c. Data on the number of households, number of household members, number of labors in the land acquisition area, in which the number of labors that have to change jobs and number of relocating households should be pointed out;
- d. Estimated compensation and assistance and expected locations and area of the resettlement sites or resettlement houses, and resettlement options;
- e. Anticipated job creation measures and training plan for job conversion;
- f. List of structures and scale of structures of the state, organizations, religious establishments, and local communities to be relocated and expected locations;
- g. Number of graves to be relocated and locations;
- h. Estimated cost for plan implementation;
- i. Budget for plan implementation; and
- j. Implementation schedule.

#### **Step 4: Identifying land clearance demarcation**

After the investment project is approved by the competent authorities, the PMU will base on the basic design to determine land clearance demarcation and then hand over to the organization in charge of compensation to implement the next steps of site clearance. During the process of developing and approving technical design (or construction drawing), in case of adjustment of clearance boundary, the PMU will coordinate with the implementing agency to adjust accordingly and inform the local authorities regarding the adjustment in a timely manner.

#### **Step 5: Preparing compensation, assistance, and resettlement plan**

Based on the land acquisition announcement and site clearance demarcation of the project, the implementing agency will conduct detailed measurement survey (DMS) and prepare the DMS records for each land acquisition case. The records should cover the following contents: Name, registration of permanent address or temporary address, current address, number of household members, number of members in the working age, number of social policy beneficiaries (if any); area and location of acquired land plot; amount of affected trees and crops, livestock; shape, dimensions, weight, structure, and basic features of assets on land; on-ground and underground structures associated to the acquired land.

The organization in charge of compensation co-operates with the LURC Registration Office and Town/Commune PCs, based on the papers related to land use, cadastral records, cadastral map, inventory documents, cadastral books, statistical registration books, LURC issuance

books, and tax registration books of the acquired land plot, to identify land origins of each land plot as well as its legal land users.

Pursuant to the DMS records, land origins of the acquired land plots, compensation rates and policies, the implementing agency will prepare the compensation and assistance plan, covering the following contents:

- Name and address of the owner of the acquired land;
- Area, type, location and origin of the acquired land;
- Calculation bases for the compensation and assistance costs including land compensation rates, rates of compensation for houses and structures, number of members, number of people in the working age, number of social policy beneficiaries;
- Amount of compensation and assistance;
- Resettlement arrangement;
- Relocation of governmental works, religious organizations and communities;
- Grave's displacement.

Collecting opinions regarding compensation, assistance and resettlement plan:

- The compensation, assistance and resettlement plan is posted at Town/Commune PC Offices and public places in the area where land acquisition is required so that the PAPs and concerned people can give their feedback and comments;
- The posting must be made in written form confirmed by representatives of Town/Commune PCs, Town/Commune Fatherland Front, and representatives of the PAPs;
- The period of posting and receiving comments lasts at least twenty (20) days as from the date of posting.

Finalizing the compensation, assistance and resettlement plan:

- At the end of the plan posting and comments receiving period, the implementing agency is responsible for summarizing the comments in a written document, stating the number of agreements/disagreements and other opinions regarding the compensation plan; then finalizing and submitting the finalized plan including the summary table of comments to the DONRE for appraisal.
- In case of several disagreement opinions towards the compensation, assistance and resettlement plan, the implementing agency need to clarify or review and adjust the plan before submitting to the DONRE for appraisal.

#### **Step 6: Appraisal and approval of the compensation and assistance plan**

The DONRE is responsible for taking the lead and coordinating with the concerned district departments to appraise the compensation and assistance plan as regulated; then submitting to the DPC for approval of the compensation plan.

#### **Step 7: Decision on land acquisition and redress grievances against decision on land acquisition**

- Based on land acquisition announcement, compensation, assistance and resettlement plan which is prepared and approved by the competent authorities, and copies of the cadastral maps, DPC will issue land acquisition decision to the affected households, individuals and communities.
- During the implementation of land acquisition, if there is any question or complaint from citizens, the Town/Commune PCs will gather queries and complaints and send to the competent authorities' for solutions.
- While a decision of grievance redress is yet issued, the implementation of decision on land acquisition must be continued. In case the responsible state agency concludes that the land acquisition process is not compliant with the laws, land acquisition must be halted. The state agency that issued the land acquisition decision must issue new decision to cancel the previous one and compensate for losses caused by land acquisition decision (if any). In case the responsible state agency concludes otherwise, the AP has to abide by the land acquisition decision.

#### **Step 8: Approval and disclosure of the compensation, assistance and resettlement plan**

The DPC approves the compensation, assistance and resettlement plan as regulated. Within three (03) days from the date of receipt of the approved compensation, assistance and resettlement plan, the implementing agency is responsible for coordinating with the Town/Commune PC to disseminate and post the approved plan at the Town/Commune PC Offices as well as at public places in the area where land acquisition is required. The compensation, assistance and resettlement decision will be sent to the people whose land is acquired. The decisions should clearly state the compensation and assistance amount, resettlement arrangement (if any), time and place of compensation payment, and time for handing over land to the implementing agency in charge of compensation and land acquisition.

#### **Step 9: Compensation payment**

The Compensation, Assistance and Resettlement Committee will provide compensation and assistance after the decision approving compensation, assistance and resettlement plan is issued.

#### **Step 10: Handover and enforcement of land acquisition**

Within twenty (20) days since the date when the implementing agency completes the compensation and assistance payment for the PAPs in accordance with the approved plan, the PAPs is responsible for handing over land to the implementing agency.

Throughout the implementation cycles, although PMU and other stakeholder have extensive experiences in implementation of ODA projects funded by World Bank and ADB, additional trainings on resettlement, Bank's policies will be organized to ensure they have sufficient capacity to implement resettlement activities effectively. These trainings could be organized on a regular basis (combined with launching workshop) or on an ad hoc basis (combined with a supervision mission).

### **11.2. Implementation schedule**

Table 11.3a Implementation schedule of resettlement activities for wastewater treatment plant

No.	Content	Time
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1	Conduct DMS	12/2015
2	Develop detailed plan for compensation, support and resettlement	12/2015-01/2016
3	Disclose the detailed plans for compensation, support and resettlement	01/2016
4	Approve the detailed plan for compensation, support and resettlement	01/2016
5	Arrange compensation payments	03/2016
6	Handover the cleared site	04/2016
7	Grievance/Complaint Redress	throughout project cycles
8	Monitoring and evaluation	01-06/2016

Table 11.3b Implementation schedule of resettlement activities for sewerage collection network

No.	Content	Time
1	Decision and announce land acquisition policy	03/2016
2	Set up cadastral documents for the recovery land	04/2016
3	Preparation, verification and approval for the master plan of compensation, support and resettlement	05/2016
4	Notify decisions of land acquisition	05/2016
5	Issued decisions of land acquisition	05/2016
6	Inventory and detailed statistic properties	06/2016
7	Preparation of detailed plan of compensation, support and resettlement	06/2016
8	Approve the detailed compensation plan	06/2016
9	Dissemination of the detailed plan for compensation, support and resettlement	06/2016
10	Arrange compensation payments	07/2016
11	Handover the cleared site	08/2016
12	Grievance/Complaint Redress	Throughout the project implementation
13	Monitoring and evaluation	03/2016 - 08/2016

## 12. COSTS

The Province People's Committee of Binh Duong will provide for the counterpart fund for the implementation of compensation, resettlement and will be included in the total investment cost of the project. Per the WB's requirement, compensation package will be determined at replacement cost level. For purpose of preparing the Project costs, a preliminary budget estimate is prepared. Compensation rates for residential and agricultural land, houses, structures, trees and crops used to estimate resettlement budget are based on a replacement cost survey conducted by consultants (Valuation Certificate No.127/TDG-CT dated 27/01/2015, Dong Nai Valuation Company). Following tables summarize the estimated resettlement budget of the project.

Table 12.2a Estimated Resettlement Costs for the Wastewater Treatment Plant

No.	Content	Unit	Quantity	Unit price	Total
1	Urban land in location 2	m <sup>2</sup>	805.8	2,700,000	2,175,660,000
2	Urban land in location 3	m <sup>2</sup>	300	2,000,000	600,000,000
3	Agricultural land in location 1	m <sup>2</sup>	21,402.5	1,500,000	32,103,750,000
4	Agricultural land in location 2	m <sup>2</sup>	37,699.5	1,340,000	50,517,330,000
5	Agricultural land in location 3	m <sup>2</sup>	3,804	950,000	3,613,800,000
6	Public land: transportation, river,...	m <sup>2</sup>	4,214.5	1,340,000	5,647,430,000
7	1 storey house, reinforced concrete frame, roof of reinforced concrete or tile, brick building, ceilings	m <sup>2</sup>	250	4,100,000	1,025,000,000
8	1 storey house, reinforced concrete frame, sheet metal roof, brick building, ceilings	m <sup>2</sup>	210	3,500,000	735,000,000
9	1 storey house, brick frame and wall, ceilings, tiles, sheet metal roof	m <sup>2</sup>	340	2,910,000	989,400,000
10	1 storey house, brick frame and wall, no ceilings, tiles, sheet metal roof	m <sup>2</sup>	225	2,350,000	528,750,000
11	2 - 3 storeys house; frame and floor of reinforced concrete; sheet metal roof or tile; brick wall and the others 2 - 3 storeys houses	m <sup>2</sup>	170	4,420,000	751,400,000
12	Temporary house type A	m <sup>2</sup>	120	1,050,000	126,000,000
13	Temporary house type B	m <sup>2</sup>	310	710,000	220,100,000
14	Workshop: Reinforced concrete or steel truss and frame; sheet metal roof; brick + tile wall; brick or cement floor	m <sup>2</sup>	150	1,310,000	196,500,000

No.	Content	Unit	Quantity	Unit price	Total
15	Workshop: Reinforced concrete or steel truss and frame; sheet metal roof; no building cover, ground floor	m <sup>2</sup>	130	790,000	102,700,000
16	Grave relocation	pcs	5	12,150,000	60,750,000
17	Rubber tree	tree	225	420,000	94,500,000
18	Timber	tree	672	200,000	134,400,000
19	Fruit-tree	tree	210	500,000	105,000,000
A	Compensation cost for properties on land				99,727,470,000
B	Support cost for relocation (3.000.000 VND/household, total 23 households)				69,000,000
C	Support cost for temporary resettlement (3.000.000 VND/household/1 month, 21 households during 6 months)				378,000,000
D	Support cost for job change and job creation (3 times the price of agricultural land)				14,998,704,883
E	Support costs to buy land for resettlement				2,990,000,000
F	Support policies to stable production and life (2.000.000 VND/person, total 78 persons)				156,000,000
G	Costs to buy land for temporary resettlement				10,000,000,000
H	Provision expense Ax10%				9,972,747,000
I	Cost of compensation implementation Ax2%				1,994,549,400
Total					140,286,471,283

Table 12.2b Estimated Resettlement/Support Costs for Acquisition of Public Land and Affected Technical Infrastructure

Ward/Location	Management unit	Area	Expected unit price	Total	Note
Tan Dong Hiep					
Tan Dong Hiep industrial park	PMU of Tan Dong Hiep industrial park	338	5,000,000	1,690,000,000	P1-1 station
Chieu Lieu block	People's Committee of Tan Dong Hiep ward	213	6,000,000	1,278,000,000	G1-3 station
Tan Long block	People's Committee of Tan Dong Hiep ward	115	5,000,000	575,000,000	G1-1 station
Di An					

Ward/Location	Management unit	Area	Expected unit price	Total	Note
D1 street	PMU of Di An Town	77	5,000,000	525,000,000	G1-2 station
Di An administrative center	Dai Nam Corporation	95	6,000,000	570,000,000	G1-4 station
Dong Hoa					
Green-Square	TBS group	332	10,500,000	3,486,000,000	P1-2 station
An Binh				-	
T-junction of Di An - Binh Duong - Le Van Tach	People's Committee of An Binh ward	236	6,000,000	1,416,000,000	P1-3 station
Backup station	Huong Sen Company Limited	100	5,000,000	500,000,000	
<b>Total</b>				<b>10,040,000,000</b>	

**Note:** Official unit price will be updated in accordance to regulations of Binh Duong province and assessment of functional organizations.

Table 12.2c Estimated Resettlement/Support Costs for Temporary Affected Businesses

Ward/Block	Number of household	Support level	Total
Tan Dong Hiep			
Dong An block	2	5,000,000	10,000,000
Tan An block	5	5,000,000	25,000,000
Dong Hoa			
Tay A block	217	5,000,000	1,085,000,000
Di An			
Binh Minh 1	32	5,000,000	160,000,000
Binh Minh 2	2	5,000,000	10,000,000
<b>Total</b>			<b>1,290,000,000</b>

Regarding monitoring cost, PMU is responsible for contracting with a monitoring consulting firm, specialized on social sciences or anthropology to carry out the independent monitoring

of the project resettlement implementation. An/some interested independent monitoring institution(s) will prepare the technical and financial proposals for bidding and actual cost will be decided through procurement for independent monitoring.

### **13. APPENDICES**

#### **APPENDIX 1. ENTITLEMENT MATRIX**



No.	Types of loss/ impacts	Entitled persons		Entitlements
1	Loss of residential land	Land users are entitled of compensation (The legal or may be legal land users)		The cash compensation for the land is recovered with 100% replacement cost and arrange a plot of land for resettlement in resettlement areas. The affected land users are offered resettlement plans.
		The user of the disputed land		The cash compensation for the land is recovered with 100% replacement cost when their dispute is resolved.
		Land users have not compensation (The illegal land users have no right to use the land)		The cash compensation for the land is recovered with 50% replacement cost
2	Loss of houses and other buildings	Not including the conditions of use / ownership		(i) The cash compensation for the land is recovered with 100% replacement cost. Non-deductible depreciation or material can be reused. (ii) Replacement cost is calculated based on the actually affected area not usable area. Each affected construction will be separately assessed.
3	Lost of agricultural land	Land users are entitled of compensation (The legal or may be legal land users)	Recovered more than 20% of total land area	The cash compensation for the land is recovered with 100% replacement cost and other supports.
			Recovered 20% or more ( 10% or more for vulnerable person) of total land area	Affected person will be The cash compensation for the land is recovered with 100% replacement cost and are provided information about training and create conditions to suitable career options. Supporting to recovery of income and other supports.

No.	Types of loss/ impacts	Entitled persons	Entitlements
		Affected land user do not have the right to receive compensation (Illegal land users)	The cash compensation for the land is recovered with 60% replacement cost
4	Graves	Graves of household located in the affected areas	People affected are entitled to compensation for all costs of spade, relocated, burials and other related expenses.
5	Loss of income and assets trading/ manufacturing	For economic institutions and households have registered business	<p>Support to stabilize production and business by cash up to 30% of annual incomes average for 3 years.</p> <p>Unemployment benefit for unemployee in affected business establishment under Law on social insurance No. 71/2006/QH11 but more than 6 months.</p> <p>Compensation for affected business structures, the affected assets with replacement cost and non-deductible depreciation</p> <p>If the affected person to relocate to a new area, they will be given other business locations are comparable and the ability to reach customers and satisfactory for the people affected, or in cash to the affected business area with a replacement cost, plus the shipping subsidies attached properties can beand.</p>
6	Affected trees and agricultural production	Households produce agriculture are affected	Affected households by the project will be be compensated for affected crops with market value and/ or replacement cost.
7	Temporary impact during construction	A temporary impact to business operations	<p>(i) Compensate and support about affected income of households, collective business / production, private enterprise who are directly affected</p> <p>(ii) Compensate the affected property at replacement cost</p>

No.	Types of loss/ impacts	Entitled persons		Entitlements
		Damage caused by the contractor cause for public works, private		(i) The contractor must pay with replacement cost for the families, groups, communities or Government agency with affected works during construction and/ or (ii) Damaged property must be restored immediately returned to previous condition.
8	Affected structures/ public assets	Urban populations, the administrative organization that owns the buildings, homes, schools, bridges, company, water resource, roads, drainage system that affected by the project.		Ensure for restoration or reparation of buildings and structures with each works and the communities have not to contribute any costs.
9	The subsidies for transport and livelihood	Subsidies for transport	For households have to relocate	Subsidies for transport of 3.000.000 VND / household

No.	Types of loss/ impacts	Entitled persons		Entitlements
		Support for stable life restoration	Households with affected agricultural land by the project	<p>Acquired from 20-30% (10% - 30% for vulnerable households) of current using agricultural land, PAHs will be supported within 06 months (regardless of whether to be relocated or not).</p> <p>Acquired from 30% to 70% of current using agricultural land is entitled to get support within 6 months if not relocated and within 12 months if relocated, in case of moving to areas with difficult social - economic conditions or economic with highly difficult social – economic conditions, maximum assistance is up to 24 months.</p> <p>Acquired more than 70% of current using agricultural land is acquired, assistance will be 12 months if not relocated, and 24 months if relocated; in case of moving to areas with difficult social - economic conditions or economic with highly difficult social – economic conditions, maximum assistance is up to 36 months;</p> <p>Acquired land area are determined according to each land acquisition decision of the People's Committee of the competent authorities;</p> <p>The level of assistance shall be valued equivalent to 30 kg of rice per month for a person according to the average price at the time of local support.</p>

No.	Types of loss/ impacts	Entitled persons		Entitlements
		Subsidies for career transition	Households with affected agricultural land will be compensated	Subsidies by cash equal 03 times the price of agricultural land in the same type in land price list of local at the time of land acquisition for the whole area of recovered agricultural land; area of supported agricultural land does not exceed the quota of allocated agricultural land at local. In case households in need to participate in training, they will be supported to participate in training courses within the city, and is exempted all costs for that class.
			Affected households of residential land combine with their own trade, service and must relocate	Affected households of residential land combine with their own trade, service and must relocate will be supported to training, career transition and find job if in need a) For household business with income less than 10.000.000 VND/month: subsidies 15% of income within 06 months; b) For household business with income more than 10.000.000 VND/month: subsidies according to real interests (after-tax income) within 6 months, but no less than 6.000.000 VND/ household Income and real interests are calculated under the average of months of the most recent year and recognized by the local tax authorities
		Subsidies for rent house	For the relocated households.	For the relocated households and no other accommodation, in the time waiting for new accommodation (arranged in resettlement areas), will be granted cash for rent, specific is 3.000.000 VND/ household/ month, within 6 months.

No.	Types of loss/ impacts	Entitled persons		Entitlements
		Special social support	For the relocated households belong to poor and vulnerable group	<p>a) Subsidies for household of land acquisition which family has Vietnamese Heroic Mother, War Invalids ¼, sick soldiers 1/3, affected person by Agent Orange, martyr's family is 20.000.000 VND/ household (twenty million Vietnam Dong per household)</p> <p>b) Subsidies for household of land acquisition which family has War Invalids, sick soldiers with rate of injury from 61% to 80% is 15.000.000 VND/ household (fifteen million Vietnam Dong per household)</p> <p>c) Subsidies for household of land acquisition which family has War Invalids, sick soldiers with rate of injury from 21% to 60% is 10.000.000 VND/ household (ten million Vietnam Dong per household)</p> <p>Household of land acquisition which family has Vietnamese Heroic Mother, War Invalids, sick soldiers, affected person by Agent Orange, martyr's family has small manufacturing business that premises are no longer and are recovered all residential land, will be supported under the above a.b.c provisions</p> <p>3. Households of land acquisition are poor as regulation of State (with number of poor household), ethnic minorities will be supported 10.000.000 VND/ household (ten million Vietnam Dong per household)</p>

## APPENDIX 2: INVENTORY OF AFFECTED HOUSEHOLDS

**Table 2a. Summary of preliminary resettlement impacts of the project - Component 1: Construction of wastewater collection network**

NO.	Affected household/company	Acquired area (m2)	Type of land	Architectures	Tree/plant	Remarks
<b>a) Work item: Construction of boosting pumping station</b>						
1	Tân Đông Hiệp WPC	328	Public land	-	-	
2	PMU for Tân Đông Hiệp B Industrial Park	338	Compensated land for planned industrial park	-	-	
3	Di An Town PMU	77	Land of upgrading road D1 project	-	-	
4	Đại Nam JSC	95	Planned land of wastewater treatment station of residential area of Di An administration centre	-	-	
5	Thái Bình Investment JSC	332	Planned land of wastewater treatment station of Quảng Trường Xanh Commerce-Service-Urban residential area	-	-	
6	Bình An WPC	236	Public land	-	-	
7	Hương Sen Investment & Construction Ltd., Co	100	Planned land of wastewater treatment station	-	-	Standby land

<b>Table 2b Summary of preliminary resettlement impacts of the project - Component 2: Construction of wastewater treatment plant with capacity of 20,000m<sup>3</sup>/day</b>										
NO.	Affected household/company	Acquired area (m <sup>2</sup> )	Existing area (m <sup>2</sup> )	Ratio of acquisition (agricultural land) %	Vulnerable households	Type of land	Architectures	Trees/plants	Member of household	
									Permanent resident	Long-term temporary resident
1	Lê Xuân Tư	106.5	106.5	-	-	Housing land	House + Auxiliary work	X	4	
2	Mai Thị Hai	5,551.10	5,551.10	100	-	Agricultural + Housing land	House + Auxiliary work	X	3	
3	Mai Thị Thành	5,700.80	5,700.80	100	-	Agricultural land	House + Auxiliary work + Grave	X	8	
4	Đỗ Thanh Quyết	125.6	125.6	100	-	Agricultural land	House + Auxiliary work	-	5	
	Vũ Thị Lan									
5	Võ Thúy Hằng	102.5	102.5	100	-	Agricultural land	House + Auxiliary work	-	6	
	Phạm Ngọc Cường									
6	Vũ Đình Ba	151.8	151.8	100	-	Agricultural land	House + Auxiliary work	-	4	
7	Nguyễn Công Đức	168.5	168.5	100	-	Agricultural land	House + Auxiliary work	-	3	
8	Trịnh Hữu Hải	111.1	111.1	100	-	Agricultural	House +	X		3

	Vũ Thị Hà					land	Auxiliary work			
9	Mai Thị Bia	1,096.20	1,096.20	100	-	Agricultural land	House + Auxiliary work	X		
10	Trương Minh Chi	-	-	-	-	-	House + Auxiliary work	X		
11	Trương Sắc Thái	-	-	-	-	-	House + Auxiliary work	X		
12	Nguyễn Văn Quang	-	-	-	-	-	House + Auxiliary work	X		2
13	Nguyễn Văn Thông	-	-	-	-	-	House + Auxiliary work	-		2
14	Võ Thị Hạnh	-	-	-	-	-	House + Auxiliary work	-	4	
15	Nguyễn Thị Thu Hằng	-	-	-	-	-	House + Auxiliary work	-		5
16	Nguyễn Văn Lợi	-	-	-	-	-	House + Auxiliary work	X		3
17	Trần Minh Thanh	-	-	-	-	-	House + Auxiliary work	X	4	
18	Lê Đăng Dường	-	-	-	-	-	House + Auxiliary work			3
19	Nguyễn Văn Thuần	-	-	-	-	-	House + Auxiliary work	X	3	
20	Nguyễn Thị Hiền	-	-	-	-	-	Auxiliary work	-		3
21	Đặng Văn Dũng	1,398.50	1,398.50	100	-	Agricultural land	-	X	4	
22	Lê Đình Đồng									
	Nguyễn Thị	99.3	99.3		-	Housing land	Auxiliary work	X		

	Lựa									
23	Nguyễn Thị Không	4,332.0	4,332.00	100	-	Agricultural land	-	X		
24	Nguyễn Thị Kim Dung	517.3	517.3	100	-	Agricultural land	-	X		
25	Nguyễn Thị Thanh Hải	502.1	502.1		-	-	Auxiliary work	X		
26	Nguyễn Văn Huệ	125.7	125.7	100	-	Agricultural land	-			
27	Nguyễn Văn Nghàn-Lâm Hồng Trinh	153.5	153.5	100	-	Agricultural land	-	X		
28	Huỳnh Thanh Trung	300	300	100	-	Agricultural land	-	X		
29	Lê Văn Hoàng	1,073.0	1,073.00	100	-	Agricultural land	-	-		
	Nguyễn Thị Nữ									
30	Trần Thị Hiền	202.1	202.1	100	-	Agricultural land	-	X		
31	Phạm Tất Thành	100	100	100	-	Agricultural land	-	X		
	Hòa Thị Loan									
32	Đỗ Công Hiên	107.7	107.7	100	-	Agricultural land	-	X		
33	Nguyễn Đức Tân	240	240	100	-	Agricultural land	-	X		
34	Lê Văn Chương	3,474.4	3,474.40	100	-	Agricultural land	Auxiliary work	-		
35	Lê Trọng Dũng	100	100	100	-	Agricultural land	-	-		
	Lê Thị Ngãi									

36	Nguyễn Văn Tám				-	Agricultural land	-	-		
	Trương Thị Cầu	180	180	100						
37	Huỳnh Thanh Phong				-	Agricultural land	-	X		
	Trà Thị Hường	400	400	100						
38	Hoàng Văn Cảnh				-	Agricultural land	-	X		
	Nguyễn Thị Phương	200	200	100						
39	Nguyễn Thị Hiền	112.2	112.2	100	-	Agricultural land	-			
40	Võ Văn Bé	1,647.00	1,647.00	100	-	Agricultural land	Auxiliary work	X		
41	Võ Văn Tám	652.4	652.4	100	-	Agricultural land	-	-		
42	Võ Văn Thành (Transfer Certificate of Office Registration for user check)	165.7	165.7	100	-	Agricultural land	-	-		
43	Mai Thanh Thúy	7,647.90	7,647.90	100	-	Agricultural + Housing land	Grave	X		
44	Mai Thị Út	796.8	796.8	100	-	Agricultural land	Grave	X		
45	Mai Văn Vắn	777.2	777.2	100	-	Agricultural land	-	X		
46	Nguyễn Mộng Lan	215.1	215.1	100	-	Agricultural land	-	X		

47	Nguyễn Thị Ngọc Thanh	439.5	439.5	100	-	Agricultural land	-	X		
48	Mai Thanh Thúy				-	Agricultural + Housing land	-	X		
	Đặng Anh Dũng	338.8	338.8	100						
49	Đặng Mai Anh Tuấn	300	300	100	-	Agricultural land	-	-		
50	Nguyễn Văn Ngành				-	Agricultural land	-	-		
	Lâm Hồng Trinh.	2,638.10	2,638.10	100						
51	Not yet defined	120.7				Agricultural land	-	-		
52	Not yet defined	51.5				Agricultural land	-	-		
53	Grave land	86.8				Agricultural land	-	-		
54	BECAMEX Investment and Development Corporation (Becamex IDC)	21,402.50				Agricultural land	-	-		
55	Nguyễn Thị Châu	-				-	House + Auxiliary work	X		
56	Nguyễn Phước Duy	-				-	House + Auxiliary work	X		6
57	River/stream traffic land	4,214.40				-	-			

<b>Total</b>	<b>Total acquired land</b>	<b>Agricultural land</b>					62,906.00			
		<b>Housing land</b>					1,105.80			
		<b>River/stream traffic land</b>					4,214.50			
		<b>Number of affected member of households</b>					75		Perman ent resident s: 48	Long-term tempo rary reside nts: 27

**Table 2c. Summary of preliminary resettlement impacts of the project - Component 3: Construction of stormwater drainage network**

NO.	Affected household/company	Address	Temporari y land requisition	Affected business/ producti on	Member of household		Remarks	
					Permanent resident	Temporary resident		
Work item: Construction of drains along canal T5B (Đông Hòa ward - Dĩ An town)								
1	Phạm Thị Trọng	1/12 KP Tây A	-	-	2			
2	Nguyễn Văn Cảnh	50/12 KP Tây A	-	X	4			
3	Nguyễn Thị Nguyệt	9 KP Tây A	-	X	4	2		

	Đào Hồng Kỳ		-					
<b>4</b>	Đinh Tiến Minh	71/12 KP Tây A	-	-	3			
<b>5</b>	Nguyễn Văn Thái	23/12 KP Tây A	-	X	4			
<b>6</b>	Nguyễn Thị Vân	98/12 KP Tây A	-			3		
<b>7</b>	Phạm Văn Phú		-	X	3			
	Nguyễn Thị Hảo		-					
<b>8</b>	Nguyễn Thị Huân	1/11 Kp Tây A	-	-	3			
<b>9</b>	Nguyễn Văn Tịnh	17 KP Tây A	-	-	3			
<b>10</b>	Trần Thị Thanh	4/12 KP Tây A	-		2			
<b>11</b>	Đỗ Xuân Mười	185/43 KP Tây A	-	X	5			
	Nguyễn Thị Hoa		-					
<b>12</b>	Trần Tư Duy	26 KP Tây A	-	X		3		
<b>13</b>	Trần Văn Định	66/12 KP Tây A	-		5			
<b>14</b>	Nguyễn Văn Long		-	X	1	4		
<b>15</b>	Lê Thanh Hải	185/75 KP Tây A	-	X	4	2		
<b>16</b>	Nguyễn Thị Vàng	50 KP Tây A	-	X	1	1		
<b>17</b>	Trịnh Đình Hoàng	23/15 KP Tây B	-		4			

18	Trịnh Đình Huynh	22/15 Kp Tây B	-		4			
19	Nguyễn Thị Phần	16/15 KP Tây B	-		4			
20	Nguyễn Văn Đức	16/15 KP Tây B	-		1			
21	Nguyễn Thị Mai	15/15 KP Tây B	-		5			
22	Nguyễn Văn Nghĩa		-	X	4			
<b>Total</b>				<b>10</b>	<b>66</b>	<b>15</b>		
<b>Work item: Construction of drains along Trần Hưng Đạo street</b>								
1	THỦY NGÂN COMMERCE-SERVICE & PRODUCTION CO., LTD	16/19 KP BÌNH MINH 1	-	X				
2	DĨ AN TAX OFFICE	TỔ 16-KP BÌNH MINH 1	-	X				
3	GIANG PHÚ HƯỜNG	18/21 KP BÌNH MINH 1	-	X				
4	TRẦN THỊ KIM DUNG	24/16 KPBÌNH MINH 1	-	X				
5	PHẠM THỊ TUYẾT THU	3/22 KPBÌNH MINH 1	-	X				
6	BÙI THỊ HẠNH	4/22 KPBÌNH MINH 1	-	X				
7	PHẠM BÙI VĂN NHẬT THANH	9A/21 KP BÌNH MINH 1	-	X				
8	BÙI THỊ QUÍ	11/21 KP BÌNH MINH 1	-	X				

9	BÙI VĂN HẢO	13/21 KP BÌNH MINH 1	-	X				
10	BÙI KIM HƯƠNG	21/19 KP BÌNH MINH 1	-	X				
11	BÙI ÁNH TUYẾT	21A/19KP BÌNH MINH 1	-	X				
12	TRẦN THỊ VÂN	21B/19KP BÌNH MINH 1	-	X				
13	PHẠM THỊ THU	1A/20 KP BÌNH MINH 1	-	X				
14	NGUYỄN THỊ THU	7/22 KPBÌNH MINH1	-	X				
15	NGUYỄN THỊ GÁI	7B/22 KPBÌNH MINH1	-	X				
16	TRẦN THỊ NGỌC MAI	10/22 KP BÌNH MINH1	-	X				
17	BÙI THỊ LIỄU	10A/22 KPBÌNH MINH1	-	X				
18	GIANG MUỐI	11A/23 KPBÌNH MINH1	-	X				
19	PHẠM THỊ TUYẾT VÂN	12/23 KPBÌNH MINH1	-	X				
20	ĐỖ VĂN HƠN	16/23 KPBÌNH MINH1	-	X				
21	LÊ VĂN HÓA	27/23 KPBÌNH MINH1	-	X				
22	ĐẶNG THỊ XUÂN THU	28A/23 KPBÌNH MINH1	-	X				
23	NGUYỄN THIÊN THANH	KP BÌNH MINH1	-	X				

24	NGUYỄN NGỌC KHÓA	4/12 KPBÌNH MINH 1	-	X				
25	NGUYỄN VĂN HOÀ	22/21 KP BÌNH MINH 1	-	X				
26	LÊ HỒNG TẤN	KP BÌNH MINH 1	-	X				
27	TRẦN THỊ NGÀ	19/19 KP BÌNH MINH 1	-	X				
28	LÊ THANH LONG	2/23 KP BÌNH MINH 2	-	X				
29	TRẦN ĐÌNH NHIỆM	477 BÌNH MINH 2	-	X				
30	ĐẶNG THỊ THẢO	BÌNH MINH 1	-	X				
31	TRẦN QUANG NHÂN	KP BÌNH MINH 1	-	X				
32	HUỲNH THỊ KIM CHI	KP BÌNH MINH 1	-	X				
33	NGUYỄN THỊ NGỌC ÁNH	TỔ 23 BÌNH MINH 1	-	X				
34	PHẠM THỊ SƯƠNG	3/12 BÌNH MINH 1	-	X				
35	NGUYỄN MINH VĨNH TRUYỀN	TÂY A	-	X				
36	VÕ THANH XUÂN	TÂY A	-	X				
37	VÕ TRÙNG KHÁNH (1)	7/11-TÂY A	-	X				
38	DƯƠNG VĂN KIẾN	7/12-TÂY A	-	X				
39	NGUYỄN THỊ THÍCH	8/12-TÂY A	-	X				

40	NGUYỄN VĂN TRUNG	21/12-TÂY A	-	X				
41	NGUYỄN THỊ THIẾT	29/12-TÂY A	-	X				
42	NGÔ VĂN KHẨM	55/12-TÂY A	-	X				
43	PHẠM VĂN HẠN	65/12-TÂY A	-	X				
44	TĂNG VĂN KHUÊ	20/13-TÂY A	-	X				
45	HUỲNH HỮU CHÍ	64/2-TÂY A	-	X				
46	NGUYỄN MỘNG NGỌC	TÂY A	-	X				
47	HÀ VĂN GÀM	18/9-TÂY A	-	X				
48	ĐỖ THỊ CẦN	92/13-TÂY A	-	X				
49	VÕ TRÙNG KHÁNH	TÂY A	-	X				
50	NGUYỄN THỊ HẠNH	23/13-TÂY A	-	X				
51	LÊ THỊ THU LAN	25/13 TÂY A	-	X				
52	VÕ THỊ YẾN	25/9 TÂY A	-	X				
53	LÊ VĂN NHÂN	9/23-TÂY A	-	X				
54	NGUYỄN THỂ MINH	126/23A-TÂY A	-	X				
55	TÔNG HỮU ĐĂNG	50/13-KP TÂY A	-	X				
56	MAI VĂN ĐÓN	9/11 KP TÂY A	-	X				

57	MAI THỊ LIÊU	10/11 KP TÂY A	-	X				
58	TRẦN MINH TÂM	69/11 KP TÂY A	-	X				
59	PHẠM HỒNG SƠN	80/11 KP TÂY A	-	X				
60	MAI THỊ TIẾP	92/11 KP TÂY A	-	X				
61	PHẠM THỊ LIÊN	80/15 KP TÂY A	-	X				
62	HUỖNH THỊ ÁNH LOAN	22/9 TÂY A	-	X				
63	LÊ THỊ THÙY TRINH	23/9 TÂY A	-	X				
64	PHAN THÀNH TRUNG	160/11-TÂY A	-	X				
65	CHUNG QUANG MỸ TRINH	39/9 TÂY A	-	X				
66	NGUYỄN VĂN HẢI	21/13 TÂY A	-	X				
67	HUỖNH THỊ NGỌC ANH	44/11-TÂY A	-	X				
68	TẶNG QUỐC THANH	20/13 TÂY A	-	X				
69	NGUYỄN KIẾN THỨC	63/12-TÂY A	-	X				
70	NGÔ VĂN NEO	74/12 TÂY A	-	X				
71	HUỖNH THỊ THU HÀ	19/13 TÂY A	-	X				
72	LÊ DANH KHOÁT	85/9 TÂY A	-	X				

73	PHẠM THỊ HÀ	KP TÂY A	-	X				
74	VŨ THỊ HUƠNG	20/1 TÂY A	-	X				
75	LÊ HOÀNG NAM	1/10 TÂY A	-	X				
76	ĐÀO THỊ HẰNG	15/13 TÂY A	-	X				
77	TẶNG THỊ LỆ	17/13 TÂY A	-	X				
78	TẶNG THỊ LỆ HÀ	18/3 TÂY A	-	X				
79	NGUYỄN THỊ OANH	28/12 TÂY A	-	X				
80	LÊ VĂN AN	31/12 TÂY A	-	X				
81	TÔ THỊ NGỌC THỦY	33/12 TÂY A	-	X				
82	VÕ BÁ ĐẠT	35/12 TÂY A	-	X				
83	NGUYỄN THỊ MAI	47/12 TÂY A	-	X				
84	NGÔ THỊ TUYẾT	61/12 TÂY A	-	X				
85	TRẦN THỊ TUYẾT VÂN	62/12 TÂY A	-	X				
86	ĐẶNG THỊ NGUYỄN	76/12 TÂY A	-	X				
87	NGUYỄN THỊ BÍCH HUYỀN	78/12A TÂY A	-	X				
88	HOÀNG VĂN TOÀN	79/12 TÂY A	-	X				

89	HOÀNG THỊ YẾN	79/12 TÂY A	-	X				
90	NÔNG VĂN CHÍNH	81/12 TÂY A	-	X				
91	NGUYỄN ĐÌNH NHÃN	83/12 TÂY A	-	X				
92	PHAN THỊ NHUNG	92/12 TÂY A	-	X				
93	HUỲNH HỮU THỌ	94/12 TÂY A	-	X				
94	NGUYỄN THỊ HIỀN LƯƠNG	115/12 TÂY A	-	X				
95	NGUYỄN VĂN THẾ	174/12 TÂY A	-	X				
96	NGUYỄN VĂN YẾN	224/12 TÂY A	-	X				
97	LÊ VĂN NINH	3/13 TÂY A	-	X				
98	TRỊNH HỒNG PHƯƠNG	38/13 TÂY A	-	X				
99	TÔ TRỌNG TÀI	12/30 TÂY A	-	X				
100	TRẦN VĂN CHÍNH	6/2 TÂY A	-	X				
101	CHU THỊ ẬU	THỬA 2869 TÂY A	-	X				
102	VÕ THÀNH CÔNG (2)	THỬA 2871 TÂY A	-	X				
103	VŨ ĐÌNH TIỀN	89/9 TÂY A	-	X				
104	PHẠM DUY KIỆM	7/12 TÂY A	-	X				

105	NGUYỄN VĂN THÁI	23/12 TÂY A	-	X				
106	PHAN QUANG THƯỜNG	85/12 TÂY A	-	X				
107	ĐÀO HỒNG KỶ	TỔ12 TÂY A	-	X				
108	NGUYỄN QUANG THANH	THỬA 2848 TÂY A	-	X				
109	TRẦN PHƯƠNG ANH	26/9 TÂY A	-	X				
110	ĐỖ THỊ THU DUNG	TỔ10 TÂY A	-	X				
111	ĐÀO THỊ XUYẾN	71/12 TÂY A	-	X				
112	NGÔ THỊ NHÂN	THỬA 2858 TÂY A	-	X				
113	NGÔ XUÂN PHÚ	THỬA 2882 TÂY A	-	X				
114	PHẠM THUÝ HÀ	36/13 TÂY A	-	X				
115	LÊ XUÂN THẮNG	THỬA2874 TÂY A	-	X				
116	NGÔ XUÂN PHÚ	THỬA 2883 TÂY A	-	X				
117	PHAN KIM HOÀNG	KP TÂY A-ĐÔNG HÒA	-	X				
118	NGUYỄN THỊ LOAN	KP TÂY A	-	X				
119	PHẠM VĂN TỬ	280/12TÂY A	-	X				
120	HUỖNH HÒA	THỬA 2871 TÂY A	-	X				
121	NGUYỄN HOÀI LINH	102/12 TÂY A	-	X				

122	NGUYỄN HỮU TUẤN	112/12 TÂY A	-	X				
123	NGUYỄN VĂN THỊNH	19/9 KP TÂY A	-	X				
124	NGUYỄN THỊ NGÀN	KP TÂY A	-	X				
125	ĐỖ VĂN TIẾT	TÂY A	-	X				
126	CHÔNG HỎI VÀ	KP TÂY A	-	X				
127	BÙI PHÚ HUẤN	THỬA 2923_TÂY A ĐH	-	X				
128	HOÀNG TIẾN HÙNG	THỬA 2931_TÂY A ĐH	-	X				
129	LÊ HOÀNG NAM	46/10 KP TÂY A	-	X				
130	NGUYỄN NGỌC LOAN	KP TÂY A	-	X				
131	TRƯƠNG THỊ THUY LINH	TỔ 12 KP TÂY A	-	X				
132	NGUYỄN CHÍ CUỒNG	101/12 TÂY A	-	X				
133	TRẦN MINH VŨ	399/12 TÂY A	-	X				
134	NGUYỄN HOÀNG ANH	KP TÂY A	-	X				
135	PHẠM THỊ HOA	228/12 TÂY A	-	X				
136	NGUYỄN ĐÌNH DU	99/12 TÂY A	-	X				
137	PHAN THỊ TÁM	13/13 TÂY A	-	X				
138	HOÀNG THỊ THỊNH	THỬA 2839 TÂY A	-	X				

139	LÊ TIỀN CÔNG	THỬA 2993 TÂY A	-	X				
140	NGUYỄN THỊ SƯƠNG	12/12-KP TÂY A	-	X				
141	PHẠM THANH HƯƠNG	23/13-TÂY A	-	X				
142	ĐOÀN TRƯỜNG SINH	108/12 TÂY A	-	X				
143	ĐẶNG NGỌC YẾN	339/12 TÂY A	-	X				
144	NGÔ THỊ THU THANH	91/12 TÂY A	-	X				
145	TRẦN NHẬT TÂN	148 TÂY A	-	X				
146	LUU VĂN PHÚ	10/13 TÂY A	-	X				
147	NGÔ TRẦN LÊ	TÂY A	-	X				
148	BÙI DUY HOÀNG	95/12 TÂY A	-	X				
149	TRẦN PHƯỚC TRIỀU	THỬA 2948 TÂY A	-	X				
150	NGUYỄN VĂN PHƯỚC	THỬA 2863 TÂY A	-	X				
151	ĐỒNG VĂN ĐỊNH	88/12 TÂY A	-	X				
152	LÊ THỊ NHUNG	THỬA 2605 TÂY A	-	X				
153	CAO THỊ KIM CHÂU	3/2 TÂY A	-	X				
154	TRẦN THANH HẢI	THỬA 2949 TÂY A	-	X				
155	BÙI XUÂN QUANG	299 TÂY A	-	X				

156	DƯƠNG MINH TUẤN	THỬA 2855 TÂY A	-	X				
157	NGUYỄN THU DUNG	11/3 TÂY A	-	X				
158	ĐẶNG THỊ THẢO	THỬA 8046 TÂY A	-	X				
159	NGUYỄN THANH HÙNG	37/10 TÂY A	-	X				
160	NGUYỄN VĂN DŨNG	394/12 TÂY A	-	X				
161	TRẦN HUY ĐÌNH	THỬA 1828 TÂY A	-	X				
162	NGUYỄN XUÂN HOÁ	THỬA 3039 TÂY A	-	X				
163	LÊ THỊ KIM	409/12 TÂY A	-	X				
164	NGUYỄN THỊ THANH THỦY	THỬA 2935-TÂY A	-	X				
165	PHẠM VĂN SANG	13/11 TÂY A	-	X				
166	VŨ ĐÌNH HẠNH	THỬA 2866 TÂY A	-	X				
167	LÊ VĂN DUẤN	THỬA 2840 TÂY A	-	X				
168	LÊ VĂN HỌC	THỬA 2838 TÂY A	-	X				
169	PHẠM THỊ PHƯƠNG LIÊN	THỬA 606 TÂY A	-	X				
170	TRẦN THỊ LỰ	THỬA 3114 TÂY A	-	X				
171	NGUYỄN VĂN QUANG	THỬA 2842 TÂY A	-	X				

172	NGUYỄN VĂN CẢNH	50/12 TÂY A	-	X				
173	NGUYỄN VIỆT PHÁT	204/4 TÂY A	-	X				
174	TRẦN THỊ TRINH	91/4 TÂY A	-	X				
175	TRẦN THỊ THÚY	86/4 TÂY A	-	X				
176	LÊ ĐỨC QUÊ	77/4 TÂY A	-	X				
177	NGUYỄN HỮU THỤ	259/23 TÂY A	-	X				
178	NGUYỄN DUY CHUÔNG	202/4 TÂY A	-	X				
179	VĂN TÂN BÌNH	113/4 TÂY A	-	X				
180	LÊ ĐÌNH CHINH	183/4 TÂY A	-	X				
181	MAI VĂN VINH	108/4 TÂY A	-	X				
182	NGUYỄN THỊ TỪ	190/4 TÂY A	-	X				
183	BÙI LONG KHOA	205/4 TÂY A	-	X				
184	DƯƠNG PHÚC HẬU	94/4 TÂY A	-	X				
185	LÊ QUÝ DIỆP	84/4 TÂY A	-	X				
186	NGUYỄN VĂN THÔNG	96/4 TÂY A	-	X				
187	HOÀNG TRỌNG HUY	87/4 TÂY A	-	X				
188	HOÀNG THỊ HÀ	101/4 TÂY A	-	X				

189	PHẠM VĂN VƯỢNG	112/4 TÂY A	-	X				
190	TRẦN DUY LỘC	124/4 TÂY A	-	X				
191	NGUYỄN THỊ ĐẶNG	106/4 TÂY A	-	X				
192	ĐINH THỊ HOÀ	109/4 TÂY A	-	X				
193	NGUYỄN VĂN DŨNG	184/4 TÂY A	-	X				
194	TẠ ĐÌNH ĐỀ	83/4 TÂY A	-	X				
195	NGUYỄN QUANG NGỌ	95/4 TÂY A	-	X				
196	VŨ NGỌC TÌNH	98/4 TÂY A	-	X				
197	LÊ HÙNG	81/4 TÂY A	-	X				
198	PHẠM THIÊN NGŨ	104/4 TÂY A	-	X				
199	LƯƠNG BỘI HOA	195/4 TÂY A	-	X				
200	TRƯƠNG QUANG LŨ DUY	241/4 TÂY A	-	X				
201	NGUYỄN VĂN THƯƠNG	166/4 TÂY A	-	X				
202	NGUYỄN QUỐC TOÀN	85/4 TÂY A	-	X				
203	LÊ DŨNG CHIẾN	124/4 TÂY A	-	X				
204	TRƯƠNG VĂN CỬ	90/4 TÂY A	-	X				

205	VŨ QUỐC KHÁNH	216/04 TÂY A	-	X				
206	LÊ VĂN ĐỊNH	172/4 TÂY A	-	X				
207	THANG TIÊU BÌNH	260/4 TÂY A	-	X				
208	LÊ VĂN QUỐC	80/4 TÂY A	-	X				
209	VÕ THỊ THANH TUYỀN	248/4 TÂY A	-	X				
210	NGUYỄN DUY TRUNG	288/4 TÂY A	-	X				
211	PHAN CHÍ DŨNG	93/4 TÂY A	-	X				
212	NGUYỄN THIỆN THÔNG NGÔN	258/4 TÂY A	-	X				
213	NGUYỄN ĐĂNG THIỆN	82/4 TÂY A	-	X				
214	NGUYỄN VĂN HAI	THỬA 8056 TÂY A	-	X				
215	VÕ HỒNG DUY	185/75/43 TÂY A	-	X				
216	HOÀNG MINH SƠN	THỬA 2933 TÂY A	-	X				
217	HỒ HỮU NGỌC	TỔ 12 TÂY A	-	X				
218	LÝ LỮ THÙY TRANG	43/11 TÂY A	-	X				
219	TRẦN SĨ QUANG	21/12 TÂY A	-	X				
220	NGUYỄN THỊ THANH LOAN	THỬA 3068 TÂY A	-	X				

221	NGUYỄN THANH TÙNG	THỬA 8341 TÂY A	-	X				
222	VŨ THỊ LÀ	THỬA 2923 TỔ 12 TÂY A	-	X				
223	TRẦN NHƯ HÀ	THỬA 3062 TÂY A	-	X				
224	ĐỖ XUÂN MƯỜI	THỬA 3132_Đ.12 TÂY A	-	X				
225	HUỖNH NGỌC HƯỜNG	THỬA 8191 TÂY A	-	X				
226	HUỖNH NGỌC HƯỜNG	THỬA 8192 TÂY A	-	X				
227	HUỖNH NGỌC HƯỜNG	THỬA 8190 TÂY A	-	X				
228	VÕ PHƯỚC NHÂN	THỬA 2403 TỔ 1 TÂY A	-	X				
229	NGUYỄN THỊ HỒNG HOA	33/11 TÂY A	-	X				
230	NGUYỄN THỊ MINH NGUYỆT	68/12 TÂY A	-	X				
231	HÀ ĐÌNH ĐÔNG	THỬA 3002 TÂY A	-	X				
232	NGUYỄN NHANH BÔNG	11/10 TÂY A	-	X				
233	TRẦN QUANG NGHĨA	THỬA 8464 TÂY A	-	X				
234	NGÔ MẠNH TUẤN	THỬA 8170 TÂY A	-	X				
235	TRẦN QUANG NGHĨA	THỬA 1753 TÂY A	-	X				

236	LÊ THANH HẢI	THỬA 3038 TÂY A	-	X				
237	NGUYỄN THỊ LOAN	THỬA 3040 TÂY A	-	X				
238	DƯƠNG THỊ CẢI	29/2 TÂY A	-	X				
239	TRẦN HỮ CỘT	55/2 TÂY A	-	X				
240	NGÔ THỊ LỢI	28/2 TÂY A	-	X				
241	PHẠM THỊ CHÂM	83/12 KP TÂY A	-	X				
<b>Total</b>						X		
<b>Work item: Construction of drains along canal T4 (Tân Đông Hiệp ward - Dĩ An town)</b>								
1	Nguyễn Văn Chung	25/5B KP Đông An	-	X	3			
2	Nguyễn Thị Tư	58/5B KP Đông An	-	-	5	1		
	Nguyễn Văn Hôn		-					
3	Mai Ngọc Bảo Phương	25 KP Đông An	-	-		4		
4	Vũ Văn Tựa	141/5B KP Đông An	-	-	4			
5	Nguyễn Thị Diễm	150/5B KP Đông An	-	-	6			
6	Hồ Văn Thọ	56/5B KP Đông An	-	-	6			
7	Nguyễn Thị Út		-	-	4			
8	Nguyễn Thị Vinh	20/5B KP Đông An	-	-	4			

9	Nguyễn Văn Phép	85/2A KP Đông An	-	-	7			
10	Lê Khắc Tình	122/5B KP Đông An	-	-	6			
11	Lê Thị Việt Hoa	111/5B KP Đông An	-	-		4		
12	Trần Văn Đồng	14/5B KP Đông An	-	-	5			
	Trần Thanh Tâm		-					
13	Phạm Thị Nhân	87/5B KP Đông An	-	-	2			
14	Nguyễn Đình Luyến	144/5B KP Đông An	-	-	4			
15	Lương Thị Vân	145/5B KP Đông An	-	-	1			
16	Nguyễn Anh Tuấn	136/5B KP Đông An	-	-	-			
17	Phan Văn Thủy	6/5B KP Đông An	-	-	5			
	Phạm Thị Giàu		-					
18	Phan Thị Thu	133/5B KP Đông An	-	-	2			
19	Phan Thị Ngọc	123/5B KP Đông An	-	-	3			
20	Phan Văn Trọng	132/5B KP Đông An	-	-	6			
21	Trương Minh Vũ	85/5B KP Đông An	-	-	7			
22	Phạm Ngọc Trang	129/5B KP Đông An	-	X	4			
<b>Total</b>				<b>2</b>	<b>84</b>	<b>9</b>		
<b>Work item: Construction of drains along Cái Cầu canal (Tân Đông Hiệp ward - Dĩ An town)</b>								

1	Huỳnh Thị Phần	229/1A KP Tân An		-	4			
2	Nguyễn Thị Nga			-	1			
3	Nguyễn Thị Hương	231/1A KP Tân An		X	4			
4	Nguyễn Văn Đại	231/1A KP Tân An		X		4	Rente d house	
5	Nguyễn Thanh Loan	231/1A KP Tân An		X	12			
	Hồ Kim Chi							
6	Trần Thanh Quý	-		X	4			
	Dương Ngọc Trang							
7	Nguyễn Thị Nữ	Not yet defined house number		X		4		
	Trần Thanh Hồ							
8		Not yet defined house number					Tradi ng at local mark et	
	Trần Thị Thơm			-	4			
	Trần Hoàng Phúc							
9	Lê Thị Phụng	Not yet defined house number		-	1			
10	Trịnh Thị Thảo	Not yet defined house number		-	2			
11	Nguyễn Thái Hòa	Not yet defined house number		-		4		
12	Nguyễn Thị Ngọc Mai	Not yet defined house number		-		5		

<b>13</b>	Hà Thị Thanh	3/1 KP Tân An		-	1			
<b>14</b>	Nguyễn Thị Thuý Hồng	524/1A KP Tân An		-	1			
<b>15</b>	Nguyễn Thị Phú	Not yet defined house number		-		3		
<b>16</b>	Nguyễn Thị Đồng	Not yet defined house number		-		1		
<b>Total</b>				<b>5</b>	<b>34</b>	<b>20</b>		

## APPENDIX 2A. INVENTORY OF ELIGIBLE HOUSEHOLDS FOR RESETTLEMENT

(Location: Đông An ward, Tân Đông Hiệp, Dĩ An town, Bình Dương province)

N O.	Full name	Member of househol d (person)	Vuner able househ old	Total owned land area (m2)	Acquired land area			Acquir ed ratio (%)	Hou sing	Work s/Stru ctures	Crop s/Tre es	Grav es	Rem arks
					Agricult ural (m2)	Residen tial (m2)	Total						
1	Lê Xuân Tư	4	-	106.5	-	106.5	106.5	100%	X	X	X		
2	Mai Thị Hai	3	-	5,551.1	5,151.1	400.0	5,551.1	100%	X	X	X		
3	Mai Thị Thành	8	-	5,700.8	5,700.8	-	5,700.8	100%	X	X	X	X	
4	Đỗ Thanh Quyết Vũ Thị Lan	5	-	125.6	125.6	-	125.6	100%	X	X			
5	Võ Thúy Hằng Phạm Ngọc Cường	6	-	102.5	102.5	-	102.5	100%	X	X			
6	Vũ Đình Ba	4	-	151.8	151.8	-	151.8	100%	X	X			
7	Nguyễn Công Đức	3	-	168.5	168.5	-	168.5	100%	X	X			
8	Trịnh Hữu Hải Vũ Thị Hà	3	-	111.1	111.1	-	111.1	100%	X	X	X		
9	Mai Thị Bìa	-	-	1,096.2	1,096.2	-	1,096.2	100%	X	X	X		
10	Trương Minh Chí	-	-	-	-	-		100%	X	X	X		

11	Trương Sắc Thái	-	-	-	-	-		100%	X	X	X		
12	Nguyễn Văn Quang	2	-	-	-	-		100%	X	X	X		
13	Nguyễn Văn Thông	2	-	-	-	-		100%	X	X			
14	Võ Thị Hạnh	4	-	-	-	-		100%	X	X			
15	Nguyễn Thị Thu Hằng	5	-	-	-	-		100%	X	X			
16	Nguyễn Văn Lợi	3	-	-	-	-		100%	X	X	X		
17	Trần Minh Thanh	4	-	-	-	-		100%	X	X	X		
18	Lê Đăng Dưỡng	3	-	-	-	-		100%	X	X			
19	Nguyễn Văn Thuận	3	-	-	-	-		100%	X	X	X		
20	Nguyễn Thị Hiền	3	-	-	-	-		100%		X	X		
21	Đặng Văn Dũng	4	-	1,398.5	1.398.50	-		100%					
22	Lê Đình Đồng Nguyễn Thị Lựa	-	-	99.3	-	99.3	99.3	100%		X	X		
23	Mai Thanh Thúy	-	-	7,647.9	7,247.9	400.0	7,647.9	100%			X	X	
24	Mai Thanh Thúy Đặng Anh Dũng	-	-	338.8	238.8	100.0	338.8	100%			X		
<b>TOTAL</b>		<b>69</b>		<b>22,598.6</b>	<b>21,492.5</b>	<b>1,105.8</b>	<b>22,598.6</b>		-		-	-	

### Map of resettlement location



Photos of infrastructural facilities in resettlement area



Photos of infrastructural facilities in resettlement area

## APPENDIX 4 : MINUTES OF COMMUNITY CONSULTATION

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc Lập - Tự Do - Hạnh Phúc

Di An, ngày 7 tháng 10 năm 2015

### BIÊN BẢN THAM VẤN CỘNG ĐỒNG

#### VỀ KẾ HOẠCH TÁI ĐỊNH CƯ

DỰ ÁN: CẤP NƯỚC VÀ NƯỚC THẢI ĐÔ THỊ VIỆT NAM

TIÊU DỰ ÁN: HỆ THỐNG THOÁT NƯỚC VÀ XỬ LÝ NƯỚC THẢI THỊ XÃ DĨ AN

Thời gian: 8h00 ngày 7 tháng 10 năm 2015

Công ty CP Tư vấn Cấp thoát nước và Môi trường (WASE) đã tiến hành khảo sát tài sản bị ảnh hưởng và tham vấn cộng đồng phục vụ kế hoạch tái định cư của dự án tại:

Nhà...phường...khu...p.hố...đông...t.e...phường...Tân...Đông...Hiệp

#### 1) Thành phần tham dự:

- a) Đại diện Chủ đầu tư: BQL DA Cấp nước Nam Thủ Dầu Một – Công ty TNHH MTV Cấp thoát nước – Môi trường Bình Dương

Ông...Đoàn...Hòa...Ly...Giám...đốc...Ban...Quản...Dĩ...An  
Ông...Thư...Tùng...Hòa...Nhân...viên...

- b) Đại diện Chính quyền địa phương: UBND Phường Tân Đông Hiệp

Ông...Đoàn...Xuân...Đình...Phó...Chủ...tịch...

- c) Đại diện Công ty CP Tư vấn Cấp thoát nước và Môi trường (WASE)

Ông...Nguyễn...Minh...Thắng...Phó...Giám...đốc...

- d) Đại diện người dân sinh sống tại khu vực dự án tham gia khảo sát lấy ý kiến (danh sách kèm theo)

#### 2) Nội dung:

Lãnh đạo mỗi phường giới thiệu về mục tiêu và thành phần dự họp

Tiếp theo, nhóm tư vấn sẽ:

Giới thiệu về dự án

Giới thiệu về các công trình dự kiến

Các tác động dự kiến

Các biện pháp giảm thiểu

Các phương án bồi thường, hỗ trợ

Thảo luận: Thu thập ý kiến của người bị ảnh hưởng bởi dự án

Kết thúc: Lãnh đạo phường tuyên bố kết thúc cuộc họp và cùng người dân ký vào biên bản tham vấn cộng đồng.

**Ý kiến của chính quyền địa phương**

Thống nhất với... kế hoạch thực hiện dự án

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**Ý kiến của người dân**

Nam muốn dự án sớm được triển khai  
Có chính sách hỗ trợ hợp lý để  
người dân không bị thiệt hại

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.....



*Dương Hoài Ly*



*Nguyễn Minh Thống*

**ĐD UBND P. TÂN ĐÔNG HIỆP**



*Đoàn Xuân Bình*

1	Nguyễn Văn Chung	chung
2	Nguyễn Văn Hoàn	hoan
3	Mai Ngọc Bảo Phấn	phấn
4	Vũ Văn Tịch	tịch
5	Nguyễn Thị Diễm	diễm
6	Hồ Văn Thọ	tho
7	Nguyễn Thị Sít	sít
8	Nguyễn Thị Linh	linh
9	Nguyễn Văn Phép	phép
10	Lê Phước Tính	phước tính
11	Lê Thị Việt Hoa	việt hoa
12	Trần Thanh Tâm	trần thanh tâm
13	Phạm Thị Nhân	phạm thị nhân
14	Nguyễn Thị Xuân	nguyễn thị xuân
15	Nguyễn Thị Việt	nguyễn thị việt
16	Phạm Thị Trân	phạm thị trân
17	Phạm Thị Châu	phạm thị châu
18	Phạm Thị Ngọc	phạm thị ngọc
19	Phạm Văn Trường	phạm văn trường
20	Phạm Thị Minh	phạm thị minh
21	Phạm Thị Ngọc Trang	phạm thị ngọc trang



CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc Lập - Tự Do - Hạnh Phúc

Di An, ngày 8 tháng 10 năm 2015

**BIÊN BẢN THAM VẤN CỘNG ĐỒNG**

**VỀ KẾ HOẠCH TÁI ĐỊNH CƯ**

**DỰ ÁN: CẤP NƯỚC VÀ NƯỚC THẢI ĐÔ THỊ VIỆT NAM**

**TIÊU DỰ ÁN: HỆ THỐNG THOÁT NƯỚC VÀ XỬ LÝ NƯỚC THẢI THỊ XÃ DĨ AN**

**Thời gian:** 8h ngày 8 tháng 10 năm 2015

Công ty CP Tư vấn Cấp thoát nước và Môi trường (WASE) đã tiến hành khảo sát tài sản bị ảnh hưởng và tham vấn cộng đồng phục vụ kế hoạch tái định cư của dự án tại:

Văn phòng K.p. Tân An Phường Tân Đông Hiệp

**1) Thành phần tham dự:**

a) **Đại diện Chủ đầu tư: BQL DA Cấp nước Nam Thủ Dầu Một – Công ty TNHH MTV Cấp thoát nước – Môi trường Bình Dương**

Ông: Dương Hoài Lý - Giám đốc Ban QL Dự án

Ông: Thái Trung Hòa - Nhân viên

b) **Đại diện Chính quyền địa phương: UBND Phường Tân Đông Hiệp**

Ông: Trần Xuân Đình - Phó Chủ tịch

c) **Đại diện Công ty CP Tư vấn Cấp thoát nước và Môi trường (WASE)**

Ông: Nguyễn Minh Hoàng - Phó Giám đốc

d) **Đại diện người dân sinh sống tại khu vực dự án tham gia khảo sát lấy ý kiến (danh sách kèm theo)**

**2) Nội dung:**

Lãnh đạo mỗi phường giới thiệu về mục tiêu và thành phần dự họp

Tiếp theo, nhóm tư vấn sẽ:

Giới thiệu về dự án



Giới thiệu về các công trình dự kiến

Các tác động dự kiến

Các biện pháp giảm thiểu

Các phương án bồi thường, hỗ trợ

Thảo luận: Thu thập ý kiến của người bị ảnh hưởng bởi dự án

Kết thúc: Lãnh đạo phường tuyên bố kết thúc cuộc họp và cùng người dân ký vào biên bản tham vấn cộng đồng.

### Ý kiến của chính quyền địa phương

Ủy ban nhân dân phường Tân Hưng Hiệp thống nhất với kế hoạch của dự án.

### Ý kiến của người dân

Người dân dự án mong dự án triển khai sớm để giảm tình trạng ngập lụt, có chính sách bồi thường thiệt hại đã và sẽ khôn bán sinh sống của người dân do việc thi công công trình gây ra.

ĐD BAN QUẢN LÝ DỰ ÁN  
KT. GIÁM ĐỐC  
  
*Dương Hoài Ly*

ĐD CÔNG TY CP TƯ VẤN  
CẤP THOÁT NƯỚC VÀ MÔI TRƯỜNG  
CÔNG TY CỔ PHẦN TƯ VẤN CẤP THOÁT NƯỚC VÀ MÔI TRƯỜNG  
C. TÂN BÌNH - T. P. HỒ CHÍ MINH  
  
KT. GIÁM ĐỐC  
PHÓ GIÁM ĐỐC  
*Nguyễn Minh Thống*

ĐD UBND P. TÂN ĐÔNG HIỆP

KT. CHỦ TỊCH  
PH. CHỦ TỊCH  
  
*Đoàn Xuân Bình*

- 2 -

1.	Nguyễn Thị Hương	hạ
2	Nguyễn Văn Đại	Đan
3	Hồ Kim Chi	ch
4	Trần Ngọc Trang	nguyễn
5	Nguyễn Thị Nữ	tr
6	Trần Thị Hiền	hiền
7	Lê Chi Dung	ph
8	Trần Thị Thảo	th

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc Lập - Tự Do - Hạnh Phúc

Di An, ngày 8 tháng 10 năm 2015

**BIÊN BẢN THAM VẤN CỘNG ĐỒNG**

**VỀ KẾ HOẠCH TÁI ĐỊNH CƯ**

**DỰ ÁN: CẤP NƯỚC VÀ NƯỚC THẢI ĐÔ THỊ VIỆT NAM**

**TIÊU DỰ ÁN: HỆ THỐNG THOÁT NƯỚC VÀ XỬ LÝ NƯỚC THẢI THỊ XÃ DĨ AN**

**Thời gian:** 14/10/2015

Công ty CP Tư vấn Cấp thoát nước và Môi trường (WASE) đã tiến hành khảo sát tài sản bị ảnh hưởng và tham vấn cộng đồng phục vụ kế hoạch tái định cư của dự án tại:

Nhà...phòng...Kp...Tây An - Phú Đông...Tân Đông Hiệp.....

**1) Thành phần tham dự:**

a) **Đại diện Chủ đầu tư: BQL DA Cấp nước Nam Thủ Dầu Một – Công ty TNHH MTV Cấp thoát nước – Môi trường Bình Dương**

Ông: Dương Hòa Ly - Giám đốc ban QL Dự án

Ông: Thái Trung Hòa - Nhân viên

b) **Đại diện Chính quyền địa phương: UBND Phường Tân Đông Hiệp**

Ông: Trần Xuân Bình - Phó Chủ tịch

c) **Đại diện Công ty CP Tư vấn Cấp thoát nước và Môi trường (WASE)**

Ông: Nguyễn Minh Thắng - Phó Giám đốc

d) **Đại diện người dân sinh sống tại khu vực dự án tham gia khảo sát lấy ý kiến (danh sách kèm theo)**

**2) Nội dung:**

Lãnh đạo mỗi phường giới thiệu về mục tiêu và thành phần dự họp

Tiếp theo, nhóm tư vấn sẽ:

Giới thiệu về dự án

Giới thiệu về các công trình dự kiến

Các tác động dự kiến

Các biện pháp giảm thiểu

Các phương án bồi thường, hỗ trợ

Thảo luận: Thu thập ý kiến của người bị ảnh hưởng bởi dự án

Kết thúc: Lãnh đạo phường tuyên bố kết thúc cuộc họp và cùng người dân ký vào biên bản tham vấn cộng đồng.

**Ý kiến của chính quyền địa phương**

Thống nhất ủng hộ dự án

**Ý kiến của người dân**

Nam muốn dự án sớm triển khai thực hiện.  
Có chính sách bồi thường, hỗ trợ hợp lý cho người dân do các ảnh hưởng của việc thi công xây dựng công trình

ĐD BAN QUẢN LÝ DỰ ÁN



GIÁM ĐỐC

Dương Hoài Ly

ĐD CÔNG TY CP TƯ VẤN  
CẤP THOÁT NƯỚC VÀ MÔI TRƯỜNG



KT.GIÁM ĐỐC  
PHÓ GIÁM ĐỐC

Nguyễn Minh Thắng

ĐD UBND P. TÂN ĐÔNG HIỆP



CHỦ TỊCH

Đoàn Xuân Bình

- 2 -

1	Nguyễn Thái Học	Học
2	Nguyễn Thị Ngọc Nam	Nam
3	Hà Ngọc Thanh	Thanh
4	Nguyễn Thị Thuý Hồng	Hồng
5	Nguyễn Thị Phú	Phú
6	Nguyễn Thị Đông	Đông

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc Lập - Tự Do - Hạnh Phúc

Di An, ngày 13 tháng 10 năm 2015

**BIÊN BẢN THAM VẤN CỘNG ĐỒNG**

**VỀ KẾ HOẠCH TÁI ĐỊNH CƯ**

**DỰ ÁN: CẤP NƯỚC VÀ NƯỚC THẢI ĐÔ THỊ VIỆT NAM**

**TIÊU DỰ ÁN: HỆ THỐNG THOÁT NƯỚC VÀ XỬ LÝ NƯỚC THẢI THỊ XÃ DĨ AN**

**Thời gian:** 8h00 ngày 13 tháng 10 năm 2015

Công ty CP Tư vấn Cấp thoát nước và Môi trường (WASE) đã tiến hành khảo sát tài sản bị ảnh hưởng và tham vấn cộng đồng phục vụ kế hoạch tái định cư của dự án tại:

Nhóm...phòng...Ủy...ban...phân...dân...phường...Đo...ng...tòa...

**1) Thành phần tham dự:**

a) **Đại diện Chủ đầu tư: BQL DA Cấp nước Nam Thủ Dầu Một – Công ty TNHH MTV Cấp thoát nước – Môi trường Bình Dương**

Ông: Dương Hoài Lý Giám đốc Ban Quản lý Dự án

Ông: Thái Trung Hòa Nhân viên

b) **Đại diện Chính quyền địa phương: UBND Phường Đông Hòa**

Ông: Võ Trung Hiếu Phó Chủ tịch

c) **Đại diện Công ty CP Tư vấn Cấp thoát nước và Môi trường (WASE)**

Ông: Nguyễn Minh Hằng Phó Giám đốc

d) **Đại diện người dân sinh sống tại khu vực dự án tham gia khảo sát lấy ý kiến (danh sách kèm theo)**

**2) Nội dung:**

Lãnh đạo mỗi phường giới thiệu về mục tiêu và thành phần dự họp

Tiếp theo, nhóm tư vấn sẽ:

Giới thiệu về dự án

Giới thiệu về các công trình dự kiến

Các tác động dự kiến

Các biện pháp giảm thiểu

Các phương án bồi thường, hỗ trợ

Thảo luận: Thu thập ý kiến của người bị ảnh hưởng bởi dự án

Kết thúc: Lãnh đạo phường tuyên bố kết thúc cuộc họp và cùng người dân ký vào biên bản tham vấn cộng đồng.

#### Ý kiến của chính quyền địa phương

Thống nhất với kế hoạch của dự án  
Đề nghị chủ đầu tư sớm triển khai thực  
hiện và có kế hoạch thông báo thời gian thi  
công, xây dựng để chính quyền có thể thông  
báo cho người dân

#### Ý kiến của người dân

Đồng tình với dự án, mong dự án sớm  
triển khai để giải quyết lụt  
Có chính sách hỗ trợ hợp lý đối với  
việc buôn bán, bán xuất kinh doanh do ảnh  
hưởng của việc thi công



Dương Hoài Ly



KT. GIÁM ĐỐC  
PHÓ GIÁM ĐỐC  
Nguyễn Minh Thắng



Võ Trung Kiên

- 2 -

01.	Phạm Thị Hương	<u>Phạm Thị Hương</u>
02.	Nguyễn Văn Cảnh	<u>Nguyễn Văn Cảnh</u>
03	Nguyễn Oliver Nguyễn	<u>Nguyễn Oliver Nguyễn</u>
04	Đinh Xuân Minh	<u>Đinh Xuân Minh</u>
05	Nguyễn Văn Thái	<u>Nguyễn Văn Thái</u>
06	Nguyễn Thị Vân	<u>Nguyễn Thị Vân</u>
07	Nguyễn Thị Bảo	<u>Nguyễn Thị Bảo</u>
08	Nguyễn Thị Huyền	<u>Nguyễn Thị Huyền</u>
09	Nguyễn Văn Tĩnh	<u>Nguyễn Văn Tĩnh</u>
10.	Nguyễn Thị Thanh	<u>Nguyễn Thị Thanh</u>
11	Nguyễn Thị Hoa	<u>Nguyễn Thị Hoa</u>
12	Trần Thị Duyên	<u>Trần Thị Duyên</u>
13	Trần Văn Đoàn	<u>Trần Văn Đoàn</u>
14	Nguyễn Văn Long	<u>Nguyễn Văn Long</u>
15	Lê Thanh Hà	<u>Lê Thanh Hà</u>
16	Nguyễn Thị Vàng	<u>Nguyễn Thị Vàng</u>
17	Trần Đình Hoàng	<u>Trần Đình Hoàng</u>
18	Nguyễn Văn Đức	<u>Nguyễn Văn Đức</u>
19	Nguyễn Thị Mai	<u>Nguyễn Thị Mai</u>
20	Nguyễn Văn Nghĩa	<u>Nguyễn Văn Nghĩa</u>

## APPENDIX 5: MINUTES OF AGREEMENT FOR PUMPING STATION LOCATIONS AND TREATMENT STATION

ỦY BAN NHÂN DÂN TỈNH BÌNH DƯƠNG	CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM Độc lập - Tự do - Hạnh phúc
Số: 42.76/QĐ-UBND	Bình Dương, ngày 22 tháng 4... năm 2012
<b>QUYẾT ĐỊNH</b> Về việc chấp thuận quy hoạch xây dựng Trạm xử lý nước thải sinh hoạt thuộc dự án <u>Thoát nước và xử lý nước thải khu vực thị xã Dĩ An</u>	
<b>CHỦ TỊCH ỦY BAN NHÂN DÂN TỈNH</b>	
Căn cứ Luật Tổ chức Hội đồng nhân dân và Ủy ban nhân dân ngày 26 tháng 11 năm 2003;	
Căn cứ Nghị định 88/2007/NĐ-CP ngày 28/5/2007 của Chính phủ v/v Thoát nước đô thị và khu công nghiệp;	
Căn cứ Nghị định số 12/2009/NĐ-CP ngày 10/02/2009 của Chính phủ về Quản lý dự án đầu tư xây dựng công trình, Nghị định 83/2009/NĐ-CP ngày 15/10/2009 của Chính phủ về sửa đổi, bổ sung một số điều của Nghị định số 12/2009/NĐ-CP;	
Xét tờ trình số 572/TTr-SXD ngày 17/04/2012 của Sở Xây dựng Bình Dương,	
<b>QUYẾT ĐỊNH:</b>	
Điều 1. Chấp thuận quy hoạch xây dựng Trạm xử lý nước thải sinh hoạt thuộc dự án Thoát nước và xử lý nước thải khu vực thị xã Dĩ An, với nội dung sau:	
1. Vị trí, địa điểm xây dựng: thuộc Khu phố Tân An - phường Tân Đông Hiệp - thị xã Dĩ An - tỉnh Bình Dương.	
2. Quy mô diện tích: khoảng 6,2ha.	
3. Ranh giới khu đất:	
+ Phía Đông: giáp mô đá Công ty cổ phần Đầu tư Xây dựng 3/2.	
+ Phía Tây: giáp đất dân.	
+ Phía Nam: giáp đường sắt Bắc - Nam.	
+ Phía Bắc: giáp Khu dân cư Đông An.	
4. Mặt bằng vị trí được thể hiện trên bản vẽ tỷ lệ 1/1.000 đính kèm.	

Điều 2. Công ty TNHH một thành viên Cấp thoát nước – Môi trường Bình Dương là Chủ đầu tư có trách nhiệm triển khai các bước tiếp theo đúng quy định hiện hành.

Điều 3. Chánh Văn phòng Ủy ban nhân dân tỉnh, Giám đốc các Sở: Xây dựng, Tài nguyên và Môi trường, Kế hoạch và Đầu tư, Tài chính; Chủ tịch UBND thị xã Dĩ An, Chủ tịch UBND phường Tân Đông Hiệp, Giám đốc Công ty TNHH một thành viên Cấp thoát nước – Môi trường Bình Dương chịu trách nhiệm thi hành Quyết định này, kể từ ngày ký. *b*


Nơi nhận: *1*

- CT, PCT. UBND tỉnh;
- Như Điều 3;
- LĐVP, Km;
- Lưu: VT. *7*

CHỦ TỊCH  
PHÓ CHỦ TỊCH



Trần Thanh Liêm

<b>ỦY BAN NHÂN DÂN THỊ XÃ DĨ AN</b>	<b>CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM</b> <u>Độc lập - Tự do - Hạnh phúc</u>
Số : <del>579</del> /UBND-QH	<i>Di An, ngày 16 tháng 8 năm 2015.</i>
V/v Mở rộng diện tích nhà máy xử lý nước thải.	
Kính gửi : Công ty TNHH MTV cấp thoát nước-môi trường Binh Dương.	
<p>Xét nội dung Công văn số 1150/CTN.MT-BQL ngày 25/8/2015 của Công ty TNHH MTV Cấp thoát nước-Môi trường Binh Dương về việc tăng thêm diện tích đền bù đất khu nhà máy xử lý nước thải khu vực Dĩ An.</p> <p>Căn cứ kết quả đo đạc cắm mốc và nhu cầu sử dụng của chủ đầu tư dự án, Ủy ban nhân dân thị xã Dĩ An có ý kiến như sau:</p> <p>1. Về chủ trương, đồng ý tăng diện tích đền bù đối với dự án xây dựng nhà máy xử lý nước thải khu vực Dĩ An, phường Tân Đông Hiệp, nâng tổng quy mô dự án từ 6,2ha lên khoảng 6,8ha. Vị trí khu đất dự kiến tăng thêm có đặc điểm như sau :</p> <ul style="list-style-type: none"><li>- Hướng mở rộng về phía Đông dự án (giáp ranh khu vực hầm đá);</li><li>- Diện tích tăng thêm: khoảng 5.200m<sup>2</sup> (ngang 20m, dài khoảng 260m);</li><li>- Nguồn gốc đất do hộ gia đình, cá nhân và 01 DN quản lý.</li></ul> <p>2. Đề nghị Công ty TNHH MTV Cấp thoát nước-Môi trường Binh Dương chủ động liên hệ phòng TN-MT thị xã cung cấp các thông tin, số liệu cần thiết để bổ sung danh mục thu hồi đất năm 2015. Đồng thời phối hợp Trung tâm phát triển quỹ đất triển khai các bước tiếp theo đúng trình tự quy định.</p> <p>Nay phúc đáp ./.</p> <p>Nơi nhận :</p> <ul style="list-style-type: none"><li>- Như trên;</li><li>- Phòng TN-MT;</li><li>- Trung tâm PTQĐ;</li><li>- Phường Tân Đông Hiệp;</li><li>- Lưu : VT .</li></ul> <div style="text-align: right;"><p><b>KT.CHỦ TỊCH PHÓ CHỦ TỊCH</b></p><p>Nguyễn Văn Nghĩa</p></div>	

**ỦY BAN NHÂN DÂN  
THỊ XÃ DĨ AN**

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập – Tự do – Hạnh phúc**

Số: *2895* /UBND-ĐT

*Dĩ An, ngày 02 tháng 10 năm 2015*

V/v thống nhất vị trí quy hoạch  
các trạm bơm nâng thuộc dự án  
thoát nước và xử lý nước thải.

Kính gửi: Công ty TNHH MTV cấp thoát nước-  
môi trường Bình Dương.

Xét Công văn số 1288/TT-CTN.MT ngày 22/9/2015 của Công ty TNHH MTV cấp thoát nước-môi trường Bình Dương về việc thỏa thuận vị trí và công suất các trạm bơm nâng thuộc dự án thoát nước và xử lý nhà máy xử lý nước thải tại thị xã Dĩ An. Ủy ban nhân dân thị xã Dĩ An có ý kiến như sau:

1. Về chủ trương, thống nhất vị trí 07 trạm bơm nâng theo đề xuất của đơn vị tư vấn và dự phòng 01 vị trí theo đề xuất của phường An Bình, cụ thể:

**\* Phường Tân Đông Hiệp:**

- Trạm bơm P1-1 có diện tích 338m<sup>2</sup>, vị trí thuộc đất dự án khu công nghiệp Tân Đông Hiệp B.
- Trạm bơm G1-3 có diện tích 213m<sup>2</sup>, vị trí thuộc đất công do UBND phường Tân Đông Hiệp quản lý (gần văn phòng khu phố Chiêu Liêu).
- Trạm bơm G1-1 có diện tích 115m<sup>2</sup>, vị trí đất thuộc đất công do UBND phường Tân Đông Hiệp quản lý (khu phố Tân Long).

**\* Phường Dĩ An:**

- Trạm bơm G1-2 có diện tích 77m<sup>2</sup>, vị trí thuộc đất dự án đầu tư nâng cấp mở rộng đường D1 do Ban QLDA thị xã làm chủ đầu tư.
- Trạm bơm G1-4 có diện tích 95m<sup>2</sup>, vị trí thuộc đất quy hoạch trạm xử lý nước thải khu dân cư đô thị trung tâm hành chính thị xã Dĩ An do Công ty cổ phần Đại Nam làm chủ đầu tư.

**\* Đông Hòa:**

- Trạm bơm P1-2 có diện tích 332m<sup>2</sup>, vị trí thuộc đất quy hoạch trạm xử lý nước thải khu dân cư dịch vụ thương mại Quảng Trường Xanh do Công ty cổ phần đầu tư Thái Bình làm chủ đầu tư.

**\* An Bình:**

- Trạm bơm P1-3 có diện tích 236m<sup>2</sup>, vị trí thuộc đất công do UBND phường An Bình quản lý (gần ngã ba đường Dĩ An-Bình Đường-Lê Văn Tách).

**\* Vị trí trạm bơm nâng dự phòng:**

- Trạm bơm có diện tích khoảng 100m<sup>2</sup>, vị trí thuộc đất quy hoạch trạm xử lý nước thải do công ty TNHH MTV ĐT-XD Hương Sen làm chủ đầu tư.

2. Đề nghị Công ty TNHH MTV cấp thoát nước môi trường Bình Dương triển khai thực hiện các bước tiếp theo theo trình tự, thủ tục quy định.

Nơi nhận:

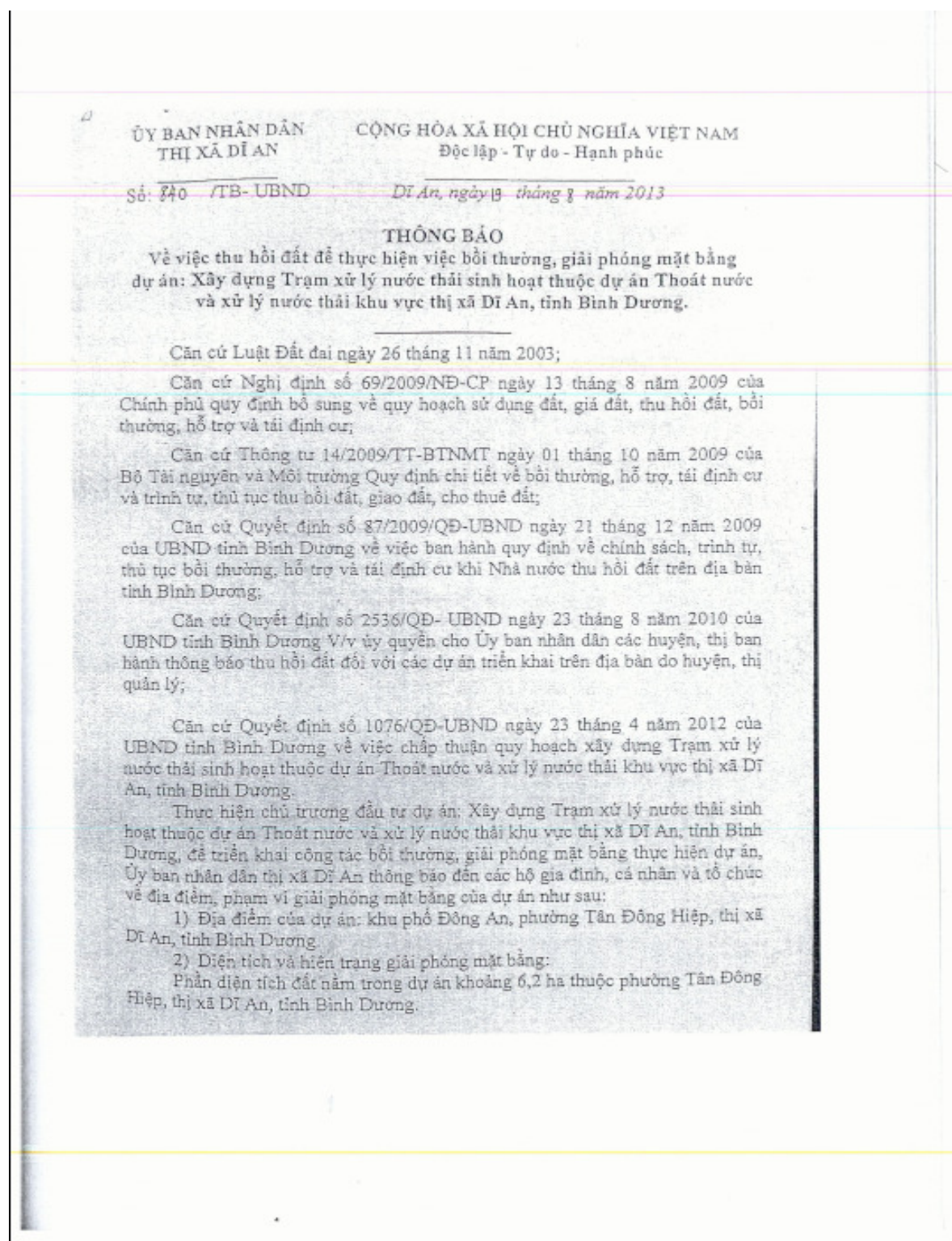
- Như trên;
- Phòng QLĐT;
- UBND các phường: AB, ĐH, DA, TĐH;
- Lưu: VT.

KT.CHỦ TỊCH  
PHÓ CHỦ TỊCH



Nguyễn Văn Nghĩa

## APPENDIX 6: RELATED LEGAL DOCUMENTS



Hiện trạng khu vực thực hiện dự án: là nhà ở các hộ dân, tổ chức và khu đất trống.

Đối tượng giải tỏa: Hộ gia đình, cá nhân và tổ chức có đất đai, nhà ở, các công trình xây dựng cơ bản, cây cối, hoa màu thuộc phạm vi giải phóng mặt bằng.

3) Chính sách bồi thường, hỗ trợ và tái định cư:

Thực hiện theo Nghị định số 69/2009/NĐ-CP ngày 13 tháng 8 năm 2009 của Chính phủ và Quyết định số 87/2009/QĐ- UBND ngày 21 tháng 12 năm 2009 của UBND tỉnh Bình Dương về việc ban hành quy định về chính sách, trình tự, thủ tục bồi thường, hỗ trợ và tái định cư khi Nhà nước thu hồi đất trên địa bàn tỉnh Bình Dương.

UBND thị xã thông báo đến các hộ gia đình, cá nhân về việc thu hồi đất để thực hiện dự án: Xây dựng Trạm xử lý nước thải sinh hoạt thuộc dự án Thoát nước và xử lý nước thải khu vực thị xã Dĩ An, tỉnh Bình Dương như trên./.

Nơi nhận:

- TTTH, UBND;
- CT, các PCT;
- TTPTQĐ;
- UBND phường Tân Đông Hiệp;
- Lưu VT.

KT. CHỦ TỊCH  
PHÓ CHỦ TỊCH  
  
Võ Văn Giàu

**ỦY BAN NHÂN DÂN  
TỈNH BÌNH DƯƠNG**

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc**

Số: 2641/QĐ-UBND

Bình Dương, ngày 23 tháng 10 năm 2014

**QUYẾT ĐỊNH**

Về việc phê duyệt đơn giá đất để phục vụ tái định cư dự án  
Hệ thống thoát nước và xử lý nước thải khu vực Dĩ An do Công ty  
TNHH MTV Cấp thoát nước – Môi trường Bình Dương làm chủ đầu tư.

**ỦY BAN NHÂN DÂN TỈNH**

Căn cứ Luật Tổ chức Hội đồng nhân dân và Ủy ban nhân dân ngày 26  
tháng 11 năm 2003;

Căn cứ Luật Đất đai năm 2013;

Căn cứ Nghị định số 45/2014/NĐ-CP ngày 15/5/2014 của Chính phủ  
quy định về thu tiền sử dụng đất;

Xét đề nghị của Giám đốc Sở Tài chính tại Công văn số 1961/STC-GCS  
ngày 16 tháng 10 năm 2014,

**QUYẾT ĐỊNH:**

**Điều 1.** Phê duyệt đơn giá đất để phục vụ tái định cư dự án Hệ thống  
thoát nước và xử lý nước thải khu vực Dĩ An do Công ty TNHH MTV Cấp  
thoát nước – Môi trường Bình Dương làm chủ đầu tư, như sau:

- Địa chỉ khu đất: phường Tân Bình, thị xã Dĩ An;
- Loại đất: đất phi nông nghiệp;
- Mục đích sử dụng: đất ở đô thị;
- Diện tích khu đất: 2.200,8 m<sup>2</sup>;
- Đơn giá đất ở của khu đất tại block III-2D thuộc khu dân cư và Dịch vụ  
Tân Bình từ lô 02 đến lô 12 và từ lô 35 đến lô 45 là: 4.000.000 đồng/m<sup>2</sup>.

**Điều 2.** Chánh Văn phòng Ủy ban nhân dân tỉnh, Giám đốc Công ty cổ  
phần tư vấn Xây dựng - Tư vấn – Đầu tư Bình Dương, Thủ trưởng các cơ  
quan, đơn vị có liên quan chịu trách nhiệm thi hành quyết định này, kể từ  
ngày ký/.

**Nơi nhận:**

- CT và PTC;
- Sở TC, TN và MT;
- Cục Thuế; UBND TX Dĩ An;
- Cty CTN-MT Bình Dương;
- LĐVP (Tr, Lg), Lãm, Km;
- Lưu: VT.

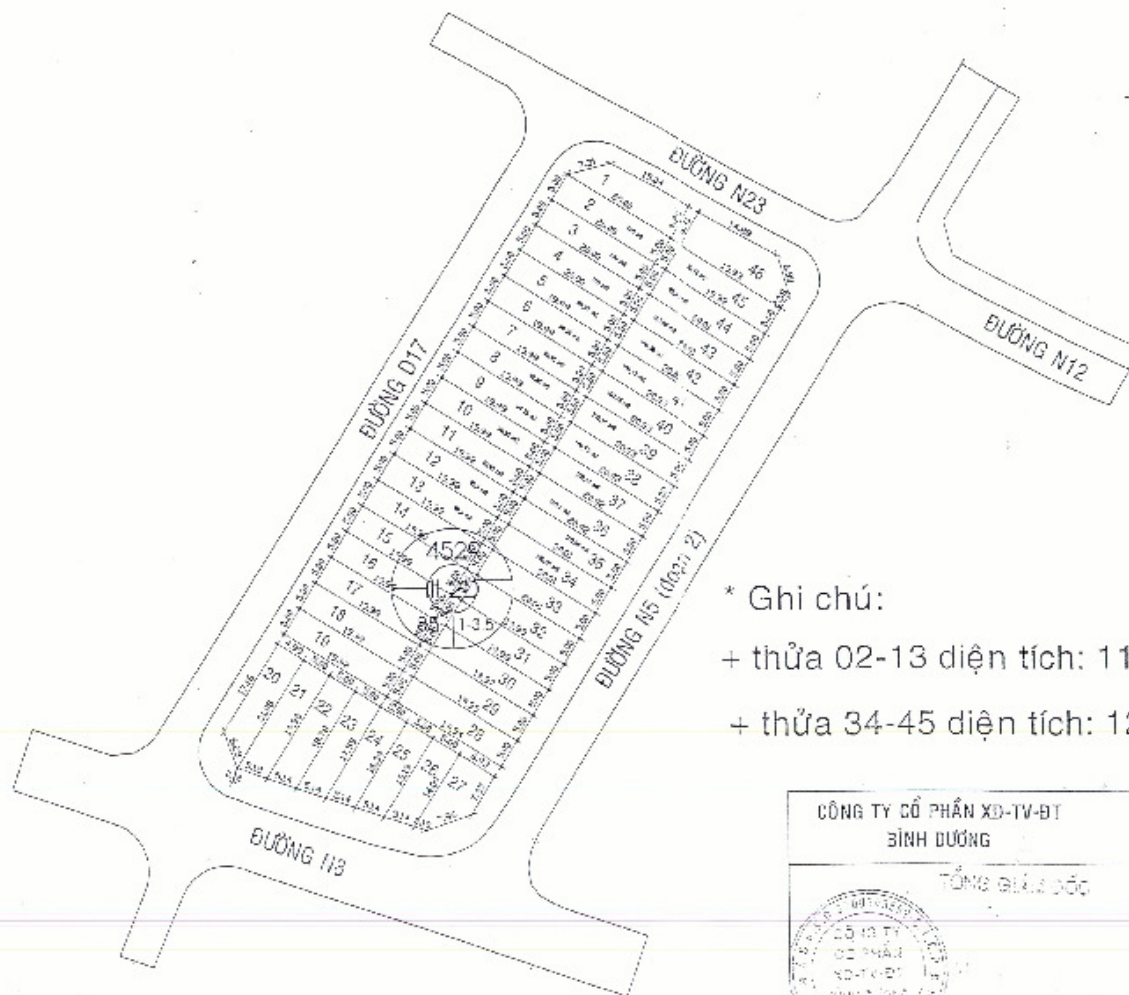
**TM.ỦY BAN NHÂN DÂN TỈNH**

**KT. CHỦ TỊCH**

**PHÓ CHỦ TỊCH THƯỜNG TRỰC**



# KHU DÂN CƯ - DỊCH VỤ TÂN BÌNH BẢN VẼ CHIA LÔ BLOCK III-2D



\* Ghi chú:

+ thửa 02-13 diện tích: 1199,45 m<sup>2</sup>

+ thửa 34-45 diện tích: 1200,83 m<sup>2</sup>


CÔNG TY CỔ PHẦN XD-TV-ĐT  
BÌNH DƯƠNG



TỔNG GIÁM ĐỐC

CÔNG TY TNHH CẤP THƯỚC MÔI TRƯỜNG  
BÌNH DƯƠNG

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 **CÔNG TY CỔ PHẦN THẨM ĐỊNH GIÁ ĐỒNG NAI** **CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM**  
**Độc lập – Tự do – Hạnh phúc**

Số: 127 /TĐG-CT Đồng Nai, ngày 27 tháng 1 năm 2015

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## CHỨNG THƯ ĐỊNH GIÁ ĐẤT

Kính gửi: **Trung tâm phát triển quỹ đất thị xã Dĩ An.**

Địa chỉ: Khu trung tâm hành chính thị xã Dĩ An, tỉnh Bình Dương.


- Căn cứ Luật đất đai ngày 29/11/2013;
- Căn cứ Nghị định số 44/2014/NĐ-CP ngày 15/05/2014 của Chính phủ về việc quy định giá đất;
- Căn cứ Thông tư số 36/2014/TT-BTC ngày 30/06/2014 của Bộ Tài nguyên và Môi trường quy định chi tiết phương pháp định giá đất; xây dựng, điều chỉnh bảng giá đất; định giá đất cụ thể và tư vấn xác định giá đất;
- Căn cứ hợp đồng dịch vụ thẩm định giá số 188/2014/HĐKT-TĐG ngày 26/05/2014 giữa Trung tâm phát triển quỹ đất thị xã Dĩ An và Công ty Cổ phần Thẩm định giá Đồng Nai.

- 1. Mục đích định giá đất:** Tư vấn trong việc xác định giá đất để bồi thường dự án Nhà máy xử lý nước thải khu vực Dĩ An.
- 2. Thời điểm định giá đất:** Ngày 26/01/2015.
- 3. Cơ sở định giá đất:**
  - Chi tiết xem mục 1 phụ lục kèm theo.
- 4. Thực trạng đất:**
  - Chi tiết xem mục 2 phụ lục kèm theo.
- 5. Phương pháp định giá đất:**
  - Phương pháp so sánh trực tiếp.
  - Phương pháp chi phí.
- 6. Kết quả xác định giá đất:**

Trên cơ sở các tài liệu do Trung tâm phát triển quỹ đất thị xã Dĩ An cung cấp, với phương pháp định giá như trên được áp dụng trong tính toán, Công ty cổ phần Thẩm định giá Đồng Nai thông báo kết quả định giá đất như sau:


  - Chi tiết xem mục 3 phụ lục kèm theo.
  - Chứng thư này thay thế Chứng thư số 1252/TĐG-CT ngày 10/11/2014 của Công ty Cổ phần Thẩm định giá Đồng Nai.

**Thẩm định viên về giá**




**Lê Thị Bích Hải**  
Thẻ TDV số: VIII13.766

**Giám đốc**



**Hồ Hữu Châu**  
Thẻ TDV số: 105005



NƠI CHỖ SỬ DỤNG DẤU CỦA TÀI ĐƠN HỢN, ĐÁNH DẤU VÀ CHỮ KÝ



• Vị trí 3: Thửa đất cách HLAT đường nội bộ KDC Đông An trong phạm vi từ trên 100m đến 200m.

**Đất nông nghiệp:**

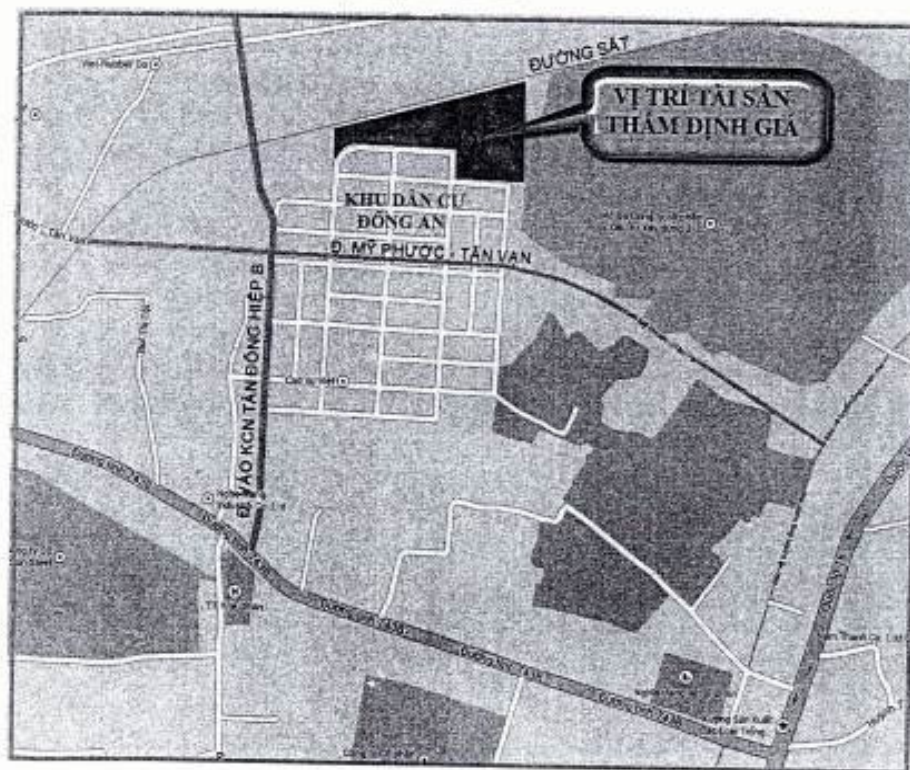
♦ Vị trí 1: Thửa đất tiếp giáp với đường nội bộ KDC Đông An và cách HLAT trong phạm vi 100m.

♦ Vị trí 2: Thửa đất không tiếp giáp với đường nội bộ KDC Đông An và cách HLAT trong phạm vi 100m hoặc cách HLAT từ 100m đến 200m.

♦ Vị trí 3: Thửa đất cách HLAT đường nội bộ KDC Đông An trong phạm vi từ trên 200m đến 300m.

- **Hiện trạng:** Trên đất có công trình xây dựng (nhà ở các hộ dân đang sinh sống).

*\*Sơ đồ vị trí dự án nhà máy xử lý nước thải:*







**3. Kết quả định giá đất:**

Đơn vị: đồng.

	Vị trí	Giá đất định giá (đ/m <sup>2</sup> )
	<b>Đường nội bộ KDC Đông An tại phường Tân Đông Hiệp, thị xã Dĩ An</b>	
<b>1</b>	<b>Đất ở đô thị</b>	
1.1	Vị trí 1	3.100.000
1.2	Vị trí 2	2.700.000
1.3	Vị trí 3	2.000.000
<b>2</b>	<b>Đất nông nghiệp</b>	
2.1	Vị trí 1	1.500.000
2.2	Vị trí 2	1.310.000
2.3	Vị trí 3	960.000

NVT/2015/LC/CT Đại P Tân Đông Hiệp, thị xã Dĩ An

ỦY BAN NHÂN DÂN  
TỈNH BÌNH DƯƠNG

Số: 2749/QĐ-UBND

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc

Bình Dương, ngày 25 tháng 10 năm 2015

### QUYẾT ĐỊNH

Về việc phê duyệt dự án đầu tư  
Tổng thể bồi thường, hỗ trợ và tái định cư dự án  
Xây dựng nhà máy xử lý nước thải khu vực Dĩ An

### ỦY BAN NHÂN DÂN

Căn cứ Luật Tổ chức Hội đồng nhân dân và Ủy ban nhân dân ngày 26/11/2003;

Căn cứ Luật Xây dựng số 50/2014/QH13 ngày 18/6/2014;

Căn cứ Luật Đất đai năm 2013;

Căn cứ Nghị định số 59/2015/NĐ-CP ngày 18/6/2015 của Chính phủ về quản lý dự án đầu tư xây dựng công trình.

Căn cứ Nghị định số 32/2015/NĐ-CP ngày 25/3/2015 của Chính phủ về quản lý chi phí đầu tư xây dựng;

Căn cứ Nghị định số 43/2014/NĐ-CP ngày 15/5/2014 của Chính phủ quy định về việc quy định chi tiết thi hành một số điều của Luật Đất đai;

Căn cứ Nghị định số 47/2014/NĐ-CP ngày 15/5/2014 của Chính phủ quy định về bồi thường, hỗ trợ, tái định cư khi Nhà nước thu hồi đất;

Căn cứ Nghị quyết số 19/NQ-HĐND8 ngày 29/9/2015 của HĐND tỉnh về quyết định chủ trương đầu tư một số dự án đầu tư công;

Xét Báo cáo thẩm định số 370/BC-SKHĐT ngày 20/10/2015 của Sở Kế hoạch và Đầu tư,

### QUYẾT ĐỊNH:

**Điều 1.** Phê duyệt dự án đầu tư với các nội dung chủ yếu như sau:

1. Tên dự án: Tổng thể bồi thường, hỗ trợ và tái định cư xây dựng nhà máy xử lý nước thải khu vực Dĩ An.
2. Địa điểm xây dựng: Phường Tân Đông Hiệp - Thị xã Dĩ An.

3. Chủ đầu tư: Công ty TNHH một thành viên Cấp thoát nước – Môi trường Bình Dương.

4. Mục tiêu đầu tư:

Nhằm chuẩn bị quỹ đất để đầu tư xây dựng Nhà máy xử lý nước thải khu vực Dĩ An, phường Tân Đông Hiệp, thị xã Dĩ An.

5. Quy mô dự án:

Tổng diện tích thu hồi cho dự án: Khoảng 6,8ha.

a) Loại đất thu hồi:

- Đất ở : 1.105,8m<sup>2</sup>. Trong đó:

▪ Vị trí 2: 805,8m<sup>2</sup>

▪ Vị trí 3: 300m<sup>2</sup>

- Đất nông nghiệp: 62.906m<sup>2</sup>. Trong đó:

▪ Vị trí 1: 21.402,5m<sup>2</sup>

▪ Vị trí 2: 37.699,5m<sup>2</sup>

▪ Vị trí 3: 3.804m<sup>2</sup>

- Đất giao thông, sông suối: 4.214,5m<sup>2</sup>

b) Nguồn gốc đất thu hồi:

Đất trong phạm vi giải phóng mặt bằng là đất được nhà nước cấp cho hộ gia đình, tổ chức, cá nhân, một số ít đất công và một số trường hợp mua bán nhưng chưa lập thủ tục chuyển nhượng quyền sử dụng đất.

c) Tổng số hộ, nhân khẩu bị ảnh hưởng: 58 hộ. Trong đó:

- Số hộ bị giải tỏa trắng: 20 hộ

- Di dời mồ mã: 5 cái

- Số nhân khẩu bị ảnh hưởng: 75 người.

d) Công trình, vật kiến trúc bị ảnh hưởng:

- Nhà cấp 4 loại 1: 110m<sup>2</sup>

- Nhà cấp 4 loại 2: 165m<sup>2</sup>

- Nhà cấp 4 loại 3: 545m<sup>2</sup>

- Nhà cấp 4 loại 4: 135m<sup>2</sup>

- Nhà tạm A: 45m<sup>2</sup>

- Nhà tạm B : 75m<sup>2</sup>

- Nhà xưởng loại 3: 70m<sup>2</sup>

- Nhà xưởng loại 4: 80m<sup>2</sup>

- Và một số vật kiến trúc khác.

6. Tổng mức đầu tư: 140.286.471.283 đồng.

Trong đó:

- Chi phí bồi thường đất, và tài sản trên đất:	99.727.470.000 đồng
- Chính sách hỗ trợ ( di dời, tạm cư):	594.524.380 đồng
- Chính sách hỗ trợ đào tạo, chuyển đổi nghề và tạo việc làm:	14.851.180.503 đồng
- Chính sách hỗ trợ tiền mua đất tái định cư:	2.990.000.000 đồng
- Chính sách hỗ trợ ổn định đời sống và sản xuất:	156.000.000 đồng
- Chi phí mua đất tái định cư:	10.000.000.000 đồng
- Chi phí dự phòng:	9.972.747.000 đồng
- Chi phí tổ chức thực hiện bồi thường:	1.994.549.400 đồng

7. Nguồn vốn: Ngân sách tỉnh.

8. Tiến độ thực hiện dự án: Năm 2016 – 2018.

**Điều 2.** Sau khi dự án được phê duyệt, Chủ đầu tư thực hiện các bước tiếp theo đúng quy định hiện hành.

**Điều 3.** Chánh Văn phòng UBND tỉnh, Giám đốc: Sở Kế hoạch và Đầu tư, Sở Tài chính, Sở Xây dựng, Sở Tài nguyên và Môi trường; Chủ tịch UBND thị xã Dĩ An, Tổng Giám đốc Công ty TNHH một thành viên Cấp nước - Môi trường Bình Dương; Thủ trưởng các đơn vị có liên quan chịu trách nhiệm thi hành Quyết định này, kể từ ngày ký./.

**Nơi nhận:**

- CT, các PCT;
- Các Sở: KH&ĐT, TC, TNMT, XD;
- UBND TX Dĩ An;
- UBND tỉnh;
- Tổng Công ty Becamex;
- Công ty CTN&MT BD;
- LĐVP (Nh Lg), Thg, Tiến;
- Lưu VT

TM. ỦY BAN NHÂN DÂN  
CHỦ TỊCH



Trần Văn Nam

## APPENDIX 7: PHOTOS OF INFORMATION COLLECTION



Photos of questions from affected people in a consultation meeting in An Binh ward



Photos of answers to questions from affected people in a consultation meeting in An Binh ward