

**INTEGRATED SAFEGUARDS DATA SHEET
APPRAISAL STAGE**

Report No.: ISDSA16697

Date ISDS Prepared/Updated: 21-Mar-2016

Date ISDS Approved/Disclosed: 24-Mar-2016

I. BASIC INFORMATION

1. Basic Project Data

Country:	Vietnam	Project ID:	P154387
Project Name:	Vietnam: Project for Improved Land Governance and Databases (VILG) (P154387)		
Task Team Leader(s):	Hoa Thi Mong Pham		
Estimated Appraisal Date:	29-Mar-2016	Estimated Board Date:	26-May-2016
Managing Unit:	GSULN	Lending Instrument:	Investment Project Financing
Sector(s):	General information and communications sector (50%), General public administration sector (30%), General agriculture, fishing and forestry sector (20%)		
Theme(s):	Land administration and management (60%), e-Government (20%), Administrative and civil service reform (20%)		
Is this project processed under OP 8.50 (Emergency Recovery) or OP 8.00 (Rapid Response to Crises and Emergencies)?			No
Financing (In USD Million)			
Total Project Cost:	180.00	Total Bank Financing:	150.00
Financing Gap:	0.00		
Financing Source			Amount
BORROWER/RECIPIENT			30.00
International Development Association (IDA)			150.00
Total			180.00
Environmental Category:	B - Partial Assessment		
Is this a Repeater project?	No		

2. Project Development Objective(s)

The Project Development Objective (PDO) is to improve efficiency and transparency in land administration services in selected provinces of Vietnam.

The PDO will be achieved through the development and implementation of the national Multi-Purpose Land Information System (MPLIS), a unified system of Land Registration Offices (LROs), and a system to monitor the implementation of the Land Law, both at national and sub-national levels.

3. Project Description

The project includes three components to be implemented at both the national and sub-national levels as follows:

Component 1: Strengthening Quality of Land Service Delivery (US\$ 8.98 million). This component will support (a) modernizing and strengthening Land Registration Offices (LROs) to provide better land services; (b) training and providing communication systems and awareness raising for stakeholders, including implementation of ethnic minority development plans; and (c) establishing and operating a monitoring and evaluation (M&E) system for land-use management.

This component aims to support quality enhancement of land service delivery by streamlining service procedures and standards, renovating facilities, and building up the capacity of personnel working in LROs in project provinces. The component will also help monitor the implementation of land use and land management in accordance with Land Law 2013 and progressively respond to current and emerging economic and social demands for better access to land information and better land services. The component will support unification of business standards and LRO working infrastructure at provincial and district levels. In addition, it will also enhance the participation of the public, corporates, and other stakeholders through communication and awareness campaigns. The activities under this component will facilitate and operationalize the technological advances that will have been brought about in Component 2 of the project.

This component comprises three sub-components:

- a. Modernizing and strengthening LROs and encouraging change management processes;
- b. Training and providing communication systems, awareness raising, and engagement with civil society; and
- c. Establishing and operating an M&E system for land-use management.

Sub-component 1.1: Modernizing and strengthening LROs to provide better land services (US\$ 7.56 million). This sub-component will help enhance the quality of land service delivery by developing nationally consistent LRO procedures, guidelines, and standards and establishing unified LRO service infrastructure necessary for the consistent implementation of Land Law 2013. At the national level, support will include institutionalizing and modernizing standard services for land administration and land management, including administrative reforms and change management for modernizing LROs. At the sub-national level, local regulatory tools will be regularly reviewed and updated, and LROs will be strengthened in line with nationally established service standards. These standards will ensure that land-related information is available to land users, communities, and concerned stakeholders in accordance with Land Law stipulations and that land services are properly delivered, regardless of where and when they are rendered.

This sub-component will follow a three-part approach: (1) assess compliance to service standards by provincial LROs followed by the preparation of an institutional development plan for LROs that would be piloted and experiences reviewed; (2) based on the institutional development plan, provide equipment and facilities to LROs such as computers, equipment for customer service area, feedback and assessment devices, and public display boards and panels; and (3) train LRO personnel and build

up their capacities. As part of this, a training needs assessment will also be conducted and a master training plan prepared. The training system must be expanded to reach not only those working in LROs but all staff in the land administration sector within respective DONREs. Training curriculum and materials developed during VLAP will also be drawn and adopted for use.

GDLA has expressed its commitment to implement the institutional development plan and on-the-job training to strengthen LRO institutional framework for improved service delivery and land database updating. The relevant national and sub-national staff will provide the foundation for future learning and training. These efforts will also strengthen public confidence in the government's policies and programs and local mass organizations will provide an ongoing forum for consultation.

This subcomponent will finance equipment, consultant services, training, goods, and incremental operating costs.

Sub-component 1.2: Training and provision of communication systems, awareness raising, and engagement with civil society including implementation of ethnic minority development plans (US\$ 0.57 million). The objective of this sub-component is to ensure that all concerned stakeholders and entities, including the public and private sectors, at national and sub-national levels, and communities improve awareness of and confidence in the land administration system. This is expected to lead to increased use of MPLIS and services and a gradual increase in registration of land-use rights and transactions. Increased awareness of and confidence in the land administration and database system will lead to a cross-fertilization of information, and hence more efficiency in land management.

The sub-component will support "soft" investments in training and awareness-raising critical to enhancing the behavior of key stakeholders, including government officials and land users. The sub-component will also provide resources for developing institutional activities such as re-engineering LRO/DONREs business practices and the environment, technical aspects such as the distributed architecture and ICT solutions, and procedural issues regarding transactions. Areas such as human resource development, information dissemination, community participation, and inclusion of women and other vulnerable groups (such as ethnic minorities) that also require strengthening, will be supported through the activities of this sub-component.

As part of this sub-component, related provincial ethnic minority development plans will be prepared and implemented to promote social inclusion of ethnic minority people. Good communication and understanding of land users' rights and obligations under the land-administration system and the availability of and access to services and products is vital. Assessing the awareness of stakeholders and their satisfaction with processes and products will be an important activity to shape communication campaigns. Awareness raising and communication efforts will focus on informing and encouraging wider public engagement to improve service delivery and good land governance, and change existing public behavior in registering land use and transactions. Attention will be given to vulnerable groups, such as ethnic minorities and women, in project provinces to ensure access to land information, facilitating their demands for land rights registration.

This sub-component will support the preparation and finalization of communication and awareness-raising programs, training, and preparation of information, education, and communication (IEC) materials, tools, dissemination, and their implementation and monitoring. It will support the development or update of the existing strategy and communication plan and its implementation in all project provinces at provincial, district, and commune levels. Accordingly, this sub-component will develop and implement an appropriate mix of communication, its delivery plan, and its implementation to meet diversified stakeholder requirements throughout the country, including necessary associate training, based on the Communication and Awareness Raising Strategy

developed under VLAP. To ensure that such communication is effective and relevant, the sub-component will support a monitoring system to measure the impact of awareness raising and enable appropriate course corrections as may be assessed throughout implementation. After monitoring feedback, adjustments will be made to systems and tools for public awareness and communications.

This sub-component will finance consultant services, the provision of hardware and software, and training and incremental operating costs. Where feasible and where resources are available, VLAP's Local Facilitator methodology will be adopted and replicated to disseminate information and encourage community monitoring of land service delivery.

Sub-component 1.3: Strengthening M&E in land use management (US\$ 0.85 million). This sub-component will establish a system for regular and sustainable monitoring and evaluation of the implementation of land use and land management in accordance with Land Law 2013. This will entail developing monitoring tools and instruments, which will cover the specific elements to be monitored at both national and sub-national levels. It will involve enumerating the criteria to rate implementation drawing upon best international instruments including the "Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security" (VGGT) endorsed in 2012 by the United Nations, the World Bank-funded "Land Governance Assessment Framework" (LGAF) study of 2012-2014 and "Land Transparency" study of 2013-14. A pilot of the sub-national monitoring will be undertaken in at least one province of each of the three regions under the project. Thereafter, the system will be rolled out to all provinces under the project and the frequency of monitoring, which could be annual, will be confirmed. More comprehensive and detailed assessment would be undertaken in the second and final years of project implementation.

As part of this sub-component, support will be provided to pilot innovative policy dialogue and field experiments to improve knowledge transfer in land governance. The critical policy areas identified for further research and elaboration include: rationalization of land registration and service delivery processes; financial sustainability of land services including operationalizing of the MPLIS (including provision of incentives); and further elaboration of GDLA's action plan on MPLIS and NSDI.

This sub-component will finance consultant services, hardware, software, training, and incremental operating costs.

Component 2: Establishment of the Multi-Purpose Land Information System (\$ 159.11 million). This component will support; (i) the development of the software by funding an IT Expert Panel and covering costs for leasing of infrastructure and equipment, purchasing software licenses and deployment activities, etc; (ii) implementation of the software for the national Multipurpose Land Information System (MPLIS) – the foundation for more efficient and transparent land governance, (iii) development of the National Land Database (NLD), including cadastral and legal data, land price data, land use plan data, and key land resources thematic information. The development of the National Land Database will constitute the project's major investment (estimated at about US\$90 million). This subcomponent also includes funding for limited updating of cadastral data and mapping to improve the completeness and accuracy of the existing cadastral maps (up to approx. \$36 million) and updates to the Land Portal to enhance use of the facilities and public engagement in land and land information services. These activities will be done in close coordination with on-going and planned related efforts funded by the government, both central and local levels.

At this stage, MPLIS cannot envisage the complete system with regard to data standards and sharing as the demands are emerging. Therefore, the project will build on the existing national land information portal and develop additional modules to support integration and information sharing with other entities as well as promote engagement with the public. The government intends that all line ministries and agencies will have access to and use the NLD through the MPLIS. Furthermore the private sector and the public will also have online access to MPLIS through a Land Portal. In addition to the requirements for public access mandated under the 2013 Land Law, access to land information through the Land Portal is consistent with the government's IT and e-governance strategies.

During the course of project implementation, the fundamental core data sets for MPLIS will be defined. The Project will develop information frameworks, innovation platforms, ease of access and ease of use of accurate maintained geographic information which are needed to address local to national challenges, efficiently and effectively. Access to nationally consistent and complete geospatial data, through the national portal and MPLIS, will be developed to improve land governance. In turn, the government will also further elaborate the generic role of NSDI in building geospatial information. In the longer-term, MONRE/GDLA will designate its Center for Land Information as the custodian of the MPLIS and databases produced through project investments. At present, this Center lacks capacity and experience to manage such a large task. Therefore, during the course of project implementation, CPMU, through its technical team, will drive the work on MPLIS and be responsible for its development and implementation, and will nurture the Center and incrementally turn over responsibilities to it.

This component comprises the following three sub-components:

- a. Development of the Multi-Purpose Land Information System
- b. Development and Implementation of the National Land Database
- c. Enabling public engagement in land information

Sub-component 2.1: Development of the Multiple Purpose Land Information System (\$ 25.37 million). This subcomponent will support: (a) the establishment and operation of an IT Expert Panel comprising of national and international IT experts that will provide technical guidance and advice to GDLA as they progress through the design, development and deployment stages of the MPLIS, (b) procurement of hardware and software; (c) training and capacity building of central and provincial staff with MPLIS. This subcomponent will also support data migration from existing sources (e.g., ViLIS, ELIS, TMVLIS, VietLIS, SouthLIS), the development of modules to support additional land thematic information (e.g. land use plans, land valuation/prices, and land resources).

The MPLIS is a major initiative for both GDLA and the government of Vietnam. To assist GDLA with the development of the MPLIS software, an IT Expert Panel will be established to provide technical guidance and advice through the design, development and deployment stages of the project. The IT Expert Panel will include consultants with experience in developing national level IT systems in Vietnam and Land Administration Systems in other countries. Panel members will include both international experts, Vietnamese IT consultants and IT experts from other ministries so that GLDA can benefit from the software development experiences and lessons learned by other Vietnamese organizations. Regular review sessions (e.g., once a month) will be conducted allowing the panel to meet and assess the progress of the software development activities. Selected members of the panel will be available to GDLA on a full time basis.

MPLIS is a further development of the experiences gained under VLAP with the existing Vietnam

Land Information System (ViLIS). Consistent with good international practices, a nationally unified MPLIS will be developed in accordance with fit-for-purpose principles for land administration and management. The MPLIS will be developed at the central level, utilizing a modern system and software architecture and current technology trends that are capable of: supporting land registration and other land-related public functions at central, province, district and commune levels; providing improved access to land information; and providing a platform to enable the public to interact with MPLIS. In particular, MPLIS architecture and software extend the functionality currently provided by the existing ViLIS software that implements “One-Door, One Level” LRO functions. The MPLIS’s scope will also be extended to support new functions of land administration required by the 2013 Land Law in the areas of gathering, integration, and dissemination of information concerning land use plans, land valuation/prices, land resources, land inventories and land-related grievances and complaints. In addition, the software will support the migration of land registration and parcel data from legacy (superseded) databases associated with other land registration software applications (e. g., ViLIS, ELIS, TMVLIS, VietLIS, SouthLIS) currently used in district and province LROs, and efficient data exchanges and synchronization between levels and among land-related agencies and land information provision to stakeholders.

Furthermore, the MPLIS will be implemented at national and sub-national levels. The implementation and operation of the MPLIS in provincial DONRE and other government agencies will facilitate significant institutional reforms involving efficiency and service delivery gains, an improved environment for business in Vietnam and provide a solid foundation for the further development of the a National Spatial Data Infrastructure in Vietnam with MPLIS providing the core land-relation foundation databases of the NSDI.

This sub-component will finance consultant services, the provision of hardware and software and training and incremental operating costs.

Sub-component 2.2: Development and Implementation of the National Land Database (\$ 133.24 million). This subcomponent aims to develop and implement a national unified land databases for the operation of the MPLIS. It will support: (a) development of land databases – the foundation for the operation of the MPLIS; (b) updating some cadastral surveying and mapping to improve the completeness and accuracy of land information captured in the system; and (c) enabling public engagement in information.

The development and implementation of the national land database is a high priority of the Government. LURCs have been granted to some 90 percent of the “eligible” land parcels, i.e., those used by individuals, households and organizations and meet LURC issuance conditions. However, the completion of this land registration work remains incomplete primarily because 30 percent of land parcels are either mapped on old maps without coordinates (“299 Map Sheets”) or are not mapped. It is estimated that there may be as many as 20 million land parcels without a land registration record or with an incomplete land registration record across the country .

The national land database will be developed on the basis of existing cadastral profiles. Thus its development will entail the verification of existing cadastral land information, digitization of existing land records, maps and supporting legal documents; integration of geospatial (mapping) of land parcels with their textual information, and then integration of land records into land databases. Further, land database is also designed to accommodate a broader range of land information requirements mandated under the Land Law 2013. In addition to cadastral data, it will also include a wide ranges of the other thematic land data which are beyond the core requirements of land

registration, surveying and land parcel mapping and land records management but need to be integrated well with land parcel and registration details in order to meet stakeholders' demands. Some of these data will be captured and shared in the MPLIS by other government agencies.

This sub-component also entails updating and improving land registration information in the priority areas where the existing coverage doesn't meet current technical requirements and updating land parcel mapping that is based on superseded datum to the current standard geographic coordinate system (datum) VN2000 . This land registration will build on the lessons and experiences of VLAP, be prioritized, and adopt more affordable, cost-effective approaches to surveying in accordance with agreed fit-for-purpose principles. One such method of "fit-for-purpose" approach will involve the development of a prioritized plan of updating land data capturing and registration and application of modern data capturing technologies. For example, it is encourages the use of computer tablets and open source mapping software that allows the use of downloaded satellite or ortho-photo imagery or "base map" as a reference map layer and the mapping of general parcel boundaries relative to features visible on the imagery or using the built-in satellite positioning. Parcel and right holder details (including photos) and supporting documents will also be captured on the tablet in the field, subject to publication and verification by the community, and then the whole package for each parcel loaded into MPLIS when field work is complete.

This sub-component will finance consultant services, the provision of hardware and software, and training and incremental operating costs.

Sub-component 2.3: Enabling Public Engagement in Land Information (\$ 0.50 million). The objective of this subcomponent is to establish and implement an MPLIS Land Portal as the platform to enhance public engagement in land and land information services across both the public and private sectors and ensure greater confidence and transparency in land administration. The general public's access to land information is expected to be at a less intensive level than that required by professional and business users in the public sector (e.g., taxation offices, notary offices, and courts) and private sectors (e.g., commercial banks and property agents). Thus, the tools and systems that will be developed to support access to land information by these different user groups will require different approaches. In accordance with the government's IT and e-governance strategies, access to and use of land information and the undertaking of land-related business transactions online will become increasingly important and a key to economic development.

Under this sub-component a Land Portal will be established to facilitate access to land information made available publicly from the MPLIS. Data security and the privacy of personal information will be a priority requirement in the development of the public and business interfaces of the Land Portal. The Land Portal will build on the developments and experiences under VLAP and will be piloted in selected provinces under the project. Due consideration will need to be given to the proposed Law for Information Access and governments strategies for ICT, e-governance and information security. Fees and charges for access to the proposed portal will require consideration and possibly there will be two levels: (a) general public access which could either be free-of-charge or low-cost; and (b) professional and business access level which will be at higher rate and accordingly provide access to a greater range and level of information. Development of the Land Portal should be driven by needs of the market to ensure demands are best met, especially for the expected wider range of business and professional users and then specific needs of each user group. The requirements of the banking and financial sector involving checking of collateral, registering and discharging mortgages varies markedly from the needs of land taxation offices which need information on land parcels' actual uses, size, soil quality, users and so forth. Sub-component will also support pilots for

information exchange to learn user requirements for land information. It will be implemented along with capacity building activities with emphasis on the promotion of innovation. More specifically, through innovative pilots, links with Land Law and governance will be established allowing mutual learning and exchange of best practices for enhanced MPLIS platforms in the long run.

Specifically, this sub-component will finance consultant services, the provision of hardware and software, and training and incremental operating costs.

Component 3: Project Management (\$ 11.91 million). The aim of this component is to support the overall supervision and coordination of project activities.

This component comprises the following two sub-components:

- a. Support to Project Management
- b. Support to Project M&E

Sub-component 3.1: Support to Project Management (US\$ 4.33 million). This sub-component provides technical assistance to support project management and improve the in-house capacity of GDLA at central level and in project provinces. Training will also be provided in project management, planning, financial management and procurement. The costs of bi-annual meetings of provincial and district advisory groups will also be covered. In view of the high share and number of contracted staff at district and province level, it will be important to minimize staff turnover throughout the entire project implementation period. (

Sub-component 3.2: Support to M&E and Reporting (US\$ 7.58 million) Under this sub-component, MONRE/GDLA will establish and implement an M&E system for regular monitoring and evaluation (M&E) of project activities and their achievements and compliance with safeguards and fiduciary requirements at all levels (central, province and district). The M&E system will be developed drawing from VLAP and other recent experiences. The M&E system will reflect the requirements of the new project, particularly the PRF and the changed information needs for management decisions and impact monitoring under the project. The detailed project M&E plan will be elaborated in the Project Operations Manual (POM). M&E will be implemented at national, province, LRO and district levels. In addition to government personnel, required consultants and/or contract staff will supplement human resources. This sub-component will also fund Technical Assistance to conduct regular and periodic independent impact assessments and client satisfactory surveys during the course of project implementation.

4. Project location and salient physical characteristics relevant to the safeguard analysis (if known)

The Project will build on the successful implementation and achievements under the Vietnam Land Administration Project (VLAP, 2008-2015) and will scale-up and strengthen progress made in a larger number of provinces. The Project will be implemented at the central level and in 33 selected provinces. These include two well-performing VLAP provinces, namely Vinh Long in the South and Thai Binh in the North to provide a reference for expertise, experience and knowledge in support of the other neighbor provinces. The project activities will cover entire prioritized districts in each of the target provinces. It is expected that eight provinces identified meet criteria agreed during project design and implementation can commence immediately upon declaration of effectiveness (namely, An Giang, Ninh Binh, Thai Nguyen, Ha Nam, Ha Tinh, Quang Binh, Bac Ninh and Thai Binh; of these only one province was a VLAP site) will implement the project in its first year. Other selected project provinces will join later as their readiness is improved, project implementation and

management capacities strengthened, and the project approaches and implementation arrangements verified. Entry of these provinces to the project will be done in agreement between the World Bank and government.

5. Environmental and Social Safeguards Specialists

Giang Tam Nguyen (GSP02)

Khang Van Pham (GEN02)

6. Safeguard Policies	Triggered?	Explanation (Optional)
Environmental Assessment OP/BP 4.01	Yes	<p>The project is classified as Category B. This policy is triggered due to the potential downstream environmental and social impacts linked with project activities, specifically with subcomponent 1.3 on strengthening M&E in land use management. The relevant environmental and social criteria will be taken into account in designing the M&E system to be in line with the Bank's Interim Guidelines on the Application of Safeguard Policies to TA Activities in Bank-Financed Project. There is no requirement for a separate environmental instrument</p> <p>A social assessment (SA) was carried out during project preparation to inform project design, especially for component 1 on strengthening institutional environment, including communication and awareness-raising and land use management monitoring. Ethnic minority people and women were paid special attention during social assessment to ensure they will benefit from the project equally, and an EMPF and EMDPs were prepared. In addition, the conduct of SA was to identify potential downstream environmental impacts, particularly on natural habitats, forests and physical cultural resources resulting from mapping, surveying and land use plan recording.</p>
Natural Habitats OP/BP 4.04	No	<p>Project activities, including mapping, surveying and land use plan recording, will have no impact on natural habitats, e.g. national parks, natural reserves, wetlands of biodiversity preservation, natural rivers and lakes. As mentioned above, the relevant environmental and social criteria will be taken into account in designing the M&E system of land use management to be in line with the Bank's Interim Guidelines on the Application of Safeguard Policies to TA Activities in Bank-Financed Project.</p>
Forests OP/BP 4.36	No	<p>Project activities, including mapping, surveying and land use plan recording, will have no impact on forests, e.g. primary, protection and production forests. As mentioned</p>

		above, the relevant environmental and social criteria will be taken into account in designing the M&E system of land use management to be in line with the Bank's Interim Guidelines on the Application of Safeguard Policies to TA Activities in Bank-Financed Project.
Pest Management OP 4.09	No	The project does not finance procurement of any pesticides or cause an increase in use of pesticides as results of the project.
Physical Cultural Resources OP/BP 4.11	No	Project activities, including mapping, surveying and land use plan recording, will have no impact on physical cultural resources, e.g. religious works, historical relics, archaeological sites and cemeteries. As mentioned above, the relevant environmental and social criteria will be taken into account in designing the M&E system of land use management to be in line with the Bank's Interim Guidelines on the Application of Safeguard Policies to TA Activities in Bank-Financed Project.
Indigenous Peoples OP/BP 4.10	Yes	<p>The project with improved land information and land related service provisions would potentially benefit all those with an interest in land, including ethnic minorities as potential beneficiaries. The project will be phasing, and twenty-three of the 33 proposed project provinces and four of the 8 first-year implementation provinces (Phase-1 project sites) include EMs. This will trigger the World Bank's Policy OP/BP 4.10 on Indigenous People. Since the project will be implemented in a phased manner, an Ethnic Minorities Planning Framework (EMPF) has been prepared. In addition, Ethnic Minorities Development Plans (EMDPs) for four provinces (Thai Nguyen, QuảngBinh, Ha Tinh, and An Giang) have been developed for Phase-1. Similar EMDPs will be prepared for the other provinces where ethnic minorities live before they will be included in the project during project implementation.</p> <p>There is Muong group in Ninh Binh province. However, screening process showed that this group has a very high level of assimilation with the Kinh group (the majority) and does not meet the definition of Indigenous People as per OP4.10; therefore, EMDP is not required for this province.</p>
Involuntary Resettlement OP/BP 4.12	No	No civil works have been proposed for this project so land acquisition will not take place. Restrictions on access to and exploitation of natural resources will also not be affected. The project will only establish database on existing land use certifications and status. There will not

		be any new land rights adjudicated or amended, and there will be no land acquisition policy support. Therefore, OP 4.12 is not triggered for this project.
Safety of Dams OP/BP 4.37	No	The project does not finance construction or rehabilitation of any dams. No project activities rely on existing dams or dams under construction.
Projects on International Waterways OP/BP 7.50	No	The project does not include activities that take place on international waterways.
Projects in Disputed Areas OP/BP 7.60	No	The project is not located in any disputed areas.

II. Key Safeguard Policy Issues and Their Management

A. Summary of Key Safeguard Issues

1. Describe any safeguard issues and impacts associated with the proposed project. Identify and describe any potential large scale, significant and/or irreversible impacts:

Environmental Safeguards:

The project is classified as Category B. The project triggers OP 4.01 due to the potential downstream environmental and social impacts associated with project activities, specifically with subcomponent 1.3 on strengthening M&E in land use management. Project activities aim to support the strengthening of institutional environment for land management, including improving access to land information, and strengthening land information system and land governance. Thus, the project will mostly have positive environmental and social impacts by improving the quality, quantity and access to social and environment-related information in the land information system. During project preparation, a social assessment (SA) was carried out to inform project design, especially for component 1 on strengthening institutional environment, including communication and awareness-raising and land use management monitoring. Ethnic minority people and women were paid special attention during social assessment to ensure they will benefit from the project equally. In addition, the conduct of SA was to identify potential downstream environmental impacts, particularly on natural habitats, forests and physical cultural resources resulting from mapping, surveying and land use plan recording. Results from the SA confirmed that under VILG, mapping, surveying, and land use plan recording would not impact on natural habitats, e.g. national parks, natural reserves, wetlands of biodiversity preservation, natural rivers and lakes; forests, e.g. primary, protection and production forests; and physical cultural resources, e.g. religious works, historical relics, archaeological sites, and cemeteries. So the project does not trigger OP 4.04, OP 4.36 and OP 4.11. As mentioned above, the main potential downstream environmental and social impact relates to M&E of land use management. So the relevant environmental and social criteria will be taken into account in designing the M&E system to be in line with the Bank's Interim Guidelines on the Application of Safeguard Policies to TA Activities in Bank-Financed Project.

Social Safeguards:

The social risk is rated as Moderate for the proposed project. It builds on the successful implementation of the VLAP from 2008-2015 that sought to increase community awareness on tenure security and their participation in the registration process and in enhancing inclusion of

ethnic minorities through the implementation of site-specific action plans. The project promotes transparency and informed participation of the targeted beneficiaries, encouraging landholder participation and supporting the realization of the project's expected broad range of positive social impacts including better access to land information, more reliable services at Land Registration Offices (LROs), reduced time and efforts needed for land transactions, and increased participation of women and ethnic minorities. The Project would maintain close engagement with the beneficiaries i.e., public, land users, including disadvantaged and vulnerable groups, and business community, who will have increased and better access to land information and better services with integrated digital data vital for improving land governance. The Project will support incentives and provide improved equipment, capacities and resources to LROs vital for future sustainability. All activities are designed to involve stakeholder participation and civic engagement, including extensive community consultations, involving entities like local Farmers' Unions or Women's Unions. For this purpose, the Project will build on the successful process established under VLAP through Local Facilitators (LFs) to address the needs of targeted beneficiaries. Access to land information and better land services are expected to increase with the improvement of LROs and the promotion of e-governance, and the building of stakeholders' capacity.

A Social Assessment (SA) was conducted in six (Thai Nguyen, Bắc Ninh, Ninh Binh, QuảngBinh, Ha Tinh, and An Giang) of the 8 provinces selected for implementation in the first year. The SA found that, in general, rural land users and respondents, including Ethnic Minority people expressed their support for the project from their own perspectives, depending on their work situation or interest in land information. They acknowledged three potential benefits from the proposed project: reduced time and effort to access and use land services; improved business environment; and better guidelines and improved administration of public services. However, some respondents including those engaged in businesses or small- and medium-scale enterprises, notary offices, and lawyers expressed concern over the project's potential negative impacts and risks (e.g., dispute over inheritance, increased/new land taxes).

As mentioned above, the project with improved land information and land related service provisions will potentially benefit all those with an interest in land, including ethnic minorities as potential beneficiaries. The project will be phasing, and twenty-three of the 33 proposed project provinces and four of the 8 first-year implementation provinces (Phase-1 project sites) include EMs. This will trigger the World Bank's Policy OP/BP 4.10 on Indigenous Peoples. Though there will be no policy development under the project, the OP 4.10 would also be applied to any related TA during the project implementation in line with the Bank's Interim Guidelines on the Application of Safeguard Policies to TA Activities in Bank-Financed Project

2. Describe any potential indirect and/or long term impacts due to anticipated future activities in the project area:

No potential indirect and/or long term impacts due to anticipated future activities in the project area are envisaged.

3. Describe any project alternatives (if relevant) considered to help avoid or minimize adverse impacts.

None.

4. Describe measures taken by the borrower to address safeguard policy issues. Provide an assessment of borrower capacity to plan and implement the measures described.

Environmental Safeguards:

A social assessment (SA) was carried out during project preparation to identify potential downstream environmental impacts, particularly on natural habitats, forests and physical cultural resources resulting from mapping, surveying and land use plan recording. And, it was confirmed that mapping, surveying and land use plan recording would not cause any impacts on natural habitats, forests, and physical cultural resources.

The need and process to address potential environmental impacts to be mainstreamed in the project activities during implementation would require MONRE to incorporate environmental objectives into TOR for the project TA activities, especially in design of M&E system of land use management to be in line with the Bank's Interim Guidelines on the Application of Safeguard Policies to TA Activities in Bank-Financed Project and the expected reports will need to describe how potential environmental issues are identified and addressed through provisions in proposed policies and institutional design. In addition, training activities, where applicable, will include issues related to environmental safeguards. No separate EA instrument is required.

Social Safeguards:

Regarding OP 4.10 on Indigenous Peoples, since the project will be implemented in a phased manner, an Ethnic Minorities Plan Framework (EMPF) has been prepared. In addition, Ethnic Minorities Development Plans (EMDPs) for four provinces (Thai Nguyen, QuảngBinh, Ha Tinh, and An Giang) have been developed for Phase-1 with focus on helping ethnic minority people to have better access to land information and land services. Similar EMDPs will be prepared for the other provinces where ethnic minorities live before they will be included in the project during project implementation. Though there will be no policy development under the project, the OP 4.10 would also be applied to any related TA during the project implementation in line with the Bank's Interim Guidelines on the Application of Safeguard Policies to TA Activities in Bank-Financed Project

Capacity of the Borrower:

The main counterpart of the project will be GDLA under MONRE and respective provincial DONREs. GDLA will be responsible for social and environmental safeguard issues. The proposed project is similar in nature with VLAP, so the Borrower has experiences in dealing with the same type of safeguards policies to be applied for the project. Training on EMDPs implementation has been included in the project design since OP 4.10 is triggered with EMDPs as instruments.

5. Identify the key stakeholders and describe the mechanisms for consultation and disclosure on safeguard policies, with an emphasis on potentially affected people.

Key stakeholders include:

- Ministry of Natural Resources and Environment
- Provincial Department of Natural Resources and Environment
- Land holders and general public, including Ethnic Minority and vulnerable groups
- Investors, business community
- Government Officials and Institutions
- Development Partners

Consultation and disclosure:

Free, prior and informed consultation: During project preparation and implementation, as a principle of ensuring inclusion, participation and cultural suitability, the project has held and will hold continuous consultations including soliciting feedback from all communities so that remedial

actions can be taken to support improved participation and provision of benefits to households including those of EMs. The consultation methods to be used are appropriate to social and cultural traits of EM groups that the consultations target, with particular attention given to land administrators, household land users, village leaders, business community and other service providers related, including Gov. institutions. Land users from EM groups will be provided with relevant information about the project in a culturally appropriate manner during project implementation, monitoring and evaluation to promote their meaningful participation and inclusion. In addition, the inputs/information used for monitoring and evaluation (such as EM's access to the land information system established by the project, their benefits from the received information, etc.) should engage relevant EM stakeholders. By enabling participation of relevant EM stakeholders during project planning, implementation, monitoring and evaluation, the project can ensure that EM people receive social and economic benefits that are culturally appropriate to them. In doing so, the land information established by VILG can contribute to transparency and efficiency efforts and development outcomes as a whole among EM groups. The results of consultation will be disclosed to the related EM groups in an accessible form and a culturally appropriate manner. The drafts of SA, EMPF and EMDPs have been disclosed locally at the provincial, district and commune levels in the form accessible by local people, including Ethnic Minority People on Jan.20, 2016. All these drafts have been sent to InfoShop for disclosure on Jan.21, 2016.

B. Disclosure Requirements

Environmental Assessment/Audit/Management Plan/Other	
Date of receipt by the Bank	20-Jan-2016
Date of submission to InfoShop	21-Jan-2016
For category A projects, date of distributing the Executive Summary of the EA to the Executive Directors	
"In country" Disclosure	
Vietnam	20-Jan-2016
<i>Comments:</i>	
Indigenous Peoples Development Plan/Framework	
Date of receipt by the Bank	20-Jan-2016
Date of submission to InfoShop	21-Jan-2016
"In country" Disclosure	
Vietnam	20-Jan-2016
<i>Comments:</i>	
If the project triggers the Pest Management and/or Physical Cultural Resources policies, the respective issues are to be addressed and disclosed as part of the Environmental Assessment/Audit/or EMP.	
If in-country disclosure of any of the above documents is not expected, please explain why:	

C. Compliance Monitoring Indicators at the Corporate Level

OP/BP/GP 4.01 - Environment Assessment	
Does the project require a stand-alone EA (including EMP) report?	Yes [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>] NA [<input type="checkbox"/>]

OP/BP 4.10 - Indigenous Peoples		
Has a separate Indigenous Peoples Plan/Planning Framework (as appropriate) been prepared in consultation with affected Indigenous Peoples?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>] NA [<input type="checkbox"/>]
If yes, then did the Regional unit responsible for safeguards or Practice Manager review the plan?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>] NA [<input type="checkbox"/>]
If the whole project is designed to benefit IP, has the design been reviewed and approved by the Regional Social Development Unit or Practice Manager?	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>] NA [<input checked="" type="checkbox"/>]
The World Bank Policy on Disclosure of Information		
Have relevant safeguard policies documents been sent to the World Bank's Infoshop?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>] NA [<input type="checkbox"/>]
Have relevant documents been disclosed in-country in a public place in a form and language that are understandable and accessible to project-affected groups and local NGOs?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>] NA [<input type="checkbox"/>]
All Safeguard Policies		
Have satisfactory calendar, budget and clear institutional responsibilities been prepared for the implementation of measures related to safeguard policies?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>] NA [<input type="checkbox"/>]
Have costs related to safeguard policy measures been included in the project cost?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>] NA [<input type="checkbox"/>]
Does the Monitoring and Evaluation system of the project include the monitoring of safeguard impacts and measures related to safeguard policies?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>] NA [<input type="checkbox"/>]
Have satisfactory implementation arrangements been agreed with the borrower and the same been adequately reflected in the project legal documents?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>] NA [<input type="checkbox"/>]

III. APPROVALS

Task Team Leader(s):	Name: Hoa Thi Mong Pham	
Approved By		
Safeguards Advisor:	Name: Peter Leonard (SA)	Date: 21-Mar-2016
Practice Manager/ Manager:	Name: Jorge A. Munoz (PMGR)	Date: 24-Mar-2016