

PEOPLE'S COMMITTEE OF AN GIANG PROVINCE
PEOPLE'S COMMITTEE OF LONG XUYEN CITY

**SCALING UP URBAN UPGRADING PROJECT
SUBPROJECT OF LONG XUYEN CITY, AN GIANG PROVINCE**

RESETTLEMENT PLAN

(Final Version)

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ABBREVIATIONS

ASEAN	Association of Southeast Asian Nations
CSCCs	Compensation and Site Clearance Committees
CLFDC	City Land Fund Development Center
DARD	Department of Agriculture and Rural Development
DED	Detailed Engineering Design
DHs	Displaced households
DOH	Department of Health
DOLISA	Department of Labor, Invalids and Social Affairs
DONRE	Department of Natural and Resource Environment
DPI	Department of Planning and Investment
DPs	Displaced Persons
EA	Executive Agency
EIA	Environmental Impact Assessment
F	Female
FDI	Fund Direct Investment
FS	Feasibility study
GOV	Government of Vietnam
HHs	Households
HW	Highway
IDA	International Development Assistance
IMA	Independent Monitoring Agency
IRP	Income Restoration Program
LRT	Livelihoods Restoration Team
LURCs	Land Used Right Certificates
M	Male
MDR	Mekong Delta Region
MOC	Ministry of Construction
MOF	Ministry of Finance
MOLISA	Ministry of Labor Invalid and Social Affairs
MONRE	Ministry of Natural and Resource Environment
MPI	Ministry of Planning and Investment
NGO	Non- Government Organization
PAHs	Project Affected Households
PAPs	Project Affected Persons

PC	People's Committee
PMU	Project Management Unit
Q	Quantity
RHs	Relocated households
RP	Resettlement Plan
RPF	Resettlement Policy Framework
RS	Resettlement site
SES	Socio- Economic Survey
SUUP	Scaling – Up Urban Upgrading Project
SUUP – Long Xuyen	Scaling – Up Urban Upgrading Project – Long Xuyen city
SWOT	Strength Weakness Opportunity and Technologies
Long Xuyen CPC	Long Xuyen city People's Committee
WB	World Bank
WPC	Ward/Commune People's Committee

GLOSSARY

Project Affected Persons (PAP): Individuals, organizations or business establishments being directly affected socially and economically by the Scaling-up Urban Upgrading Project – Subproject Long Xuyen city, An Giang province (SUUP – Long Xuyen) by the involuntary acquisition of land and other assets that results in:

- a. Re-located or loss of shelter;
- b. Loss of assets or loss of access to assets, and
- c. Loss of their income sources or means of livelihood, whether or not the affected persons must move to another location.
- d. The involuntary restriction of access to legally designated parks or protected areas causing adverse impacts on their livelihoods.

Census and Inventory of Losses: If the project needs to change the use of land or acquire land for project purposes, a Census of people that will be affected and an IOL will be undertaken based on the technical design of the project. The Census will include key socioeconomic information on the PAPs, such as main occupations, sources of income, and levels of income in order to be able to determine vulnerable households as well as to establish baseline data for monitoring livelihood restoration of the PAPs. The IOL will include a detailed description of all affected lands, trees, structures, to be acquired permanently or temporarily in order to complete the Project; the names of the persons entitled to compensation (from the census); and the estimated full replacement costs, etc.

Land acquisition: The state issued the decision to recover the land use rights or land acquisition which has been given to land users in accordance with current regulations.

The right for compensation, support: A series of measurement evaluation on compensation and assistance, including the supporting for income restoration, relocation assistance and resettlement for PAPs depending on the degree of their impact for the restoration of their economic and social.

Host community: Community residing in or near the area to which affected people are to be relocated.

Compensation (in cash or in kind): for loss of assets and rehabilitation measures to restore and improve incomes will be determined in consultation with the PAPs. Compensation for loss of assets will be at replacement costs.

Cut-off-date: is the date by which a project area is delineated, prior to the census. The delineated project area must be effectively and publicly announced by the respective PPC. This announcement must be systematically and continuously repeated to prevent further population influx. Project affected households and local communities will be informed of both the cut-off date for the project, and that anyone moving into the Project Area after that date will not be entitled to compensation and assistance under the Project.

Eligibility: is the criterion to be used for the project to determine those PAPs who shall be entitled to be compensated and assisted under the resettlement program.

Productive land: refers to the various sub-categories of land that are used for agricultural purposes (as opposed to land for residential purposes), including agricultural, forestry, garden, aquaculture and pond land.

Replacement Costs: the amount which is needed to replace an affected asset without depreciation or deductions for salvageable materials, inclusive of taxes, and/or costs of transactions. It is calculated before displacement as follows:

- (a) Productive land (agricultural, fishponds, gardens, forests) based on market prices that reflect recent land sales of comparable land in the district and other nearby areas or, in the absence of such recent sales, based on the land's productive value;
- (b) Residential land based on market prices that reflect recent transactions of comparable residential land in the district and other nearby areas or, in the absence of such recent land transactions, based on transactions in other locations with similar qualities;
- (c) Houses and other related structures based on current market prices of materials and labour without depreciation or deductions for salvaged building materials plus fees for obtaining the ownership papers;
- (d) Trees and domestic animals based on the current market value of the trees/animals at the time of compensation;

Replacement Cost Survey: the process involved in determining the replacement cost of land, houses and other affected assets based on market surveys.

Resettlement: This Resettlement Plan (RP), is in accordance with the World Bank's Operational Policy on Involuntary Resettlement (OP 4.12). It covers the involuntary acquisition 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 are required to move to another location.

Resettlement Assistance: Additional support provided to the PAPs who are losing assets (particularly productive assets), incomes, employment or sources of living, to supplement the compensation payment for acquired assets to achieve, at a minimum, the full restoration of living standards and quality of life to their pre-project condition.

Livelihood (income): Is a set of economic activities, including freelance work and/or paid employment through a person's own resources (including human resources and material) to generate sufficient resources to meet needs of self and of family on a sustainable basis. This activity is usually performed repeatedly.

Livelihood (income) restoration: Livelihoods restoration refers to the compensation provided for PAPs who suffer loss of income sources or access to livelihoods to restore their income and living standards to the pre-displacement levels.

Severely affected households: Households who lose 20% or more of their productive land area (10% or more for the vulnerable) are considered as severely affected as a result of the project.

Vulnerable Groups and Individuals at risk: a person or a group of people who might, due to project land acquisition and resettlement, suffer disproportionately from adverse impacts of the project and/or be less able to access the project benefits and asset compensation, including

livelihood restoration, when compared to the rest of the PAPs. Vulnerable people include: (i) single female headed households with dependents and economic disadvantage (single, widow, disabled husband); (ii) people with physical or mental disability (loss of working ability); (iii) the poor under MOLISA standard; (iv) the elderly alone; (v) ethnic minority people; and (vi) social policy families (as defined by each province), List of the vulnerable will be determined throughout SES and public consultation during project preparation.

EXECUTIVE SUMMARY

This resettlement plan is prepared for the project preparation phase for the Scaling – Up Urban Upgrading Project – Subproject Long Xuyen City, An Giang province (SUUP – Long Xuyen). The resettlement plan (RP) will be updated by the Project Management Unit (PMU) based on the detailed engineering designs with the final delineation of the construction works that require land acquisition during project implementation.

Project Description

The Socialist Republic of Vietnam will receive a credit loan from the World Bank (WB) for the Project of Scaling Up Urban Upgrading Project, under the National Urban Upgrading Program (NUUP). The project is implemented in 7 cities in (07) provinces in the area of the Mekong Delta, including Long Xuyen city, An Giang province.

There are 04 main components in the project: (i) Component 1: Upgrading infrastructure level 3 in the LIAs; (ii) Component 2: Developing infrastructures level 1 and 2; (iii) Component 3: Resettlement; and (iv) Component 4: Consulting and strengthening the urban management. Of the 04 components of the project, components 1, 2 and 3 require land acquisition for the implementation of structural measures to achieve the project objectives of flood control, sanitation and strengthening transport for urban connections.

Mitigation measures

During the project preparation, the Engineering Design Consulting Group and the Social Team worked in close collaboration with the affected households, during surveys and consultations, to develop measures to minimize project negative impacts, to improve the investment effectiveness as well as to minimize land acquisition. The mitigation measures agreed with the households are as follows: (i) The Design Consultant minimized land acquisition for Component 1 following consultation with PAPs; (ii) For the works under Component 2, the Design Consultant adopted mitigation measures since the preliminary design (intersections, dimensions of works appropriate to local demand, adjusting management and operation roads and take advantage of existing road sections). The newly formed low-lying areas were also studied to find out proper drainage solutions.

At the same time, plans to minimize temporary impacts during the construction phase were developed and recommendations made in order to avoid and/or minimize these impacts.

Scope of affected land and resettlement

Based on the preliminary design, the scope of proposed investments covers 7 wards of Long Xuyen city: My Binh, Dong Xuyen, My Quy, My Phuoc, My Hoa, My Xuyen and My Long. The overall scope of land acquisition and impacts of the subproject is shown in Table 1 below:

Table 1: Overview of project impacts

Categories	Unit		Number
1. Affected households:	Household	:	863
Affected persons	Person	:	3.495
Include:		:	

Categories	Unit		Number
+ Residential Land affected household:	Household	:	645
+ Agricultural land affected household	Household	:	186 ¹
+ Land managed by Unit	Household	:	25
+ Public land	Household	:	7
+ House affected	Household		424
2. Affected areas	m²	:	165,380
Include:			
+ Residential land	m ²	:	23,802
+ Agricultural land	m ²	:	60,266
+ Land managed by Unit			5,447
+ Transport, irrigation land (public land)	m ²	:	75,865
+ Houses of affected HHs	m ²	:	12,851
3. No. of displaced households	HHs	:	276
4. Households losing 20% or more of agricultural land (or 10% or more for vulnerable households).	HHs	:	45

Source: IOL survey, 9/2016

Vulnerable group

The survey results showed that there are **8 social policy** households, **11 poor** households, **4 single** female-headed households with dependents and **03 Khmer** households among the PAHs.

However, during the project implementation, the number of vulnerable households may change depending on the adjustment of the detailed design of the project, so it will be necessary to update the data on the vulnerable households at the time of implementation.

The policy framework and entitlements

A Project Resettlement Policy Framework (RPF) was prepared based on the World Bank's Operation Policy on involuntary resettlement (OP.4.12) and on the legislation of GOV regulating on compensation and resettlement when the State recovers land for national purposes. This RP is based on this RPF.

The main objective of this RP is to replace and compensate for lost properties based on the principles of full replacement cost. The PAHs will be provided with various types of cash assistance for life stabilization as per government laws and regulations in addition to payment for land and non-land assets.

¹ Households with affected resident and agricultural land

Income Restoration Program

The project policy purpose is that the livelihood and income sources of PAPs will be restored in real terms, at least, to the pre-displacement levels or to levels prevailing prior to the beginning of project implementation, upon whichever is higher.

An Income Restoration Program will be implemented for **328 severely PAHs** based on their demands. The proposed activities include vocational training for households which have agricultural land affected, support for job change, support for farmers to be able to access credit loans in order that they can run business or services to stabilize their income and their livelihood.

Resettlement Arrangements

A total of **276 HHs** will have their houses totally affected and will need to be relocated. Each household can opt to purchase a plot of land at a Resettlement Site (RS) or to self-relocate.

To meet the demands of affected households regarding relocation, Long Xuyen City People's Committee and the PMU plan to build, under Component 3 of the SUUP, a 4-ha resettlement site in the West of An Giang University in My Hoa Ward and My Phuoc Ward.

In addition, to ensure relocation and resettlement of households; during the first stage of the project, the City will buy land lots available in existing fully serviced Resettlement Sites in the City such as Bac Ha Hoang Ho residential area (4.02 ha) in My Hoa ward, Long Xuyen city.

Consultation and Participation

Consultations, meetings and discussions with the PAPs and the local community were conducted during the resettlement preparation process. Local authorities and the local mass organizations have been consulted, 586 affected households were surveyed through questionnaires and around 400 households have expressed comments at the public meetings. Data collected in the consultation process was used for the preparation of this RP.

Grievance Redress Mechanism

All PAPs are entitled to send their grievances to the relevant agencies based on procedures detailed in the RPF as well as in this RP. The grievance mechanism has been designed to ensure that PAPs' concerns and grievances are addressed and resolved in a timely and satisfactory manner. If complainers do not agree with the outcome of settlement of their complaints, they can send their complaints to courts whenever they wish.

Implementation Arrangements

Compensation and resettlement assistance through the project is administered under the management and supervision of the PMU and implemented by the City Compensation and Site Clearance Committees (CCSCCs). Close coordination between the parties involved is expected during the implementation process including LFDC, members of the PMU, staffs of the wards, affected or unaffected individuals living inside the project areas.

Estimated Cost

The total resettlement cost is estimated at **VND 306,380,000,000** (*In words: Three hundred and six billion, three hundred and eighty million dong*), equivalent to **USD 13,556** million. The total cost includes compensation cost for land, property and buildings affected by the project,

the livelihoods restoration program, monitoring, evaluation, administration (together with the cost for grievance redress) and contingency costs. The cost for compensation shall be updated based on the detailed measurement survey. The budget for implementation will come from the provincial counterpart fund of the project.

Monitoring and Evaluation

The PMU is responsible for conducting internal monitoring during the implementation of the RP. Progress reports will be submitted to the WB quarterly for consideration.

The PMU will hire an independent monitoring agency (IMA) to undertake independent monitoring of the process of RP implementation before starting the implementation of the RP.

The resettlement plan will be implemented under the monitoring of the PMU. At the same time, the current IMA will continue to monitor the implementation of the resettlement plan and monitor the recovery of livelihoods of the affected households during the implementation process.

After completing the project, the IMA will evaluate the entire project to determine whether the objectives of the approved RP have been met.

1. INTRODUCTION

1.1 PROJECT OVERVIEW

1.1.1 Background

The Mekong River Delta (MRD), located downstream the Mekong River Basin, is one of the most fertile plains of the country. The MRD includes 11 provinces and one city under the management of the central level. According to Decision No.939/QĐ-TTg dated July 19, 2014 taken by the Prime Minister on approving the master socio-economic development plan for MRD in orientation to 2020, physical and social infrastructure in the MRD will be built in a synchronized manner. This will form the basis for supporting socio-economic development for the MRD, which will act as a driving force for development across the country.

Vietnam in general and the Mekong Delta region in particular, have set very clear objectives: to gradually establish and develop an urban system with synchronous, modern and sustainable infrastructure systems that are resilient to climate change; to enhance connections between urban areas ensuring comprehensive development of the technical infrastructure, social infrastructure and landscape; to utilize resources economically and efficiently, creating better living conditions for urban citizens; and to gradually erase the gaps between urban and rural areas. With the support of the World Bank, the Government of Vietnam will have implemented two urban upgrading projects between 2004 and 2017: 1) Vietnam Urban Upgrading Project (VUUP1), implemented in the four cities of Nam Dinh, Hai Phong, Ho Chi Minh city, Can Tho; and 2) Mekong Delta region Urban Upgrading Project (MDR-UUP) implemented in the six cities of Can Tho, Cao Lanh, My Tho, Tra Vinh, Rach Gia and Ca Mau. The projects have brought significant benefits and improved living conditions and capacity in urban and project management for the target cities. The Government considers the cities in the Mekong Delta Region (MDR) to be special priorities due to the increasing level of high vulnerability from natural water-related risks, requiring synchronous management to ensure the resilience of the MDR cities. There is therefore a clear justification for the remaining seven cities in the MDR including Tan An, Vinh Long, Ben Tre, Long Xuyen, Soc Trang, Bac Lieu and Vi Thanh, to be targeted for a scaling-up urban upgrading project.

Long Xuyen city is the administrative, political, economic and cultural center of An Giang province. By 2020, Long Xuyen will become a Grade-1 city and is expected to be an open economic trade hub between the Mekong Delta provinces and Cambodia (Phnom Penh) as well as with the other Association of Southeast Asian Nations (ASEAN) countries.

Long Xuyen city is located along the urban and economic corridor between Vietnam and Cambodia: HCMC Highway - Can Tho City - Phnom Penh City, NH91 and Hau River-N2 road. This gives Long Xuyen City a strategic position along national and international roads and waterways.

To support and facilitate the City's development, Long Xuyen city – An Giang province requires financial support from the projects to improve its infrastructure and its residents' living conditions. Therefore, proposing a multi-component project, including upgrading infrastructure in low-income areas (LIAs), improving environmental sanitation, enhancing connectivity etc. is both essential and urgent.

1.1.2 Description of the Subproject

There are 04 main components in the project: (i) Component 1: Upgrading infrastructure level 3 in the LIAs; (ii) Component 2: Developing infrastructure level 1 and 2; (iii) Component 3:

Resettlement and (iv) Component 4: Consulting and strengthening the urban management. Of the 04 components of the project, components 1, 2 and 3 require land acquisition for the implementation of structural measures to achieve the project objectives of flood control, sanitation and strengthening transport for urban connections.

The proposed investments under components 1, 2 and 3 will take place in 07 wards: My Binh, Dong Xuyen, My Quy, My Phuoc, My Hoa, My Xuyen and My Long in Long Xuyen city, An Giang province. When preparing the pre-feasibility reports, the Engineering Design Consultant introduced mitigation measures. In particular, most of the works will be built on the existing public road Right-of-Way (RoW). However, land acquisition is unavoidable for most of the proposed investments. The list of proposed investments is presented in Table 2 below:

Table 2: List of proposed investments

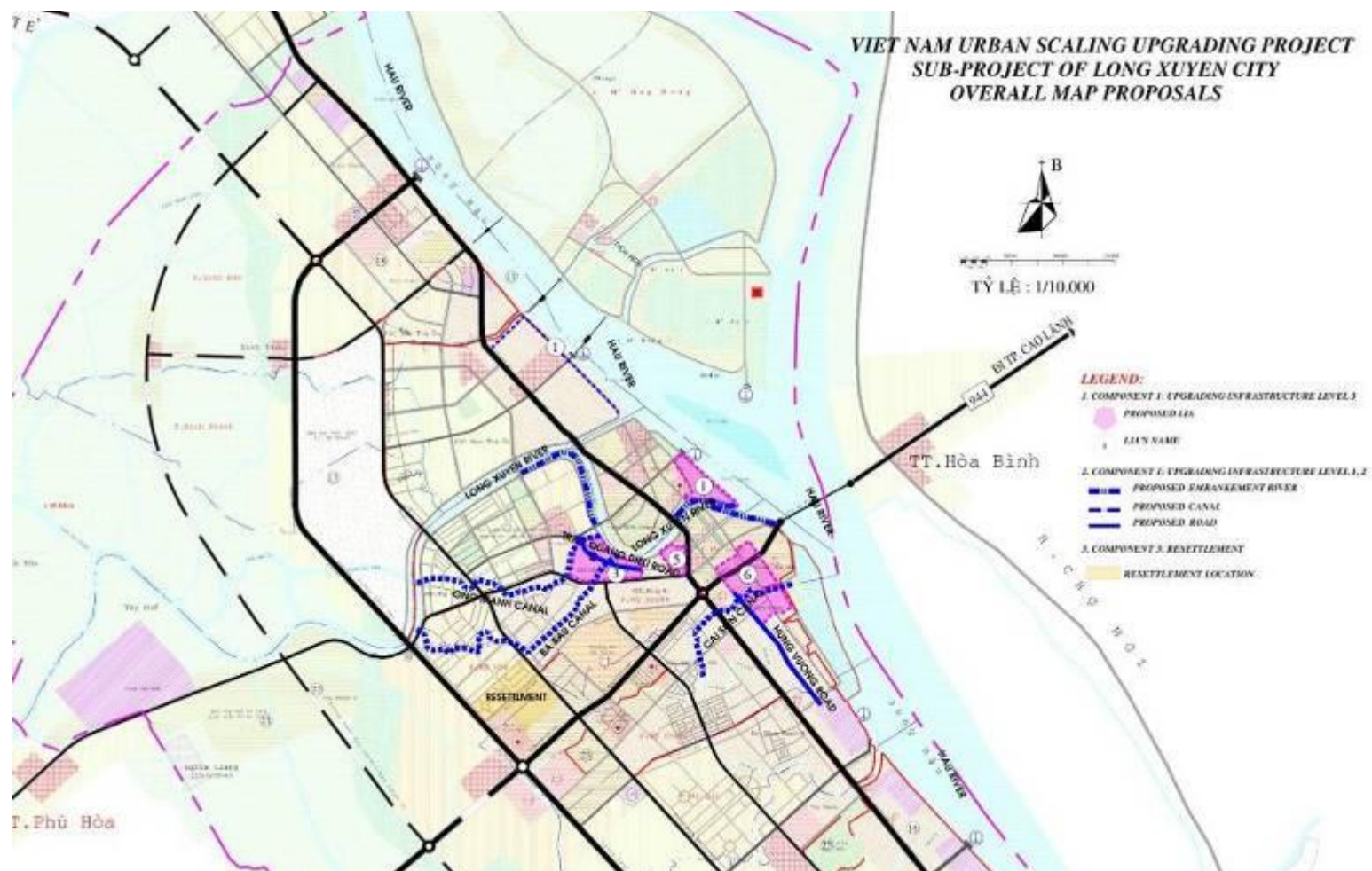
Priority order	List of investments	Constructional locations	Length/area (m)	Scale of Investment
Component 1: Upgrading tertiary infrastructures in low-income areas				
1	LIA 1	My Binh Ward		- Upgrading of existing alleys: i) 7.6 km of main alley to a 4-meter-wide concrete alley; ii) renovation of 6.4 km of secondary alleys to a minimum of a 2-meter-wide concrete alley; - Upgrading drainage system; lighting to be installed along alleys.
2	LIA 3	Dong Xuyen Ward		
3	LIA 5	My Xuyen Ward		
4	LIA 6	My Long Ward, My Phuoc Ward		
Component 2: Upgrading and developing primary and secondary infrastructure				
5	Constructing the extended Hung Vuong St.	My Phuoc, My Quy Ward	L=1,2km	- Dimension: 24 m wide including 12m road surface, 2 x 6m pavement. - Infrastructure including: sidewalks, reinforced concrete sewage system and manholes, drainage manholes, sewage system along the two sides of the road, tree planting, lighting and underground drains.
6	Upgrading Tran Quang Dieu St.	Dong Xuyen My Xuyen, My Hoa Ward	0,9 km	- Dimension: 20.5 m wide, including 10m of road surface, 2 x 5m pavement - Sidewalks, reinforced concrete sewage system and manholes, drainage manholes, sewage system along the two sides of the road, tree planting, lighting and underground drains.

Scaling-up Urban Upgrading Project - Subproject of Long Xuyen city, An Giang province
Resettlement Plan

Priority order	List of investments	Constructional locations	Length/area (m)	Scale of Investment
7	Long Xuyen Canal Embankment	My Long, My Hoa and My Binh Ward	L=2,3km	<ul style="list-style-type: none"> - Concrete tiled embankment or pre-stressed concrete. - Dimension: 7m wide, 3m pavements along the two sides of the Canal, sidewalks near houses
8	Renovating Cai Son Canal	My Long My Phuoc My Xuyen Ward	L=1,5km	<ul style="list-style-type: none"> - Scale of investment includes canal dredging, embankment and canal upgrading and expanding service road to a 3-4m concrete road, sewage system along the two sides of the Canal.
9	Renovating Ba Bau Canal	My Hoa Ward	L=1,6km	<ul style="list-style-type: none"> - Scale of investment includes canal dredging, embankment, canal upgrading and expanding service road to a 3-4m concrete road, sewage system along the two sides of the Canal.
10	Renovating Ong Mach Canal	My Hoa, Dong Xuyen Ward	L=1 km	<ul style="list-style-type: none"> - Scale of investment includes canal dredging, embankment, canal upgrading and expanding service road to a 3-4m concrete road, sewage system along the two sides of the Canal.
Component 3: Resettlement				
10	RS in the West University	My Hoa, My Xuyen Ward	4 ha	<ul style="list-style-type: none"> - The infrastructures will include: leveling, constructing roads, planting trees, building water supply and drainage systems, lighting, power supply, social infrastructure (medical center, kindergarten, primary school) - RS with 200 plots, 100-150m² each. The expected time for the beginning of the construction of the RS is in Q4/2017. Resettlement plots will be allocated to relocate HHs at the beginning of Q2/2018.

Source: Pre - FS, 10/2016

Figure 1: The overview map of proposed investments under Components 1, 2 and 3



1.1.3 Objectives and Principles of the RP

The RP is prepared based on the guidance set forth in the project's Resettlement Policy Framework (RPF), as well as the World Bank's OP 4.12 Involuntary Resettlement, and relevant regulation and laws of Vietnam. The RP is developed to (i) identify the full range of people affected by the project and justifies their displacement after consideration of alternatives that would minimize or avoid displacement; (ii) outline eligibility criteria for affected parties; (iii) establishes rates of compensation for lost assets; and (iv) describes levels of assistance for relocation and reconstruction of affected households.

The main objectives of the RP are to:

- Determine the accurate scope of impacts including loss of land, houses, structures and other assets of all individuals and organizations affected.
- Ensure adequate preparation of relocation sites for relocated households.
- Implement assistance programs to reduce to the minimum, difficulties for households during and after relocation to ensure the life of PAPs after relocation to be "better than or at least equal "as before resettlement.
- Ensure sufficient funds to undertake the compensation and assistance payments for affected households.
- Ensure land acquisition and land hand over to the Project to implement the construction works on time and to avoid delays.
- The project implementation agencies will endeavor to create favorable conditions for PAPs in order to improve living conditions, income and production levels, and at the minimum to maintain the standard of living at the pre-project level.
- Encourage the participation of affected people and their communities in the process of planning, implementation and monitoring of the RP and to determine the damage to people's livelihoods.

1.2 MITIGATION MEASURES FOR LAND ACQUISITION

1.2.1 Objectives

The key principle of World Bank O.P 4.12 is to avoid or minimize the impact of involuntary resettlement and/or research alternative designs for the project. PMU with the support of the consultants and relevant departments have made efforts to minimize the impact of land acquisition in the preliminary design stage, to finalize the project investment report and to carry out their works throughout the stage of detailed design. The impacts of the project resettlement have therefore been considerably reduced.

The impacts due to urban upgrading are almost inevitable caused by the necessity for land acquisition to improve, upgrade and build roads, bridges, water supply and drainage systems. Consultations have been conducted with agencies in charge of resettlement, local authorities, local mass organizations and the affected households to minimize the impacts of the resettlement. The agreement reached on the proposed designs, especially in LIAs (i.e. preparation of Community Upgrading Plans), reflects the efforts to analyze options and to choose the best solution to minimize land acquisition.

1.2.2 Measures Taken to Minimize Resettlement

Although the project is expected to have brought very positive impacts on socioeconomic development and improved living conditions for people, the project may also lead to some adverse effects for households affected by land acquisition. The identification of negative impacts due to land acquisition and clearance and the provision of mitigation measures are necessary in order to remove or to minimize the negative impacts of the project.

During the pre-feasibility and feasibility studies, the technical options were analyzed to minimize the impact related to land acquisition and other socioeconomic impacts. The different options analyzed are presented below.

a) Options for Component 1

Based on the alleys current conditions in the 04 LIAs, the following alley upgrading options were proposed:

1. **Option 1:** The alleys with dense traffic, which can from a technical perspective be expanded, are upgraded into concrete alleys with a minimum width of 4 meters. The central line of alleys would remain as before. The alleys to be upgraded will also include the following infrastructures: upgraded water supply, sewerage and electric lighting. There will be 400 households that are affected.
2. **Option 2:** The alleys with dense traffic, which can from a technical perspective be expanded, are upgraded into concrete alleys with a minimum width of 2.5 meters. The central line of alleys would remain as before. The alleys to be upgraded will also include the following infrastructures: upgraded water supply, sewerage and electric lighting. There will be 100 households that are affected.
3. **Option 3:** Expanding the main alley at least 4 m width; alleys' branches will be upgrade into a concrete alley at least 2m width. The alleys to be upgraded will also include the following infrastructures: upgraded water supply, sewerage and electric lighting. There will be 165 households that are affected.

To ensure the efficiency of investments, to reduce the numbers of people resettled and to meet people's demand, Option 3 was selected. There will be 165 HH affected for this Option.

b) Options for Component 2

Regarding investments under Component 2, options for the renovation of **Long Xuyen Canal** were carefully analyzed in order to reduce the scope of resettlement. The Consultant proposed the following three options:

- Option 1: reinforced concrete embankment walls. There are **200 households** affected and **4 households** relocated.
- Option 2: Concrete pre-stressed cofferdam pilling wall. There are **150 households** affected and **2 households** relocated.
- Option 3: Tilting roof riprap stone embankment combined with reinforced concrete piles. There are **180 households** affected and **2 households** relocated.

To reduce land acquisition and costs for leveling, the Consultant proposes to select Options 2 or 3, depending on the geological conditions of each section.

c) Other measures

Through consultations with the PAHs, people in the project area suggested that during the detailed design stage, the Technical Design Consultant should coordinate with local authorities

in determining the locations of civil works and public works etc. and design measures to avoid/minimize impacts. At the same time, criteria to minimize construction impacts such as working safety plans (where the construction is next to a residential area), mobilization of materials and equipment in suitable places (installing signage, partitions to separate from neighborhoods etc.) will be prepared to minimize the temporary impacts.

1.3 THE LINKED PROJECTS AND RESETTLEMENT ISSUES

All non-Bank funded activities that in the judgment of the Bank, are:

- Directly and significantly related to the Bank-assisted project;
- Necessary to achieve its objectives as set forth in the project documents; and
- Carried out, or planned to be carried out, contemporaneously with the project.

are subject to the applicability of the Resettlement Policy Framework. To this end, screening was carried out during the preparation of this Resettlement Plan (RP) for each subproject; Based on the criteria defined above, there is one existing project linked to the SUUP as indicated in Table 3 below.

Table 3: Linked Project

No.	Project name	Donor/ Budget Source	Situation	Linked or not to the project
1	Bac Ha Hoang Ho Residential 4.02 ha area in My Hoa ward	Investor: Department of An Giang Construction/ the State capital	<ul style="list-style-type: none"> - The City will acquire plots of land in this RS for relocated HH under the SUUP (Phase 1). - Land acquisition and compensation were completed in 2011 for this RS. - Infrastructures were completed in 2012. 	Linked to the project

Decision No.547/QD-UBND dated 01/04/2011 issued by the People's Committee of An Giang province approved the investment project for the construction of the Resettlement Site of Bac Ha Hoang Ho Planning Zone in Long Xuyen city, An Giang province. This RS was planned for the relocation of households for projects in the City. The development of the RS affected 108 households. The total investment for this 4,02 ha Resettlement Site was VND 24,785 million. Land clearance and compensation were conducted in 2011 under An Giang province regulations and infrastructures were completed in 2012.

According to the OP4.12 –Bac Ha Hoang Ho RS is seen as a linked project as the City will buy plots for relocated HH under the SUUP. A Due Diligence review was conducted for this RS (see Appendix 4). Due diligence review confirmed that land acquisition and compensation for the Bac Ha Hoang Ho RS complied with the relevant national/provincial policies and were consistent with WB principles. All complaints or dispute have been solved: all affected households had received compensation, assistance, resettlement and handed over their land to the project. Long Xuyen city issued a report to confirm the above statements (see City's report in both English and Vietnamese in Appendix 4). There is no legacy issue or reputational risk for this sub-project. Therefore, no corrective action is necessary.

2. IMPACTS ON LAND ACQUISITION

From 26th September 2016 to 14th October 2016, the Resettlement Advisory Group conducted a socio-economic survey and Inventory of Losses (IOL) on land/property affected by the project.

IOL has been conducted for every affected household (863 households). The results of the IOL are presented below.

2.1 SUMMARY OF POTENTIAL IMPACTS

Land acquisition would take place in 07 wards/communes in Long Xuyen City, (Table 4 below):

Table 4: Overview of project impacts

No.	Subject	Quantity	Unit/Volume	Note
I	Affected households include	863 HHs		
	+ Relocated households	276		
	+ severely affected households losing >20% (10% of the vulnerable cases) of productive land	41		
	+ Vulnerable households	26		8 social policy households, 11 poor households, 4 single female-headed households with dependents and 03 Khmer households
II	Affected land	863 HHs	165,380 m2	One household might be affected on both agricultural and residential land
1	Residential land	645	24,789 m2	
2	Agricultural land	186	60,266 m2	
3	Land managed by organizations	25	5,447 m2	
4	Public land	7	75,865 m2	
III	Affected construction works			
1	House	424	12,851 m2	
2	Kitchen, water tank, yard, toilet...	453	34,747.1 m2	
3	Tomb	21	27 pcs	
IV	Crops and trees			

No.	Subject	Quantity	Unit/Volume	Note
1	Trees	122	934 trees	
2	Crops	186	53,241 m2	
V	Public construction works			11 utilities including 07 electric and communication system, 04 water drainage and supply systems

Source: IOL survey, 09/2016

Among a total of **863 affected households**, there are **276 households** to be relocated and **41 households** severely affected due to loss of more than 20% of productive land; there are **26 vulnerable households** including: **8 social policy** households, **11 poor** households, **4 single** female-headed households with dependents, and **03 Khmer** households.

There are **03 vulnerable households** which are severely affected households due to loss of productive land (all of them are social policy HH); no vulnerable household will have to relocate.

2.2 IMPACTS ON LAND

2.2.1 Impacts on Residential land

Regarding the proposed project investments, there are **645 households** being affected by loss of residential land, which include **276 households** fully affected who need to be relocated. The details are shown in Table 5 below:

Table 5: Summary of project impacts on land

No	Component/Investments	Ward	No of Affected households			Total affected areas (m ²)
			Partially	Fully	Total	
Component 1: Upgrading level-3 infrastructures in low-income areas						
			120	34	154	1,291
1	LIA 1	My Binh Ward	96	34	130	1,117
2	LIA 3	Dong Xuyen Ward	24	-	24	174
3	LIA 5	My Xuyen Ward				
4	LIA 6	My Long, My Phuoc Ward				
Component 2: Upgrading and developing level-1,2 primary infrastructure						
			249	240	489	23,299
5	Constructing the extended Hung Vuong St.	My Phuoc, My Quy Ward	46	45	91	5,399
6	Upgrading Tran Quang Dieu St.	Dong Xuyen My Xuyen, My Hoa Ward	63	89	152	9,201

No	Component/Investments	Ward	No of Affected households			Total affected areas (m ²)
			Partially	Fully	Total	
7	Long Xuyen Canal Embankment	My Long, My Hoa and My Binh Ward	70	72	142	4,732
8	Renovating Cai Son Canal	My Long My Phuoc My Xuyen Ward	23	15	38	1,995
9	Renovating Ba Bau Canal	My Hoa Ward	24	8	32	743
10	Renovating Ong Manh Canal	My Hoa, Dong Xuyen Ward	23	11	34	1,229
Component 3: Resettlement						
11	Building Resettlement Area (4 ha)	My Hoa, My Xuyen Ward		2	2	200
	Total		369	276	645	24,789

Source: IOL survey, 09/2016

Regarding ownership of land use right certificate (LURC), 91% of households have land use right certificates for their residential land and the remainder (9%) are in the process of applying for this certificate (HHs have land that can be legalized). No land tenant was found in the project area.

2.2.2 Impacts on Agricultural Land

As shown in Table 6 below, **60,266 m²** of agricultural land of **186 households** will be acquired; there are **41 households** losing more than 20% of their total agricultural land (10% for vulnerable group). 100% HHs have land with LURC.

Table 6: Table of affected agricultural land

No	Component/Items	Ward	No of affected households			Total affected areas (m ²)
			< 20% (10% for vulnerable)	=> 20% (10% for vulnerable)	Total	
Component 1: Upgrading level-3 infrastructures in low-income areas						
			8		8	148
1	LIA 1	My Binh Ward	3		3	56
2	LIA 3	Dong Xuyen Ward	5		5	93
3	LIA 5	My Xuyen Ward				
4	LIA 6	My Long, My Phuoc Ward				

No	Component/Items	Ward	No of affected households			Total affected areas (m ²)
			< 20% (10% for vulnerable)	=> 20% (10% for vulnerable)	Total	
Component 2: Upgrading and developing level-1,2 primary infrastructure						
			131	27	158	26,562
5	Constructing the extended Hung Vuong St.	My Phuoc, My Quy Ward	74	4	78	18,089
6	Upgrading Tran Quang Dieu St.	Dong Xuyen My Xuyen, My Hoa Ward	13	8	21	3,348
7	Long Xuyen Canal Embankment	My Long, My Hoa and My Binh Ward	5	2	7	810
8	Renovating Cai Son Canal	My Long My Phuoc My Xuyen Ward	8	6	14	1,032
9	Renovating Ba Bau Canal	My Hoa Ward	1	1	2	473
10	Renovating Ong Mach Canal	My Hoa, Dong Xuyen Ward	30	6	36	2,810
Component 3: Resettlement						
	Building Resettlement Area (4 ha)	My Hoa, My Phuoc Ward	6	14	20	33,556
	TOTAL		145	41	186	60,266

Source: IOL survey, 9/2016

2.2.3 Impacts on Public land and land managed by management units

Based on IOL findings, there is **5,447 m²** of public land affected under the management of 25 organizations. All these organizations are agencies of the government (i.e. office, schools, hospitals and/or community groups). The affected public land (land transport, irrigation, unused land, specialized land ...) are managed by the 07 wards/communes that together have a total area of **75,865 m²**.

2.3 IMPACTS ON HOUSES AND STRUCTURES

2.3.1 Impacts on Housing

There are **424** households affected through loss of house by the project with **12,851 m²** area consisting of **285** category 4 houses and **139** temporary houses. There are **276** houses/buildings fully affected needed to be resettled. All affected houses have been built with a building permit.

The scope of project's impacts on housing is presented in Table 7 below:

Table 7: Impacts on housing

N o	Investment	Ward	No of affected households			Total affected areas (m ²)
			Partially	Fully	Total	
Component 1: Upgrading level-3 infrastructures in low-income areas						
			51	34	85	1,673
1	LIA 1	My Binh Ward	33	34	67	1,370
2	LIA 3	Dong Xuyen Ward	18		18	303
3	LIA 5	My Xuyen Ward				
4	LIA 6	My Long, My Phuoc Ward				
Component 2: Upgrading and developing level-1,2 primary infrastructure						
			97	240	337	10,940
5	Constructing the extended Hung Vuong St.	My Phuoc, My Quy Ward	23	45	68	1,377
6	Upgrading Tran Quang Dieu St.	Dong Xuyen My Xuyen, My Hoa Ward	23	89	112	4,944
7	Long Xuyen Canal Embankment	My Long, My Hoa and My Binh Ward	20	72	92	1,874
8	Renovating Cai Son Canal	My Long My Phuoc My Xuyen Ward	7	15	22	989
9	Renovating Ba Bau Canal	My Hoa Ward	14	11	25	568
10	Renovating Ong Mach Canal	My Hoa, Dong Xuyen Ward	10	8	18	1,188
Component 3: Resettlement						
	Building Resettlement Area in the West Unit (4 ha)	My Hoa, My Xuyen Ward		2	2	238
	TOTAL		148	276	424	12,851

Source: IOL survey, 09/2016

2.3.2 Impacts on other constructions and structures

According to the IOL, there are many secondary structures such as toilets, kitchens, court yards, walls, gates, water tanks that are affected as shown in Table 8 below.

Table 8: Affected constructions/structures

No	Component/Items	Ward	Quantity of affected structures					
			Kitchen (m ²)	Toilet (m ²)	Wall (m ²)	Yard (m ²)	Water tank (m ³)	Gate (m ²)
Component 1: Upgrading level-3 infrastructures in low-income areas								
			438	243	1,987	807.5	13	165
1	LIA 1	My Binh Ward	340	180.0	1,101.0	582.5	13	121
2	LIA 3	Dong Xuyen Ward	98	63.0	886.0	225.0		44
3	LIA 5	My Xuyen Ward						
4	LIA 6	My Long, My Phuoc Ward						
Component 2: Upgrading and developing level-1,2 primary infrastructure								
			3,501	1,470	15,864	7,422	107	2,301
5	Constructing the extended Hung Vuong St.	My Phuoc, My Quy Ward	440.6	185.1	1,996.7	934.2	22.0	290
6	Upgrading Tran Quang Dieu St.	Dong Xuyen My Xuyen, My Hoa Ward	1,582.1	664.5	7,168.9	3,354.1	10.0	1,040
7	Long Xuyen Canal Embankment	My Long, My Hoa and My Binh Ward	599.7	251.9	2,717.3	1,271.3	12.0	394
8	Renovating Cai Son Canal	My Long My Phuoc My Xuyen Ward	316.5	132.9	1,434.1	670.9	21.0	208
9	Renovating Ba Bau Canal	My Hoa Ward	181.8	76.3	823.6	385.3	21.0	119
10	Renovating Ong Mach Canal	My Hoa, Dong Xuyen Ward	380.2	159.7	1,723.0	806.1		
Component 3: Resettlement								
11	Building Resettle-ment Area (4 ha)	My Hoa, My Xuyen Ward	20.0	26	212	152.0	3	16
	TOTAL		3,959	1,739	18,063	8,381	123	2,482

Source: IOL survey, 09/2016

2.3.3 Impacts on graves

There are 27 tombs of **21 households affected**; they are scattered across the different components.

2.4. IMPACTS ON TREES AND CROPS

Since the project focus is mainly on urban areas or along the sides of the roads, trees and crops are not significantly affected by the project. However, the survey found that there are still a number of affected crops and trees.

According to the IOL results, there are **194 fruit** trees and **687 timbers** trees and **53,241 m²** of crops (rice, annual crops) affected by the project. The details are shown in Table 9 below:

Table 9: Quantity of affected trees and crops

No	Component/Items	Ward	No of affected trees and crops			
			Timber	Fruit trees	Other trees	Crops (m ²)
Component 1: Upgrading level-3 infrastructures in low-income areas						
			29	16	10	1,044
1	LIA 1	My Binh Ward	8	6	4	568
2	LIA 3	Dong Xuyen Ward	21	10	6	476
3	LIA 5	My Xuyen Ward				
4	LIA 6	My Long, My Phuoc Ward				
Component 2: Upgrading and developing level-1,2 primary infrastructures						
			338	122	41	31,271
5	Constructing the extended Hung Vuong St.	My Phuoc, My Quy Ward	120	20	6	10,302
6	Upgrading Tran Quang Dieu St.	Dong Xuyen My Xuyen, My Hoa Ward	100	43	8	3,073
7	Long Xuyen Canal Embankment	My Long, My Hoa and My Binh Ward	20	10	12	4,957
8	Renovating Cai Son Canal	My Long My Phuoc My Xuyen Ward	45	31	4	5,338
9	Renovating Ba Bau Canal	My Hoa Ward	32	12	6	1,614
10	Renovating Ong Mach Canal	My Hoa, Dong Xuyen Ward	21	6	5	5,987
Component 3: Resettlement						
11	Building Resettlement Area (4 ha)	My Hoa, My Xuyen Ward	320	56	2	20,926
	TOTAL		687	194	53	53,241

Source: IOL survey, 09/2016

2.5. IMPACTS ON BUSINESSES

Based on the survey of the project area, there are 25 HHs whose trading/business will be permanently affected by the project, requiring relocation. Among these 25 HHs, 6 HHs have business licenses and 19 HHs do not own any license.

There are 20 small house-based businesses, mainly managed by women, of which five of them are separated from the house.

During the land acquisition and construction process, it is expected to have about 30 businesses to be temporarily affected.

2.6. IMPACTS ON PUBLIC FACILITIES

Land acquisition will affect 11 public works, which include 07 electric and communication systems and 04 water drainage and supply systems. Referring to the resettlement policy framework of the project, all affected public facilities will be rebuilt/repaired and restored. As per the IOL survey, no religious or other cultural beliefs are affected.

2.7. TEMPORARY IMPACTS

Although mitigation measures will be taken to reduce the impact of the construction works, the project will cause some temporary impacts or temporary restrictions to access for shops, houses and buildings on the roads within the project areas. There will be also minor impacts to fences, hedges and other fixed assets in the construction phase. These impacts will be identified during construction and compensation/assistance will be provided based on the approved Resettlement Policy Framework.

2.8. OTHER IMPACTS

Based on preliminary design, Component 1 will upgrade **6,115.5m** length of alleys in the LIAs, with the results that the lanes will be higher from 10 cm to 50 cm. Based on the data provided by the Design Consultant, about 150 m of alleys (12 households) will have a new elevation higher from 40cm to 50cm, which will increase the risks of flooding for residents living in both sides of these alleys.

Through working with the Design Consultant, it was noted that the alleys are designed in such a way that drainage systems are located in the centers of the alleys and the surfaces slope are drained into the alley centers. For the alleys where grounds are designed higher than their current elevation, the Design Consultant will arrange concrete ditches with covering slabs for the longitudinal drainage, which will be connected to the drainage systems in the alley centers. With the construction of the drainage systems as planned, flooding in alleys will be minimized.

During the detailed design, technical solutions to avoid/reduce risks of flooding will be studied in details. For some specific locations, such as the intersections where there are considerable height differences, contractors will design upgrading alleys to reduce risks of inundation for the people living along the alleys.

3. SOCIO - ECONOMIC PROFILES

3.1. SOCIO – ECONOMIC SURVEY (SES)

The objective of the SES is to establish baseline data on the socio- economic status of the project area, to analyze and establish the project policies of compensation, assistance and resettlement. It will also be used to design the IRP for the severely PAHs in order to restore their income. The baseline data will be used as reference for monitoring and evaluating the project objectives and RP implementation.

The socioeconomic information in the project areas (i.e. population size, religion, education, employment, income and expenditure of HHs) was collected from secondary sources such as reports and statistics from relevant agencies. Data on affected households were collected through questionnaires, community consultations and interviews.

The SES was conducted at the same time as the IOL survey from September to October of 2016. The sampling of the SES consists of (i) 100% relocated households (**276 HHs**); (ii) 100% of the severely AHs (**41 HHs**) and about 50% of the other PAHs (**269 HHs**). The total number of households surveyed is **586**.

3.2. SOCIO – ECONOMIC INFORMATION IN THE LONG XUYEN CITY

Long Xuyen City in An Giang Province, is located on the right bank of Hau River, located in the center of the Mekong Delta (MD). The geographical coordinates of the city are: 10 ° 22'22 "N - 105 ° 25'33" the city is bounded by the following four administrative units:

- In the north: adjacent to Chau Thanh District.
- In the South: adjacent to Thot Not District – Can Tho City and Lap Vo District – Dong Thap Province.
- In the east: Hau River and Cho Moi district.
- In the West: adjacent to Thoai Son district.

Long Xuyen city is located along the urban and economic corridor between Vietnam and Cambodia: HCMC Highway - Can Tho City - Phnom Penh City, NH91 and Hau River-N2 road. This gives Long Xuyen City a strategic position along national and international roads and waterways.

Figure 2: Location of Long Xuyen city in relation with Ho Chi Minh city and Mekong Delta region



In 1999, Long Xuyen City officially became part of An Giang province. In 2009, the Government of Vietnam has recognized the city of Long Xuyen as a grade II City under An Giang province. Currently, the city of Long Xuyen has 13 administrative units (11 wards, 2 communes) with an area of 115.36 km².

❖ **Population and labor:**

Population in 2015 was 285,745 people (rural population was 33,672 and urban population was 252,073). The rate of natural population growth was 9.81 % in 2015. The population density is 2,477 people/km².

The population of working age across the city in 2015 was 202,939 people (103,188 men and 99,751 women), accounting for 71.02% of the total population. The average number of employees in the state sector of the city in 2015 was 3,758 people, including 213 people at the central management level and 3,535 people at the local management level. The details are shown in Table 10 below:

Table 10: Scale of area, population number and population density in Long Xuyen

No.	Commune/ ward	Area (km ²)	Population number			Density (person/km ²)
			Total	Male	Female	
1	My Binh Ward	1.62	19,621	9,486	10,137	12,112
2	My Long Ward	1.24	21,054	10,174	10,947	16,979
3	Dong Xuyen Ward	1.20	13,674	6,204	7,489	11,395
4	My Xuyen Ward	0.61	15,310	7,059	8,296	25,098
5	Binh Duc Ward	11.61	21,146	10,288	10,860	1,821
6	Binh Khanh Ward	6.68	29,422	14,434	14,975	4,404
7	My Phuoc Ward	4.30	30,432	14,630	15,798	7,077
8	My Quy Ward	4.18	14,238	6,912	7,277	3,406
9	My Thoi Ward	21.39	25,994	12,605	13,386	1,215
10.	My Thanh Ward	15.47	28,094	13,821	14,257	1,816
11	My Hoa Ward	16.29	33,088	15,686	16,807	2,031
12	My Khanh Commune	9.54	11,346	5,618	5,892	1,184
13	My Hoa Hung Commune	21.19	22,326	11,124	11,584	1,054
Total		115.36	285,745	138,040	147,705	2,477

(Source: PFS 2016)

❖ Economic Development Situation

Economic growth of the city of Long Xuyen has been fairly stable in recent years. The city's GDP is high. On per capita income: the growth of GDP in recent years has reached 5% per year; Per capita GDP reached 95.30 million/person. In 2015, trading and services accounted for 79.42%, the industrial sector accounted for 18.54% and the agricultural sector accounted for 2.02%.

❖ Poor household:

According to a survey carried out in 2015, the poverty rate of the entire city of Long Xuyen was 1.2% corresponding to 863 households. Most of these households are concentrated in the areas where infrastructure is in a poor condition (low income areas or areas along the rivers and canals).

❖ Ethnic Situation

At the end of 2015, most of the people in Long Xuyen City are Kinh accounting for 280,894 people, (99%); the Chinese account for 0.73%; the Khmer account for 0.2%, and others represent 0.07%. The ethnic minority households are scattered across residential areas and are fully integrated with the Kinh majority.

3.3. SOCIO – ECONOMIC INFORMATION OF AFFECTED HHs

3.3.1. Population size

The average household size in the project areas is 4.5 people/household. Women account for 53% and men for 47%. The details are shown in Table 11 below:

Table 11: Sampling for the SES in the project area

No	Wards	No of PAHs surveyed	Total no. of persons	Total no. of women		Average population size
				women	%	
1	My Hoa	58	292	147	50.3%	5.03
2	My Phuoc	83	380	218	57.4%	4.58
3	My Quy	69	253	133	52.6%	3.67
4	My Xuyen	67	320	177	55.3%	4.78
5	My Binh	55	246	131	53.3%	4.47
6	My Long	89	467	229	49.0%	5.25
7	Dong Xuyen	165	677	361	53.3%	4.10
	Total	586	2,635	1,396	53.0%	4.50

3.3.2. Age of interviewees

According to the survey data, the average age of 586 surveyed heads of HH is 55.6 years old. Heads of HH aged 26-55 years old are dominant (accounting for 54%), followed by those 55 years old or more (45.2%); only a small percentage of interviewees (0.7%) are under 25 years old. The ages of interviewees answering the questionnaire are presented in Table 12 below:

Table 12: Age groups of interviewees in different ward

			Wards							Total
			My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	
Ages	<2	N			1	1		1	1	4
	5	%			1.4	1.5		1.1	0.6	0.7
	25-	N	3	4	9	3	5	2	10	36
	35	%	5.2	4.8	13.0	4.5	9.1	2.2	6.1	6.1
	36-	N	13	14	17	9	9	10	29	101
	45	%	22.4	16.9	24.6	13.4	16.4	11.2	17.6	17.2
	46-	N	15	23	18	13	20	31	60	180
	55	%	25.9	27.7	26.1	19.4	36.4	34.8	36.4	30.7
	56-	N	17	19	14	22	13	31	44	160
	65	%	29.3	22.9	20.3	32.8	23.6	34.8	26.7	27.3
	>6	N	10	23	10	19	8	14	21	105
	5	%	17.2	27.7	14.5	28.4	14.5	15.7	12.7	17.9
Total			58	83	69	67	55	89	165	586
			100	100	100	100	100	100	100	100

3.3.3. Gender of Head of HH

The survey shows that the male heads of household (according to the person named in the household registration book), account for 83.1% (487 HHs) of the total survey sample, number of women-headed households are 99 households (16.9%) include **4 single** female-headed households with dependents. Genders of the householders are presented in Table 13 below:

Table 13: The gender of the head of Household

			Wards							Total
			My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	
Gender of head of HH	M	N	48	68	57	54	47	75	138	487
		%	82.8%	81.9%	82.6%	80.6%	85.5%	84.3%	83.6%	83.1%
	F	N	10	15	12	13	8	14	27	99
		%	17.2%	18.1%	17.4%	19.4%	14.5%	15.7%	16.4%	16.9%
Total		N	58	83	69	67	55	89	165	586
		%	100	100	100	100	100	100	100	100

3.3.4. Ethnic composition

Kinh is the main group amongst the surveyed households (98.8%), followed Chinese 0.7% (4 HH) and Khmer people with 0.5% (3 HH). None of these EM HH are poor. The distribution of ethnic HHs is presented in Table 14 below:

Table 14: Ethnic composition

Ethnic composition		Wards							Total
		My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	
Kinh	N	58	80	69	66	55	87	164	579
	%	100%	96.4	100	98.5	100	97.8	99.4	98.8
Khmer	N		3						3
	%		3.6						0.5
Chinese	N				1		2	1	4
	%				1.5		2.2	0.6%	0.7
Total	N	58	83	69	67	55	89	165	586
	%	100	100	100	100	100	100	100	100

3.3.5. Education level

According to the survey, amongst 586 interviewees, people with only primary school level education account for 55.1%; followed by people with a secondary school grade with 25.4%. The number of interviewees who are highly qualified and/or have college/university education accounts for 4.3%.

There is a difference between men and women regarding education: men often have higher levels of education than women. Among the 19 illiterate persons, there are 5 men and 14 women. Among the 21 people who are at undergraduate and postgraduate level, 11 are men and 10 are women; the proportion of people who have graduated from high school is 14% and 9.9% for men and women respectively. The educational attainment of interviewees is shown in Table 15 below.

Table 15: Educational attainment of interviewees

Educational attainment of interviewees		Sex		Total
		Men	Women	
Illiteracy	N	5	14	19
	%	1.7%	4.8%	3.2%
Primary	N	153	170	323
	%	52.4%	57.8%	55.1%
Secondary	N	79	70	149
	%	27.1%	23.8%	25.4%
Intermediate	N	41	29	70
	%	14.0%	9.9%	11.9%
College	N	3	1	4
	%	1.0%	0.3%	0.7%
University	N	10	10	20
	%	3.4%	3.4%	3.4%
Post University	N	1	0	1
	%	0.3%	0.0%	0.2%
Total	N	292	294	586
	%	100%	100%	100%

3.3.6. Occupation

The survey shows that amongst the 586 surveyed households, the percentage of heads of HH mainly engaged in freelance jobs/employees accounts for 34.3%, and are concentrated in My Hoa ward (55.2%) and Dong Xuyen ward (38.8%); followed by 26.8% who are engaged in trading/services; and 5.8% of interviewees who are government employees. The survey shows that the percentage of surveyed heads of HH engaged in agriculture is very low (0.5%). The details are presented in Table 16 below:

Table 16: Occupation of householders

Occupation	Wards							Total
	My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	

Occupation		Wards							Total
		My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	
Government employee	N	1	6	8	7	1	4	7	34
	%	1.7	7.2	11.6	10.4	1.8	4.5	4.2	5.8%
Trading	N	8	19	27	12	14	33	44	157
	%	13.8	22.9	39.1	17.9	25.5	37.1	26.7	26.8%
Agriculture	N	2						1	3
	%	3.4						0.6	.5%
Housework	N	6	11	4	9	5	4	14	53
	%	10.3	13.3	5.8	13.4	9.1	4.5	8.5	9.0%
Retired officer	N	1	3	5	5		5	5	24
	%	1.7	3.6	7.2	7.5		5.6	3.0	4.1%
Free workers/employees	N	32	6	25	19	21	34	64	201
	%	55.2	7.2	36.2	28.4	38.2	38.2	38.8	34.3%
Unstable jobs	N							1	1
	%							0.6	0.2%
Non	N	1						1	2
	%	1.7						0.6	0.3%
Other	N	7	38		15	14	9	28	111
	%	12.1	45.8		22.4	25.5	10.1	17.0	18.9%
Total	N	58	83	69	67	55	89	165	586
	%	100	100	100	100	100	100	100	100

3.3.7. Household size

According to the survey results from 586 families with 2,822 inhabitants, the average number of inhabitants per household is 4.8 persons (based on the family book). If this figure is calculated according to the number of people who are really living together, this total is 2,635 persons, giving an average of 4.5 persons per household. The survey results show that 36.3% of households have 3-4 persons; Households with 1 to 2 persons account for 15.4%. These households may consist of vulnerable/lonely persons and are mainly elderly people. Households with 6 persons or more account for about 18.3% of households. The household size in the survey area is distributed as presented in Table 17 below:

Table 17: Household size distribution

Household size		Wards							Total
		My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	
1 – 2	N	4	12	16	10	9	3	36	90
	%	6.9	14.5	23.2	14.9	16.4	3.4	21.8	15.4%
3- 4	N	21	26	38	21	18	25	64	213
	%	36.2	31.3	55.1	31.3	32.7	28.1	38.8	36.3%
5- 6	N	21	27	11	19	16	43	39	176
	%	36.2	32.5	15.9	28.4	29.1	48.3	23.6	30.0%
> 6	N	12	18	4	17	12	18	26	107
	%	20.7	21.7	5.8	25.4	21.8	20.2	15.8	18.3%
Total		58	83	69	67	55	89	165	586

3.3.8. The number of households living in the same house

The survey results show that the trend of nuclear families - one generation living in the same house accounts for 99%. The proportion of households with two generations in the same house accounts for 1.0% (6 households).

3.3.9. Property

The value of assets in each family depends very much on their economic conditions. Assets which are essential and less valuable are common in the families of average living standard, whereas rich and better-off families often own more valuable assets. We can see that color TVs are the main mass media; 91.6% of households have color TVs; motorcycles ownership accounts for 84.8%; refrigerators account for 56.8%; automobiles account for 1.2%. The family ownership of assets is shown in detail in Table 18 below:

Table 18: The ownership of households assets

		Wards							Total
		My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	
Color TVs	N	33	80	69	65	52	86	152	537
	%	56.9	96.4	100	97.0	94.5	96.6	92.1	91.6%
DVD/Video players	N	4	43	25	42	31	49	77	271
	%	6.9	51.8	36.2	62.7	56.4	55.1	46.7	46.2%
Radio/cassette	N		5		15	8	17	11	56
	%		6.0		22.4	14.5	19.1	6.7	9.6%

		Wards							Total
		My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	
Motocycles	N	32	71	67	60	44	88	135	497
	%	55.2	85.5	97.1	89.6	80.0	98.9	81.8	84.8%
Phone/Mobile phones	N	32	78	69	64	48	87	135	513
	%	55.2	94.0	100 %	95.5%	87.3	97.8	81.8	87.5%
Refrigerators	N	17	58	50	54	27	58	69	333
	%	29.3	69.9	72.5	80.6	49.1	65.2	41.8	56.8%
Expensive wardrobes	N	1	8	6	22	13	13	16	79
	%	1.7	9.6	8.7	32.8	23.6	14.6	9.7	13.5%
Computers	N	2	15	11	31	11	21	14	105
	%	3.4	18.1	15.9	46.3	20.0	23.6	8.5	17.9%
Air conditioners	N		12	9	17	2	13	9	62
	%		14.5	13.0	25.4	3.6	14.6	5.5	10.6%
Water heaters	N		4		18	5	6	6	39
	%		4.8		26.9	9.1	6.7	3.6	6.7%
Automobiles	N		2		3		2		7
	%		2.4		4.5		2.2		1.2%
Farming machine	N				1				1
	%				1.5				.2%
Water purifiers	N		10	5	24	7	41	5	92
	%		12.0	7.2	35.8	12.7	46.1	3.0	15.7%
Water fillration tanks	N		1		4	3			8
	%		1.2		6.0	5.5			1.4%
Total	N	58	83	69	67	55	89	165	586
	%	100	100	100	100	100	100	100	100

3.3.10. Income and Expenditure of households

Obtaining information about household income and spending sometimes create difficulties for the surveyors because people psychologically do not want to disclose their family's sources of income, as this is a sensitive issue in every Vietnamese family. The results of income and expenditure are therefore approximate only (Table 19 below).

Table 19: Income and expenditure of households

Ward		Number of people	Estimated Spending/HH /month	Estimated income/HH /month	Spending/ earning	Spending/ person/month	Income/person /month	Saving/HH/ month	Spending/ person/year	Income/ person/year
My Hoa	Mean	5.03	12035	14543	82.8	2391	2889	2508	28687	34664
	N	58	58	58						
My Phuoc	Mean	4.58	14812	17620	84.1	3235	3848	2807	38824	46182
	N	83	83	83						
My Quy	Mean	3.67	12073	17330	69.7	3293	4726	5257	39510	56715
	N	69	69	69						
My Xuyen	Mean	4.78	17185	21879	78.5	3598	4581	4694	43177	54971
	N	67	67	67						
My Binh	Mean	4.47	14200	16413	86.5	3175	3670	2212	38099	44034
	N	55	55	55						
My Long	Mean	5.25	12487	16812	74.3	2380	3204	4324	28557	38447
	N	89	89	89						
Dong Xuyen	Mean	4.10	12780	14596	87.6	3115	3557	1816	37377	42688
	N	165	165	165						
Total	Mean	4.50	13503	16681	81.0	3003	3710	3177	36036	44515
	N	586	586	586						

Note: Mean = Average; N = Case. The figures are rounded to 1000 VND

The above results show that:

- According to Decision No.59/2015/QĐ-TTg, dated November 19, 2015 on the issuance of the multidimensional poverty line applying to the period of 2016-2020, average income/person/month in urban areas is VND 900,000/ person/month, if the average number of inhabitants per household is about 4.5 it will be corresponded to about VND 4.05 million/household/month. According to the survey results, there are 11 HHs among the surveyed HH under MOLISA poverty line.
- In general, the monthly spending of households accounts for 2/3 of the family income. On average, among the 586 surveyed households, household income is about 16.7 million VND/household/month and household spending is about 13.5 million VND/household/month. The average income per person among the 586 households is about 3.7 million VND/person/month (VND 44.5 million /person/year). The average spending per person is 3 million VND/person/month, (36 million VND/person/year). The households therefore spend about 81% of their income to cover monthly expenditures. The average amount remaining after spending (savings) is 19%. In terms of per capita income/household/month under MOLISA criteria, the average income of households surveyed is 4 times higher than the multidimensional poverty criteria.
- The income levels in the affected area are not much different. However, households of My Xuyen, My Phuoc and My Quy wards have higher average incomes than the others. This leads to different patterns of spending in the wards.

3.3.11. Housing Conditions

According to the SES data, most households are living in grade 4 houses, accounting for about 63% of the survey sample; 23% of surveyed households (135 households) live in temporary houses; the number of households living in 1-storey houses and 2-storey houses are low; 1 and 2 storey houses are the most common types of houses in the Mekong Delta region. The type of houses of surveyed households are presented in Table 20 below.

Table 20: Type of houses classified by categories

Type of houses		Wards							Total
		My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	
Temporary	N	5	24	12	13	51	13	17	135
	%	8.6	28.9	17.4	19.4	92.7	14.6	10.3	23.0
Grade 4	N	46	35	36	39	4	62	147	369
	%	79.3	42.2	52.2	58.2	7.3	69.7	89.1	63.0
1-storey houses	N		14	17	5		7	1	44
	%		16.9	24.6	7.5		7.9	0.6	7.5
2-storey houses	N		5	2	7				14
	%		6.0	2.9	10.4				2.4
Other	N			2	2				4
	%			2.9	3.0				0.7%
Total	N	58	83	69	67	55	89	165	586
	%	100	100	100	100	100	100	100	100

3.3.12. The use of water, drainage and toilets

The water sources used by households:

The water sources used by households are mainly tap water (99.7%), drilled-well water (1.7%), and rain water (1%), Still, a small proportion of households in ward My Binh and ward My Long use water from ponds and lakes (8 households). The details are presented in Table 21 below:

Table 21: The water sources used by households

	Wards								Total
		My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	
Rain water	N	4					2		6
	%	6.9					2.2		1.0%
Well water	N								0
	%								0.0%
Drilled well water	N							10	10
	%							6.1	1.7%
Canal, river, pond	N					3	5		8
	%					5.5	5.6		1.4%
Buying water	N		2		1			1	4
	%		2.4		1.5			0.6	0.7%
Tap water	N	58	81	69	67	55	89	165	584
	%	100%	97.6%	100%	100%	100%	100%	100%	99.7%
Total	N	58	83	69	67	55	89	165	586

3.3.13. The current status of drainage

Domestic wastewater is mainly discharged directly into rivers, canals and lakes (58.7%); into culverts (17.6%) and drained to underground culverts (20.1%). Overall, the discharge of domestic wastewater into the drainage system remains low (Table 22 below).

Table 22: Current status of domestic drainage in households

		Wards							Total
		My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	
Underground culverts drainage	N	1	6	41	31		2	37	118
	%	1.7	7.2	59.4	46.3		2.2	22.4	20.1%
Surface culverts drainage	N		32	15	12		11	33	103
	%		38.6	21.7	17.9		12.4	20.0	17.6%
Drainage to rivers, canals, ponds, lakes	N	57	22	15	23	55	75	97	344
	%	98.3	26.5	21.7	34.3	100	84.3	58.8	58.7%
On land drainage	N		17	1	1		2		21
	%		20.5	1.4	1.5		2.2		3.6%
Other	N		3		1				4
	%		3.6		1.5				0.7%
Total		58	83	69	67	55	89	165	586

3.3.14. Toilets of households

89.6% of households in the survey currently use septic toilets, mainly concentrated in My Quy ward (97.1%), Dong Xuyen ward(93.9%). About 8 households in the survey use their neighbors and friends toilets. These households are located in My Long (5 households), Dong Xuyen, My Xuyen and My Hoa wards (3 households). The types of toilets in the investment areas are shown in Table 23 below:

Table 23: Toilet types used by affected households

Types of toilets		Wards							Total
		My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	
2-compartment latrines	N	4	3	2	7	3	5	8	32
	%	6.9	3.6	2.9	10.4	5.5	5.6	4.8	5.5
Septic latrines	N	50	74	67	56	45	78	155	525
	%	86.2	89.2	97.1	83.6	81.8	87.6	93.9	89.6%
Non	N	1			1		5	1	8
	%	1.7			1.5		5.6	0.6	1.4%
Other	N	3	6		3	7	1	1	21
	%	5.2	7.2		4.5	12.7	1.1	0.6	3.6%
Total	N	58	83	69	67	55	89	165	586
	%	100	100	100	100	100	100	100	100

4. LEGAL FRAMEWORK

This Resettlement Plan was prepared in compliance with the applicable and relevant law of the Government of Vietnam related to land acquisition, compensation, support, and resettlement, and in compliance with the World Bank's Operational Policy.

4.1 LEGAL FRAMEWORK OF GOV ON COMPENSATION, SITE CLEARANCE AND RESETTLEMENT

The principal legal documents applied for this RP include the followings:

The Constitution of the Socialist Republic of Viet Nam (2013, effective from 01 January, 2014) confirms the right of citizens to own and protects the ownership of house and production materials of citizens, compensation by market rate is made for impacts by the projects implemented for the purposes of national defense, security or public benefits (Article 32). Similarly, organizations and individuals have land use rights certificates and law protects these rights. In the case of land recovery for the purposes of national defense, security and socioeconomic development, compensation shall follow the provisions of law (Article 54).

In addition to the constitution, the Government has enacted a number of laws, decrees and regulations that constitute the legal framework for land acquisition, compensation and resettlement. The principal resettlement documents include the **Land Law No.45/2013/QH13**; the **Decree No.43/2014/NĐ-CP** on Detailed Regulations on Implementation of the Land Law No.45/2013/QH13; the **Decree No.47/2014/ NĐ-CP** on Compensation, Assistance, and Resettlement when the State Recovers Lands; the **Decree No.44/2014/NĐ-CP** on Land Prices; the **Circular No.37/2014/BTNMT** on Detailed Guidance on Compensation and Assistance when the State Recovers Land; and **Circular No.36/2014/TT-BTNMT** on specifying detailed methods of valuation of land prices, construction, adjustment of land prices; specific land price valuation and land price valuation consulting services. These are the key legal documents that are applied to land recovery and resettlement.

The **Land Law 2013** provides a comprehensive framework for land acquisition and resettlement. The main points of the Law are summarized below:

- The organization in charge of compensation and site clearance has to prepare a plan for compensation, support and resettlement. The approved plan for resettlement must be posted at Commune/Ward People's Committee (CPC/WPC) offices and at common public places where land is recovered (Article. 69).
- Under Art, 69, agencies in charge of resettlement implementation are obliged to conduct consultations on compensation plans through meetings with affected HHs; compensation plans have to be posted at ward/commune PC offices; the consultation results must be recorded in minutes which are certified by local authorities and affected HHs. Opinions from Affected Households (AF) have to be compiled; consultation has to be conducted with HHs who have objections on the plan for compensation, support and resettlement and for improving the plan.

- The Law identifies principles and methods of land valuation based on the market rate (Art. 114 3).
- Resettlement sites must be developed and fully completed before relocation of PAPs. Land recovery can only be conducted after the construction of houses and infrastructure in the resettlement area is completed. (Article 85).
- Support for training, career change and facilitating of job searching have to be provided for HHs losing agriculture land (Article 84).
- Structures and other non-land assets are not compensated for the following cases: i) where they are illegally established; ii) where they are located on land not used in accordance with the land purpose; and iii) where they have been built after the cut-off date (Article 92).
- For agricultural land, which was used before 01st July, 2004 for HHs without Land Use Right Certificate (LURC) or HHs that are not eligible for LURC, compensation is provided for land currently used for cultivation, without exceeding the land allocation standards (Art, 77.2).
- Monitoring and evaluation is required on a more general basis and is not specific to resettlement; it includes all aspects of the implementation of the Land Law (Art. 200);

Decree No.47/2014/ND-CP on compensation, support and resettlement upon land recovery by the State is the main implementing Decree. The main content is summarized below:

- For HHs directly engaged in agricultural production ineligible for compensation under the Land Law, the PPC shall consider support for them (Art. 24);
- Support for stabilization of livelihood is based on the severity of impacts to agriculture land (Art. 19);
- Support for resettlement in case of recovery of residential land. HH receiving an amount of compensation for land lower than the value of the minimum resettlement lot are entitled to support for the difference between the minimum resettlement lot value and the amount of compensation for the land. In addition to compensation for land, relocated HH are entitled to a resettlement support amount (Article 22.);
- Resettlement areas shall be established for one or more than one project. Houses and residential land in resettlement areas shall be arranged in different grades and areas suitable to different levels of compensation and payment capacity of resettled persons (Article 26 3);
- Consultation plans on compensation, support and resettlement shall be posted up to solicit opinions of PAPs for at least 20 days from the starting date of posting (Article 28);
- For projects requiring relocation of the whole community, affecting the livelihood, socioeconomic situation and cultural tradition of the community, investors have to elaborate a policy framework on compensation, support and resettlement. (Art. 17.1).

Decree No.44/2014/ND-CP identifies the mechanism for compensation at market rates. Compensation rates for land must be based on investigation, information on land plots, market rates and a suitable valuation method; Decree 44 identifies several methods for land valuation.

Circular No.36/2014/TT-BTNMT specifies detailed methods of valuation of land prices, construction, adjustment of land prices; specific land prices valuation and land price valuation consulting services.

Circular No.37/2014/BTNMT identifies the required content of plans on compensation, support and resettlement. These plans must contain the following: i) area of each category of land to be recovered; ii) estimated number of AH; iii) estimated amounts of compensation and settlement support; iv) expected resettlement areas; v) budget and funding sources; vi) Time-bound implementation schedule (Art. 10).

The other regulations that may apply for the Project are the following:

- Circular No.76/2014/TT-BTC dated 16 June 2014 of Ministry of Financial providing a manual for carry out Decree No.45/2014/ND-CP providing the collection of land use levy.
- Decision No.1956/2009/QD-TTg, dated November 17, 2009, by the Prime Minister approving the Master Plan on vocational training for rural labors by 2020.
- Decision No.52/2012/QD-TTg, dated November 16, 2012, on the support policies on employment and vocational training to farmers whose agricultural land has been recovered by the State.
- Document of Prime Minister No.1665/TTg-CN, dated October 17, 2006, regarding management of clearance of site, mine and explosive ordnance for transport construction.
- Decision No.63/2015/QD-TTg dated 10/12/2015 by the Prime Minister on policies to support vocational training and employment solving for workers whose land is acquired in replacement.
- Decree No.61/2015/ND-CP dated 9/7/2015 by the Government on policies to support vocational training and National Employment Fund.
- Decision No 96/2006/QD-TTg dated 4/5/2006 by the Prime Minister on the management and implementation of demining and explosives,
- Decision No.42/2014/QD-UBND dated 21/11/2014 issued by People's Committee of An Giang province on promulgating regulations on land use in An Giang
- Decision No.08/2015/QD-UBND dated 30/03/2015 of People's Committee of An Giang province on promulgating regulations on compensation, support and resettlement when the State recovers land in An Giang province.
- Decision No.19/2016/QD-UBND issued by Provincial People's Committee of An Giang Province, dated 25 April, 2016 on the issuance of new construction housing prices; buildings and structures in An Giang.
- Decision No.50/2011/QD- UBND dated 28/10/2011 issued by Committee of An Giang province on promulgating regulations on compensation for crop prices and pets when the State acquires land in An Giang province.
- Decision No.45/2014/QD-UBND issued by Provincial People's Committee of An Giang province dated 29/12/2014 promulgating regulations and table price in the year of 2015 and land prices applicable from 2015 -2019 in An Giang province.

4.2 WB POLICY ON INVOLUNTARY RESETTLEMENT

The experience of the World Bank shows that the resettlement required by development projects without mitigation measures, often leads to serious economic, social and environmental problems such as: a broken production system; impoverishment of people who lose their assets, production tools or income sources; relocation of people to the new environments where their skills become less relevant and the level of competition for resources becomes more intense; Weakening of community institutions and the social safety network; isolation of blood ties; impairment or loss of cultural characteristics, traditional influence and potential mutual assistance. Therefore, the policy of the Bank specified in the instruction OP 4.12 includes safeguards to handle and overcome these risks of impoverishment.

4.2.1 The WB's involuntary resettlement policy objectives

The WB's involuntary resettlement policy objectives include:

- Involuntary resettlement should be avoided where feasible, or minimized by exploring all viable alternative project designs;
- Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the PAPs to share in the project benefits. The PAPs should be meaningfully consulted and should have opportunities to participate in planning and implementing the resettlement programs;
- PAPs 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

4.2.2 Required measures for the best resettlement results

- Consulting PAPs/DPs about feasible measures for compensation and Resettlement Plans;
- Providing PAPs/DPs with options for resettlement and recovery;
- Offering PAPs/DPs opportunities to participate in and choose planning options;
- Compensating fully at replacement costs for losses attributable to the project;
- Resettlement sites must be provided with fundamental infrastructure and services which are at a minimum, the same as the DPs' previous residential areas;
- Providing DPs with allowances, supports, vocational training and income assistance to facilitate their relocation;
- Identifying special supports for vulnerable groups and;
- Setting up an institutional structure to ensure successful compensation and resettlement.

4.2.3 Compensation Criteria and Eligibility

The eligibility for obtaining entitlements to compensation/allowance follows the principles below:

- i. Those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country) – in this instance, it is also useful to document how long they have been using the land or the assets associated with it;
- ii. Those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets, provided that such claims are recognized under the laws of the country or become recognized through a process identified in the Resettlement Plan;
- iii. Those who have no recognizable legal right or claim to the land they are occupying.
- iv. Persons encroaching land after the cut-off date determined in the project RP are not entitled to any compensation or assistance from the project.

Those affected people of the type (i) and (ii) above shall be compensated for acquired land and other support. Those affected people of (iii) type will be supported with resettlement instead of compensation for the acquired land and other assistance, if necessary, to achieve the objectives set out in this policy, provided that they hold the land located in the project area before the cut off date specified in the Resettlement Plan.

4.2.4 Methods of evaluation and compensation for losses

Methods used for the valuation of losses in WB funding projects are based on full replacement costs. For this project, the losses consist of damages to land, structures and other assets and these replacement costs will be evaluated as follows:

- The full replacement cost of land includes the land value as defined in accordance with the prevalent market price plus administration fees (i.e. costs for transaction, LURC etc.).
- For affected houses and other structures, the valuation is based on the market prices of construction materials and labor costs to build a replacement house of equal or better quality and area as the affected one.
- For public utilities, partly or wholly affected by the project, the compensation includes the market price of building materials plus costs for transportation, labor and contractor fees, registration fees and transfer taxes. Asset depreciation and value of salvaged materials are not deducted.

4.3 COMPARISON BETWEEN GOV AND WB APPROACHES

The GOV's policies and practices both in resettlement and compensation are mostly compatible with the WB's guidelines. The most compatible domains are as follows:

- The GOV has procedures that allow compensation for losses of people who have no legal land use rights but possibly satisfy conditions of land legalization.
- Registered permanent residents are entitled to choose what form of compensation they want such as relocation to a better resettlement site, receiving cash, or combination of both resettlement and receiving cash.
- New resettlement locations for DPs should have better infrastructure and public services than DP's previous locations as well as better living condition.

- There will be mechanism to assist PAPs/DPs during the transition period and keep people informed so that they can negotiate for compensation and voice their grievances.
- For the PAPs who are not entitled to the compensation, the GOV has support policies in accordance with the WB policy to help them restore their livelihood.

Besides the compatible points, there are several differences between the GOV's regulations and WB's policies in terms of compensation, assistance resettlement and livelihood rehabilitation for PAPs. The summary of differences between the two policies and a proposed harmonizing policy to be approved for basic principles of compensation and assistance and resettlement for this project, is presented Table below:

Table 24: Summary of differences between the GOV's policies and WB's policies and proposed policies for the Project.

Subjects	Bank's OP 4.12	Government of Vietnam	Project Measures
Land Property			
Policy objectives	PAPs 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.	<p>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 47/2014/ND-CP).</p> <p>In the case where land is being recovered from people who are resettled without sufficient compensation and support to buy the minimum resettlement plot, the State shall make up the deficit.</p> <p>(Clause 4, Article 86 of Land Law 2013 and Article 27 of Decree 47)</p>	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	No compensation but giving financial assistance to all PAPs to achieve the policy objective (to rehabilitate or improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher)	Only agricultural land used before July 1, 2004 is eligible for compensation. Other cases may be considered for assistance by PPC/CPC if needed (Clause 2, Article 77 of Land Law, 2013)	<p>Support and restore livelihoods for all affected people regardless of their legal status or land use right.</p> <p>Agricultural land used prior to 1/7/2004 is supported with an amount of equal to 100% of the land at full replacement cost;</p> <p>Agricultural land used after 1/7/2004 will be supported with an amount of 60% of the land value</p> <p>Residential land and non-agricultural land will be supported with an amount of at least 60% of the land at the replacement cost</p>

<i>Subjects</i>	Bank's OP 4.12	Government of Vietnam	Project Measures
Methods for determining compensation rates	Compensation for lost land and other assets should be paid at full replacement costs,	Compensation for lost assets is calculated at price close to transferring the assets in local markets or the cost of newly-built structures. The City People's Committee is required to identify compensation prices for different categories of assets. A land valuator can be used to determine land prices, which will be appraised by a land appraisal board before approval by the City People's Committee.	Independent appraiser identifies replacement costs for all types of assets affected, which are appraised by land appraisal board and approved by the City People's Committee to ensure full replacement costs.
Compensation/assistances			
Houses or other structures to be acquired on land are not eligible to the compensation	Support 100% of new construction prices plus fees for relevant administrative procedures.	Support construction cost for new structures with equivalent technical standards, depending on the "legal status".	Support of 100% of new construction prices plus fees for relevant administrative procedures (transaction cost).
Resettlement Arrangement	For all relocated households	<p>Only apply to relocated households whose land and houses are eligible for the compensation.</p> <p>In case of ineligibility for compensation, if DPs have no other accommodations, they will be considered on a case by case basis.</p>	<p>Households and individuals whose entire houses and land are acquired and eligible for compensation or for whom the remaining area after being acquired is smaller than the local minimum allocation quotas of residential land, if they have no other land in the wards being affected by the project will be: (i) allocated a plot in RS, and (ii) in case, the acquired land compensation amount is lower than that of the minimum land plot in the resettlement site, receive the difference from the State. This compensation amount shall not exceed the difference between the amount of the compensation and the cost of a minimum plot in the Resettlement Site.</p> <p>In the case of DPs including PAPs who are encroaching on land beyond canals/rivers and who are not entitled to the resettlement, but have no</p>

<i>Subjects</i>	Bank's OP 4.12	Government of Vietnam	Project Measures
			shelter in the city these DPs will be allocated a minimum land plot in the project resettlement area and will be charged a land-use fee.
Compensation for loss of income/business households affected	To all affected household business.	Only apply to business, production households with business licenses. Level of compensation/support equal to 30% of their yearly incomes after taxing based on their average yearly incomes of the 3 previous continuous years confirmed by the tax agency. (Section b, Clause 4, Article 19, ND47/2014/ND-CP)	<p>Allowance for Business Loss: All affected businesses and production households having registered businesses whose income is affected will be compensated and/or supported for losses in business equivalent to 50% of their actual annual income based on their average yearly income as declared with the taxation agency over the previous three years;</p> <p>Permanently affected DPs who are running small businesses or services at home and who do not declare to the taxation agency, will be provided with a monthly average income of their business for a maximum of 6 months but not lower than 2 million VND.</p> <p>Temporarily affected DPs who are running small businesses or services at home and who do not declare to the taxation agency will be provided with a monthly average income of their business during the project construction for a maximum of 3 months but not lower than 1 million VND.</p> <p>Employees who have had the labor contracts for at least 12 months with the private or state enterprises/businesses or organizations that are affected by the project and have to relocate will have an allowance equivalent to the minimum salary as per the City regulations to affected employees during the transition period with a maximum of 6 months.</p>
Threshold of severe	Losing 20% or more (10% or	Losing over 30% of agricultural land	Losing 20% or more (10% or more for the

<i>Subjects</i>	Bank's OP 4.12	Government of Vietnam	Project Measures
impacts on income resources due to acquiring agricultural land	more for the vulnerable) of agricultural land.		vulnerable) of agricultural land.
Compensation for indirect impact caused by land or structures acquisition	It is good practice for the borrower to undertake a social assessment and implement measures to minimize and mitigate adverse economic and social impacts, particularly upon poor and vulnerable groups.	Not addressed.	Social assessment has been undertaken and measures identified and being implemented to minimize and mitigate adverse impacts, particularly upon poor and vulnerable groups.
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 implementing RP, specially confirming the eligibility criteria for compensation and assistance, and access to Grievances Redress Mechanisms (GRM)	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 preparation, along with information sharing with PAPs and stakeholders.
<i>Grievance redress mechanism (GRM)</i>			
Grievance redress mechanism	Grievance redress mechanism should be independent	<p>PAPs are entitled to send complaints/grievances of any issues related to the compensation, assistance and resettlement to the competent agencies to be handled the grievances at the first and second steps.</p> <p>At the same time, complaints may be taken to court at any stage as the PAP</p>	More effective Grievance and Redress mechanisms are to be established, built on the existing governmental system, with monitoring by an independent monitoring consultant;

<i>Subjects</i>	Bank's OP 4.12	Government of Vietnam	Project Measures
		wishes (Articles 28, 32, 33 of Law on Grievance No.02/2011/QH13 dated 11 November, 2011.	
<i>Monitoring & Evaluation</i>			
Monitoring and evaluation Mechanisms on compensation & resettlement	Internal and independent monitoring are required	<p>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).</p> <p>There are no explicit requirements on monitoring of the resettlement works, including both internal and independent (external) monitoring</p>	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 be done to confirm whether the objectives of OP 4.12 were achieved.

As a WB member country, 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. According to Clause 2 of Article 87 of the Land Law 2013, “for the projects using loans from foreign and international organizations for which the State of Vietnam has committed to a policy framework for compensation, support, resettlement, the framework is applied”.

4.4 REQUIRED WAIVERS

To comply with WB OP 4.12 policy on Involuntary Resettlement, the articles in the laws and regulations of Vietnam that do not guarantee the PAPs’ right to compensation at replacement costs, or eligibility articles that do not extend the right of being restored and/or assisted to households without valid land papers, or otherwise limit the compensation required by WB OP 4.12, will not apply. The requirements of WB OP 4.12 will fully apply in all cases.

5. ELIGIBILITY CRITERIA AND ENTITLEMENTS

5.1 PRINCIPLES AND OBJECTIVES

The principles mentioned in WB OP 4.12 are used for the preparation of this RP. The following principles and objectives will be applied:

- Land acquisition and asset impacts as well as resettlement of DPs must be minimized as far as possible.
- All PAPs residing, working, doing business or farming in the project areas will be provided with rehabilitation measures, sufficient enough for them to improve or at least maintain their living standards, income earning and production capacity the same as their pre-project conditions. Lack of legal rights to acquired land will not prevent PAPs from their entitlement to access such rehabilitation measures.
- Plans for land acquisition and other assets and provision of rehabilitation measures must be taken under the consultation with PAPs to minimize their disturbance. Entitlements shall be provided to PAPs prior to the expected commencement of works at the respective project areas.
- Existing public services shall be maintained or improved.
- Budget for resettlement shall be available in the project implementation stages.
- The executing organization must ensure that the design, planning, consultation and implementation of the RP is effectively and timely.
- Checking, monitoring and evaluating the implementation of RP timely and effectively should be conducted.
- All PAPs who have assets within or reside within the area of project land acquisition before the cut-off date are entitled to compensation for their losses as per this RPF. Those who have lost their income and/or subsistence will be eligible for livelihood rehabilitation assistance based on the criteria of eligibility defined by the project in consultation with the PAPs. If, by the end of the project, livelihoods have been shown not to be restored to pre-project levels, additional measures should be considered.
- Agricultural land that is lost will be compensated through “land for land”, or in cash, according to PAP’s choice and the availability of local land fund. The choice of land for land must be offered to those losing 20% or more of their productive land (10% or more of their productive land for the vulnerable).
- PAPs who have to relocate will be resettled as regulated; their houses, lands and other properties affected by the project will be compensated in cash at full replacement cost.
- Compensation for all residential, commercial, or other structures will be offered at the replacement cost, without any depreciation of the structure and without deduction for salvageable materials.

- The PAPs will be provided with a transportation allowance for transporting personal belongings and assets to a new resettlement place, in addition to the compensation at replacement cost of their houses, lands, and other properties.
- Land acquisition for the project will be announced to PAPs by a state competent agency at least 90 days prior to the acquisition for agricultural land and 180 days for non-agricultural land. The announced contents will include a plan of land acquisition, investigation, surveys, and detailed measurements.
- Transfer of the acquired lands to the project will be completed within 30 days of the PAPs receiving full compensation or assistance from the project.
- Public services and resources at the resettlement area will be improved to be better than those in the PAP's previous location.
- Temporary resettlement: Relocation of any households more than once, should be avoided because it leads to PAPs being impacted twice or more and will delay the livelihood restoration process. If this happens, these households should be considered for additional benefits as they have been impacted twice. Temporary resettlement will only occur if the PMU has verified that temporary resettlement is unavoidable for reasons such as:
 - DPs who are planning to resettle in the project resettlement site are requested to hand over their land to the project but the project resettlement site is not ready to receive them.
 - PAPs whose houses are partly affected and require rebuilding and repair, need temporary resettlement in the period during which their houses are being of rebuilt or repaired.
 - DPs who select the self - relocation option need temporary resettlement while searching for a new residence.

5.2. COMPENSATION POLICIES

5.2.1 Compensation Policy for households' residential land

- ***Land users are entitled to be compensated (Legal and validity land users)***
 - Where PAPs lose residential land and their remaining land is not viable for their residence (ineligible for building a new house as stipulated) according to the threshold identified in the Province's resettlement policy, if the PAPs agree, the state will acquire the remaining land and compensate the PAPs in cash at 100% of the replacement cost;
 - Land users who are eligible for compensation of acquired land (legal and legalizable land-users) with lands that are in dispute, will be compensated at 100% of the replacement cost. These land users will receive the compensation amount only when their disputes are resolved. The compensation amount will be held in an escrow bank account.

- ***Land users are not eligible to be compensated including those living beyond canals/rivers***
 - The households whose land is affected will be assisted in cash with an amount of least 60% of the land at the replacement cost. For PAPs with houses encroaching beyond canals/rivers, the affected land area will be calculated as the area of the largest floor of their houses but not exceeding the land allocation quotas stipulated by each PPC.

5.2.2 Compensating policies for affected non-agricultural land with structures on land

- If affected lands are eligible to the compensation, PAPs will be compensated in cash at 100% of the replacement cost.
- If affected lands are not entitled to be compensated, PAPs will be assisted in cash with an amount of at least 60% of the land at the replacement cost. Severely affected persons and vulnerable households will be provided with an allowance to ensure their livelihood restoration.

5.2.3 Compensation policies for agricultural Land

a. For land users entitled to the compensation (Legal and Localizable land users)

- If the land area acquired from PAPs is less than 20% (10% for the vulnerable) of their total productive land and the remaining area is economically viable according to threshold identified in each province resettlement policy, PAPs will be compensated by cash at 100% replacement cost for the acquired area.
- If PAPs have loss of 20% or more (10% or more for the vulnerable) of their total productive land or the remaining area is not economically viable according to threshold identified in each Province resettlement policy, PAPs will be compensated by cash at 100% of the replacement cost, while receiving income rehabilitation measures such as extension services, vocational training, access to credit or others based on the aspiration of the PAPs.

b. For land users with no legal rights or claim on land

- PAPs whose affected land was used before 01 July 2004 will be supported in cash with 100% of the land at the replacement cost;
- PAPs whose affected land was used after 01 July 2004 will be assisted in cash with not less than 60% of the land at the replacement cost.
- The supported land areas are within the land allocation quotas under Article 129, Land Law 2013.

c. For users hiring land affected

PAPs who use public land (or reserves) with a previous agreement on returning the land to the Government whenever it requests will not be compensated for land lost, but compensated for crops, trees, and other assets on land in cash at the replacement cost, while PAPs will be assisted in recovering the loss of investment in the affected land with an amount equal to 30% of the affected land value at the time of acquisition.

5.2.4 Compensation policies for loss of House/Structures including those living beyond canals/rivers

- a. Regardless of their titles to the affected land or possession of a construction permit for the affected structures/houses², compensation or assistance in cash will be made for all affected private-owned houses/structures at 100% of the replacement costs. For houses/structures that are being partly affected, but the remaining area is insufficient to be used, compensation or assistance in cash will be made at 100% of the replacement cost for the whole affected houses/structures. In case the remaining area of the affected houses is sufficient to be repaired for living, the PAPs will be paid in cash at 100% of the replacement cost for the dismantled area, while being provided with an additional amount equivalent to 30% of the replacement cost of the dismantled portion to rehabilitate the houses/structures to a higher level. The replacement cost is counted for rebuilding the new houses/structures to a similar standard without deductions of depreciation or salvageable materials.
- b. PAPs whose houses/structures are built on encroached land beyond canals/rivers will be supported in cash at 100% of the replacement cost to rebuild their new houses/structures.
- c. For affected state-owned houses/structures, compensation in cash will be made at 100% of the replacement cost for the remaining value of the houses/structures after the deduction of the used values that have been annually recorded by a state competent agency. The payment will be submitted to the city state treasury, following the state financial procedures.

5.2.5 Compensation policies for tenants

During the IOL survey process, no tenant was identified. However, during project implementation, if any case arises, the RPF support and compensation policy will be applied.

5.2.6 Compensation policies for Loss of trees and domestic animals

Cash compensation at full replacement cost will be made to PAPs at time of compensation for the trees/ domestic animals planted/raised on the land;

Where affected trees/animals can be relocated, compensation will be paid for the loss of the trees/animals plus the transportation cost.

5.2.7 Compensation policies for Loss of Income and/ or Business/ Productive Assets

For PAPs losing income and/or business/productive assets as a result of land acquisition, the mechanism for compensating will be:

- (i) Allowance for Business Loss: All affected businesses and production households having a registered business whose income is affected will be compensated and/or supported for losses in business equivalent to 50% of their actual annual income based on their average yearly income as declared with local taxation agency over three previous years.

² Including organizations not belonging to the State

- (ii) PAPs whose small business or service establishments at home, without license, that are not registered for tax and which are permanently affected by the project will receive an allowance of VND 2,000,000 to 10,000,000.
- (iii) PAPs whose small business or service establishments at home, without license, that are not registered for tax and which are temporarily affected will receive an allowance of VND 1,000,000 – 5,000,000.
- (iv) Employees who have had the labor contracts at least for 12 months with the private or state enterprises/businesses or organizations that are affected by the project and have to relocate will receive an allowance equivalent to the minimum salary as per the City regulations to affected employees during the transition period with a maximum of 6 months.
- (v) If the business has to be relocated, the project will assist in finding an alternative site with an advantageous location and physical attributes similar to the land lost, and with easy access to a customer base, satisfactory to the PAP.
- (vi) This compensation and assistance will be provided in the baseline information and will be monitored during project implementation. In case that the livelihood of a PAP cannot be actually restored, the support level should be adjusted accordingly. Monitoring of this situation will continue until it can be determined that they are at least no worse off than before the project impact.

5.2.8 Compensation policies for Affected Public Utilities

If some public infrastructures/buildings are damaged by the project, the PMU shall consult with affected communities and specify that these structures are restored or repaired as soon as possible in order to mitigate negative impacts on communities and the affected communities do not pay for such repair costs.

5.2.9 Compensation policies for affected graves/tombs

Compensation for the removal of graves/tombs will include the cost of excavation, relocation, reburial and other related costs, which is relevant to customary requirements. The removal option and level of compensation to the affected will be decided in consultation with the affected families/communities based on An Giang PPC regulation.

5.2.10 Compensation policies for other assets

Households' other assets are affected such as: Telephone line, water meter, electric meter shall be compensated in cash as regulated;

PAPs whose cable TV, internet access (subscription), wells affected by the project shall be compensated in cash with an amount equal to value of the new installation.

5.2.11 Compensation policies for temporary impacts during construction

If private or state structures are temporarily affected by contractors during construction phase, contractors shall have to bear all responsibilities for compensation to the affected at the replacement cost as those are permanently affected by the project. Assistance shall be provided to rehabilitate temporarily affected land to its original condition or to a better condition.

5.3. ALLOWANCE AND REHABILITATION ASSISTANCE IN THE TRANSITION PERIOD

Besides the direct compensation for property damage, the affected people are supported to recover revenue and stabilize their lives during the transition. The support level including inflation and rising costs will be taken into account at the time of payment these grants include, but are not limited.

5.3.1 Support for relocation and temporary residence

Support moving to new residential areas:

1. When the State acquires land to move assets (housing, business and production facility), the compensation for travel expenses as follows:

- a) Housing with a floor area of less than 30m²: VND 3,000,000/household;
- b) Housing with a floor area from 30m² to 50m²: VND 4,000,000/household;
- c) Housing with over 50m² of floor area: VND 5,000,000/household.

2. Organizations, households and individuals which must relocate production facilities and business when the State recovers land shall be compensated for relocation expenses, dismantling and reinstallation. The amount of compensation calculated according to the actual costs determined by the Compensation Committee

Support for temporary residence:

1. Households and individuals who have houses being used are displaced when the State acquires their land, while waiting for a new living area (or resettlement by themselves) or waiting for the State to arrange a resettlement site for them, they will be compensated as follows:

a) In Long Xuyen and Chau Doc city, Tan Chau town:

- PAHs with 04 inhabitants or less: 1,600,000 VND/household/month;
- PAHs with 05 inhabitants or more: 400,000 VND/person/month.

b) In other districts in the province:

- PAHs with 04 inhabitants or less: 1,200,000 VND/household/month;
- PAHs with 05 inhabitants or more: 300,000 VND/person/month.

The above support level for renting houses is valid to the end of 2015. From 2016 onwards this support level is multiplied with an inflation coefficient to be compared with 2015 the Department of Finance published annually.

c) The compensation time for renting house is calculated from the date a land user completely handovers the site till after 03 months of receiving a resettlement plot. The self-resettled households will be compensated once equivalent to 06 months of house rent. The house rent cost is paid in the installments and each installment is not exceeding 06 months.

2. When calculating the number of months from the hand-over date to the receipt date of a resettlement plot, if there are extra days, we will compensate as follows:

- The extra days from 01-15 days will be compensated equivalent to 1/2 month.
- The extra days from 16-30 days will be compensated equivalent to 01 month.

5.3.2 Support for training for career change

- (i) PAPs whose agricultural land being cultivated is affected will be supported for job training and job change with an amount of 5 times of the land price for the acquired land area based on An Giang province regulation; and
- (ii) Support for job creation and vocational training to the level of support in cash with VND 3,000,000 to a member of working age.

5.3.3 Allowance for life and production stabilization

- (i) PAPs whose agricultural land is affected with 20% to 70% (10% to 70% for vulnerable households) will be supported by a payment equivalent to 30kg of rice per month for one person based on local average price at the time of support for living stability within 6 months if not relocated and within 12 months if relocated; and
- (i) PAPs with more than 70% of their agricultural land affected will be supported with the amount mentioned under point (i) within 12 months if not relocated and within 24 months if relocated.

5.3.4 Policy for additional support for vulnerable groups

In addition to the compensation and support policy provided as above, the vulnerable households to be relocated will be additionally supported to early recovery their livelihood and income. The minimum support level: VND 4,000,000/HH.

5.3.5 Rewards for handing over land on schedule

The site hand over according to the progress of the project requires will be rewarded. Reward level will depend on the extent of the impacts, which is specifically guided in Decision No.08/2015/QĐ-UBND dated 30/3/2015 by the People's Committee of An Giang province with the minimum amount: VND 1,000,000 VND/HH.

5.4. COMPENSATION POLICIES AND RESETTLEMENT SUPPORT

Relocation alternatives: There are three (03) major options for relocation, namely (i) serviced resettlement site where PAHs are allocated plots of land in the resettlement site; HH have to pay land-use fee for this plot; (ii) self – relocation where PAHs are entitled to compensation/resettlement for the land but prefer to find their new residential areas by themselves and (iii) On-site resettlement, in the case of PAHs whose residential land has been acquired but who still have agricultural land or garden land that is planned to become a residential area. PAHs should be supported to change the agricultural land into residential land for building a house.

Households or individuals who have all of their legal houses and land acquired and their remaining land areas are less than the limits of local land allocation; (i) will be entitled to resettlement arrangements; and (ii) if they chose resettlement in a serviced resettlement site, in

case the compensation for affected land is lower than the investment cost of a land plot on a resettlement site, the households will be supported by the project to cover the difference. The support amount will not be in excess of the difference between the land compensation cost and cost for a minimal land plot of the local allocation.

Other land-users who are not eligible for the project full land compensation (including HHs who have land encroaching on canals) and have no shelters in the city, as confirmed by local authorities, will be allocated minimum land plots in the project resettlement site for building houses and will pay land-use fees. As per legal PAPs, in case the compensation for affected land is lower than the investment cost of a land plot on a resettlement site, the households will be supported by the project to cover the difference. The support amount will not be in excess of the difference between the land compensation cost and cost for a minimal land plot of the local allocation

DPs who opt for self- relocation will be supported under the provisions of the An Giang PPC with the support of at least VND 50 million.

Pursuant to the resettlement requirements, the PMU shall prepare the project resettlement site in the city or purchase plots of land in existing RS for DPs who are eligible for resettlement and have resettlement demand. The resettlement site must ensure that basic social infrastructures and services for people living at new places is at least equal to or better than their previous places.

5.5 VOLUNTARY LAND DONATION

Land donation will not apply for the sub-project in Long Xuyen City. All land acquisition will be compensated based on the policy included in this RP.

5.6 ELIGIBILITY CRITERIA AND ENTITLEMENTS

5.6.1. Project affected people (PAP)

(i) Individuals/families

People directly affected by the project - through the loss of land, residences, crops, structures, business, assets, or access to resources, are:

- Persons whose agricultural land will be affected (permanently or temporarily) by the Project;
- Persons whose non - agricultural land but not residential land will be affected (permanently or temporarily) by the project;
- Persons whose residential land/houses will be affected (permanently or temporarily) by the Project;
- Persons whose leased state/private houses/ land will be affected (permanently or temporarily) by the Project;
- Persons whose businesses, occupations. or places of work will be affected (permanently or temporarily) by the Project;
- Persons whose trees and domestic animals will be affected in part or in total by the Project;

- Persons whose other assets or access to those assets will be affected in part or in total by the Project; and
- Persons whose livelihoods will be impacted (permanently or temporarily) due to restriction of access to protected areas by the Project.

(ii) Community/state assets, facilities

- Community assets and facilities that will be temporarily/permanently affected by the project;
- Land, houses, structures of state that will be temporarily/permanently affected by the project;

5.6.2. Identification of vulnerable groups

Based on the initial rapid socioeconomic surveys, the vulnerable groups will generally include the following:

- The poor families identified by DOLISA of the city and registered at commune/ward level;
- Ethnic minority Households;
- Mentally and physically handicapped people or people in poor physical health; infants, children and women without assistance;
- Poor women-headed households or women-headed households with dependents and with no other support;
- The social-policy households as per PPC policy;
- Other PAP identified by the project management unit and who may not be protected through national land compensation or land titling; or
- Any additional groups identified by the socio-economic surveys and by meaningful public consultation.

5.6.3. Eligibility

The eligibility for entitlement to compensation is determined by asset ownership criteria:

- (i) Those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country. In the consideration, it is also useful to document how long they have been using the land or the assets associated with it);
- (ii) Those who do not have formal legal rights to land at the time that the census begins but have a claim to such land or assets provided that such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan;
- (iii) Those who have no recognizable legal right or claim to the land they are occupying.

Persons covered under (i) and (ii) are provided compensation for the land they lose, and other assistance. Persons covered under (iii) are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off date established by the Gov. and acceptable to the Bank. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All

persons included in (i), (ii), or (iii) are provided compensation for loss of owned or used assets other than land.

5.6.4. Entitlement

With respect to a particular eligibility category, entitlements are the sum of compensations and other forms of assistance provided to PAPs. Entitlement Matrix presented at the below table 25:

Table 25: Project Entitlement Matrix

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
I. Land					
1	Residential land is permanently acquired (Residential land is acquired and DPs are eligible for land compensation.	All households whose residential land acquired (645 HHs)	<u>Compensation for lost land</u> <ul style="list-style-type: none"> i. The project affected land-users will be compensated for the actually affected area in cash at 100% of the replacement cost; ii. In case, PAPs losing residential land and their remaining land is not viable enough for their residence (ineligible for building new house as stipulated), if the PAPs agree, the state will acquire the remaining land and compensate for the acquired land in cash at 100% of the replacement cost; iii. Land-users who are eligible for compensation of acquired land (legal and validity of land-users) but their lands are in dispute will be compensated at 100% of the replacement cost and they will receive the compensation amount only when their disputes are resolved. 	
			Households have to relocate (276HHs)	<u>Relocation</u> Households or individuals with all or part of their residential land acquired, where the remaining parts of land are less than the limits of local land allocation (1) will be entitled to resettlement arrangement	The allocation of resettlement lots will take account of the needs of extended families to be co-

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				and (2) where the compensation for affected land is lower than the investment cost of a land plot in the resettlement site, the households will be supported by the project which will cover any difference, however, the support amount will not be in excess of the difference between the land compensation cost and cost for an minimal land plot of the project resettlement site.	located.
		Land users, whose acquired residential land is ineligible for land compensation	All households are acquired with residential land (645 HHs)	<p><u>Land compensation/assistance</u></p> <p>The households whose land is affected will be assisted in cash with an amount at least 60% of the land at the replacement cost.</p> <p>For households, the affected land area will be calculated as equal to the area of a floor of the affected house but will not exceed land allocation quotas stipulated by An Giang PPC.</p>	
			Households have to relocate (276 HHs)	<p><u>Relocation</u></p> <p>Relocated persons who have no shelters in the city, which is confirmed by local authorities (i) will be allocated minimum land plots in the project resettlement site for building houses and (ii) pay land-use fee.</p>	
2	Residential land is permanently acquired	Acquired residential lands which are rented from the State have to relocate.	Relocated households are using state-owned land (276 HHs)	In addition to the compensation for their affected property on land at replacement cost, relocated persons will be entitled to rent/buy apartments in the project	

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				resettlement site to reside in. If the project does not have apartments in the project resettlement site, apartments in local social houses shall be introduced to the PAPs for renting/buying at a price regulated by each PPC. Relocated persons are also supported to move their assets and belongings to their new residences.	
3	Non-agricultural land other residential land with structures on land	Non-agricultural land is acquired	All households are acquired with non-agricultural land	<p><u>Land compensation/assistance</u></p> <p>If affected lands are eligible to be compensated, PAPs will be compensated in cash at 100% of the replacement cost.</p> <p>If affected lands are not entitled to the compensation, PAPs will be assisted in cash with an amount of at least 60% of the land at the replacement cost.</p>	
4	Permanent loss of arable land	Households whose agricultural land is acquired permanently	PAPs are eligible for compensation (186 HHs)	<p>If PAPs are acquired less than 20% (10% for the vulnerable) of their total land and the remaining area is economically viable, PAPs will be compensated in cash at 100% of the replacement cost for the acquired area. In addition, the vulnerable will be entitled to take part in the project income restoration program.</p> <p>If PAPs have loss of 20% or more (10% or more for the vulnerable) of their land or the remaining area is not economically viable, PAPs will be compensated in cash at 100% of the replacement cost, while receiving income rehabilitation measures such as extension services, vocational training, access to credit or others based</p>	

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				on aspiration of the PAPs.	
	Permanent loss of arable land	Households whose agricultural land is acquired permanently	Land users are not entitled to compensation as per regulation in Article 75 of the Land Law, 2013.	PAPs whose affected land used before 01 July 2004 will be compensated in cash with 100% of the land at the replacement cost. PAPs whose affected land used after 01 July 2004 will be assisted in cash not less than 60% of the land value at the replacement cost. The supported/compensated land areas are within the land allocation quotas under Article 129, Land Law 2013.	
		Households whose agricultural land is acquired permanently	Land users use auctioned land or rent public land with a previous agreement on returning the land to Government whenever it requests	PAPs will not be compensated of the acquired land, but compensated for affected crops, plant mortars, and other assets on land in cash at the replacement cost, while PAPs will be assisted in recovering the loss of investment in the affected land with an amount equal to 30% of the affected land value at the time of acquisition.	For those who rent land from other households or individuals.
II. On-land property					
5	Housing/structures	Housing/structures in land acquiring area.	Owners of the affected structures are households and individuals (424 HHs affected house, 453 HHs affected kitchen, water tank, yard, toilet...and 21 HHs	Regardless their titles to the affected land or a construction permit for the affected structure, compensation or assistance in cash will be made to the affected houses/structures at 100% of the replacement costs; and For houses/structures being partly affected but the remaining area is not sufficient to be used, compensation or	Compensation at replacement cost without deductions of depreciation or salvageable materials.

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
			affected tombs)	<p>assistance in cash will be made at 100% of the replacement cost for the whole affected houses/structures.</p> <p>In case the remaining area of affected houses is sufficient to be repaired for living, PAPs will be paid in cash at 100% of the replacement cost for the dismantled area, as well as being provided with an additional amount equivalent to 30% of the replacement cost of the dismantled portion to rehabilitate the houses/structures to an improved standard.</p> <p>PAPs whose houses/structures are built on encroached land by canals/rivers will be supported in cash at 100% of the replacement cost to rebuild their new houses/structures.</p>	
6	Annual crops and perennial trees	Trees and domestic animals affected	Owners of affected trees and domestic animals (crops = 186 HHs and trees = 122 HHs)	<p>Cash compensation at full replacement cost will be made to PAPs at time of compensation for the affected trees/ domestic animals planted/raised on the land.</p> <p>Where affected trees/animals can be removed to new places, compensation will be paid for the loss of the trees/animals plus the transportation cost.</p>	Households will be notified of the requirement to hand over land 30 days after the date of compensation

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
III. Assistance					
7	Affected income and production/business facilities	Loss of income sources and properties for production/business	Those who lost income source/owners of affected properties used for production /business (25 HHs)	<p><u>Allowance for Business Loss:</u></p> <p>(i) All affected businesses and production households having a register business whose income is affected will be compensated and/or supported for losses in business equivalent to 50% of their actual annual income dependent on three years of continued tax obligation.</p> <p>(ii) PAPs whose small business or service establishments at home without license that are not registered for tax and which are permanently affected by the project will receive an allowance of VND 2,000,000 to 10,000,000.</p> <p>(iii) PAPs whose small business or service establishments at home without license that are not registered for tax and which are will receive an allowance of VND 1,000,000 – 5,000,000.</p> <p>(iv) Employees who have had the labor contracts at least for 12 months with the private or state enterprises/businesses or organizations that are affected by the project and have to relocate will have an allowance equivalent to the minimum salary as per the City regulations to affected employees during the transition period with a maximum of 6 months.</p> <p>.</p>	<p>If the business has to be relocated, the project will assist in finding an alternative site with location advantage and physical attributes similar to the land lost, and with easy access to a customer base, satisfactory to the PAP. Alternatively, the PAP will receive compensation in cash for the affected land and attached structures at replacement cost, plus transportation allowance for movable assets.</p> <p>This compensation and assistance will be provided in the baseline information and will be monitored during project implementation. In case that the livelihood of a PAP cannot be actually restored, the support level should be adjusted accordingly. Monitoring of this situation will continue until it can be determined that they are</p>

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
					at least no worse off than before the project impact.
9	Affected public utilities/structures	Structures, housing, public architectures, forests, feeding land, other land, permanently/temporarily affected irrigation system.	Villages, urban zones, administration agencies. (25 public utilities/structures)	If some public infrastructures/ buildings are damaged by the project, the PMU shall consult with affected communities and specify that these structures are restored or repaired soon to mitigate negative impacts on communities, while the affected communities do not pay for such repair costs.	
10	Graves	Affected gravers	Families/groups (27/21 HHs)	Compensation for the removal of graves/tombs will include the cost of excavation, relocation, reburial and other related costs, which is relevant to customary requirements. The removal option and level of compensation to the affected will be decided in consultation with the affected families/communities and based on each Province Policy.	
11	Other assets	Telephone system, water meter, electric meter, cable TV, internet access (subscription), well etc.	Families/ companies affected	Households' other assets are affected such as: Telephone line, water meter, electric meter shall be compensated in cash as regulated; Cable TV, internet access (subscription) well of households/communities are affected by the project, PAPs shall be compensated in cash at the new installation.	

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
12	Temporarily affected	Assets affected during construction phase	Households/ Organizations in the project areas	If private or state structures are temporarily affected by contractors during construction phase, contractors shall bear all responsibilities for compensation to the affected at the replacement cost as those are permanently affected by the project. Temporarily affected land shall be assisted to be rehabilitated to its original or better conditions;	
13	Supporting relocation for	Resettlement rehabilitation	Relocate to new places (276 HHs)	<p>a) Housing with a floor area of less than 30m²: VND 3,000,000/household;</p> <p>b) Housing with a floor area from 30m² to 50m²: VND 4,000,000/household;</p> <p>c) Housing with over 50m² of floor area: VND 5,000,000/household.</p> <p>2. Organizations, households and individuals which must relocate production facilities and business when the State recovers land shall be compensated for relocation expenses, dismantling and reinstallation. The amount of compensation calculated according to the actual costs determined by the Compensation Committee</p>	
14	Supporting temporary residence for	Life stabilization	Households will move to resettlement sites, free – resettlement and households who are	i. PAPs who are planning to resettle in the project resettlement site and who are required to hand over their land to the project, prior to completion of the resettlement area will be supported with temporary resettlement during the waiting period plus six months for construction of a house with a rental	

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
			temporarily relocated during the time of rebuilding their houses	<p>rate not exceeding twice of that regulated by the An Giang PPC.</p> <p>ii. PAPs with main houses that are partially acquired and who need to rebuild new houses on the remaining land area will be supported through temporary resettlement for three months with a rental rate not exceeding twice that regulated by An Giang province.</p> <p>ii. PAPs with main houses that are partially acquired and who need to rehabilitate houses on the remaining land area will be supported through temporary resettlement for two months with a rental rate not exceeding twice that regulated by An Giang province.</p> <p>v. Relocated persons who opt for self-relocation (with written commitments for self-taking care of their relocation) will be assisted in temporary resettlement for three months with a rental rate not exceeding twice of that regulated by An Giang PPC.</p>	
15	Supporting for training on career changes	Loss of productive lands	Severely affected households (186 HHs)	<p>i. PAPs whose agricultural land being cultivated is affected (confirmed by WPCs) will be supported for job training and job change with an amount of 5 times of the land price for the acquired land area as regulated by An Giang PPC; and</p> <p>ii. Support for job creation and vocational training with VND</p>	Method of supporting will be delivered based on results of consultation with the affected households.

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				3,000,000 to a member of working age.	
16	Supporting for life rehabilitation	Resettlement restoration	Relocated persons who have aspiration of self- relocation. (276 HHs)	DPs who select self- relocation will be supported under the provisions of the PPC with the support of at least 50 million VND.	
		Income restoration	Households whose agricultural land affected (186 HHs)	Households whose agricultural land is affected by 20% to 70% (10% to 70% for vulnerable households) will be supported by a payment equivalent to 30kg of rice per month for one person based on the local average price at the time of support for living stability within 6 months if not relocated and within 12 months if relocated; and In case more than 70% of agricultural land is affected, PAPs will be supported within 12 months if not relocated and within 24 months if relocate.	
17	Social welfare	Additional support for the vulnerable	Relocated vulnerable households (26HHs)	In addition to the compensation and support policy provided as above, the vulnerable households to be relocated will receive an additional support for livelihood restoration. The minimum support level: VND 4,000,000/HH.	

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
18	Incentive support for handing over site soon	Progress bonus	Households handing over their affected land to the project in time or prior to regulation. (856 HHs)	The site hand over according to the progress of the project requires will be rewarded. Reward level will depend on the extent of the impacts, based on Decision No.08/2015/QD-UBND date 30/3/2015 by the People's Committee of An Giang province the minimum bonus is 1,000,000/households.	

6. INCOME RESTORATION PROGRAM (IRP)

6.1. BACKGROUND

An adverse impact on income is one of the most significant resettlement affects for men and women, with potentially long lasting inter-generational consequences. For linear impact projects, losses of income commonly result from either having to physically relocate (e.g. caused by loss of commercial, farming or other livelihood operation sites) or significant reduction in livelihood base (as in partial loss of farming land). In some cases, the challenge is to re-establish pre-existing livelihoods in a new location while others may have to adopt new income generating practices. The latter often includes farmers who either need to diversify income generating activities (e.g., adopt small scale trade to supplement farming) or intensify productivity on reduced areas of land. Restoration of income is one of the greatest challenges for successful post-resettlement rehabilitation. The success of resettlement planning in restoring living conditions is thus inextricably bound to income restoration. In turn, effective income restoration requires a clear understanding of livelihoods, capacities and risks faced by those displaced.

The Project will bring about direct and indirect benefits to the people in Long Xuyen city through the investments in flood control and environment sanitation, connecting transport and building urban management capacity. The project may also have negative impacts on PAHs' livelihoods.

An IRP is therefore needed to support severely affected households to recover their incomes, to improve their access to social infrastructure services and to meet the project goals.

6.2. ELIGIBLE PARTICIPANTS

A total of **340** HHs is eligible for the IRP including:

- **276 Relocated HHs (including 25 Relocated business)**
- **41 severely affected** households losing productive land: (20% or more (10% for vulnerable groups) of productive land.
- **26** vulnerable HHs (including 3 households affected over 10% of agricultural land).

6.3. DEMAND ASSESSMENT

Consultants have conducted in-depth interviews and public consultation of HHs who will participate in the income restoration program. Among 340 HHs, there are **328 households** who chose livelihood restoration options (223 men accounting for 68% and 105 women accounting for 32% of the total) which have been involved in the consultation process. Aspirations of the household are summarized in Table 26 below:

Table 26: The households' aspirations for livelihood restoration

		My Hoa	My Phuoc	My Quy	My Xuyen	My Binh	My Long	Dong Xuyen	Total
Participate in vocational training program	N	32	24	6	13	28	28	35	166
	%	58.2	45.3	46.2	50.0	58.3	52.8	43.8	50.6
Participate in job creation program by organized by the project	N	8	9	1	2	5	3	27	55
	%	14.5	17.0	7.7	7.7	10.4	5.7	33.8	16.8
Loan	N	12	15	4	9	12	20	16	88
	%	21.8	28.3	30.8	34.6	25.0	37.7	20.0	26.8
Others	N	3	5	2	2	3	2	2	19
	%	5.5	9.4	15.4	7.7	6.3	3.8	2.5	5.8
Total	N	55	53	13	26	48	53	80	328
	%	100	100	100	100	100	100	100	100

There are 50.6% of households that are willing to participate in vocational training courses, 16.8% of them are willing to receive assistance for job placement, 26.8% of would like to have access to loan, 5.8% opted for other type of assistance including the expense for children to go to school, home repairs, business support and desire to receive cash or no clear type of support etc.

6.4. THE PROPOSED INCOME RESTORATION PROGRAM

6.4.1 The description of the program

The IRP will be developed on the basis of the demand of the project severely affected households and relocated business and other affected households, experience and capacity of institutions that will provide public and private services in order to assist the income generation for local people as well as the existing (income) rehabilitation program available in Long Xuyen City. The activities proposed as part of the income restoration/recovery programs include:

Activity 1 - Vocational training and career change

Employment service centers in Long Xuyen: The consultant worked with representatives of the Center of Employment Services in Long Xuyen. The following information was collected. The center often organizes counseling, vocational training; job placement and labor export, as well as conducting the survey of employment needs and job counseling for target groups. The center

receives resumes from people looking for a job and refers them to businesses, companies in An Giang province and other provinces such as Tien Giang, Vinh Long, Long An, HCM City, Binh Duong, Dong Nai.

Careers: The center provides the following types of training: Sewing, car wire installation, electronic assembly, aquaculture, seafood processing, mechanical engineering, power industry, sales, and accounting (Table 27 below).

Table 27: Vocational training characteristics in Long Xuyen Employment and Services Center

Training sectors	Training time (months)	Training cost	Lunch support
Outsource sewing	1,5- 4	1,500,000 - 2,000,000 VND/trainee/month	50,000 VND/trainee/day
Motorcycle and engine repairing	5	2- 3,000,000 VND/trainee/month	50,000 VND/trainee/day
Refrigeration engineering, basic electricity, lathe tools, electro-mechanical	3-5	2,000,000- 3,000,000 VND/trainee/month	50,000 VND/trainee/day
Repair telephone, computers, televisions	3	2,000,000- 3,000,000 VND/trainee/month	50,000 VND/trainee/day
Accounting	5	1,500,000- 2,000,000 VND/trainee/month	50,000 VND/trainee/day
Mason technique	5	2,500,000 VND/trainee/month	50,000 VND/trainee/day

Activity 2: Job creation program

The construction contractors for this project must prioritize the recruitment of local labor that meets the skill requirements of the civil works. If affected persons want to work for the project, they can directly apply for jobs with contractors or through the PMU which will transfer their name to the contractors. The PMU will negotiate with construction contractors to provide appropriate employment for PAPs in need of a job.

In the course of project implementation, staff (or consultants hired by the PMU) will track livelihood restoration programs, work regularly with representatives of the contractor and identify the need to recruit and inform households that would like to find employment through local government.

Activity 3 – Loan credits via various organizations

Based on survey results, 26.8% of households are interested in obtaining loans. The average loan amount is about 35 million/household. They wish to borrow for 36 months and interest rates are applied according to the banks policy (0.65% per month). The households' desire for loans is primarily for use for business purposes/small business in order to provide capital for their business; some households will use loans for farming and livestock development.

The loans from the Social Policy Banks will be in the form of a trust through the guarantee of the local mass organizations: Supporting concessional credits to create jobs; supporting tuition loans to students, pupils with difficulties; lending policy households; lending for building houses for poor households. The loan package will be about 10 million VND/household; agricultural/ commercial loans through the guarantee of farmers' unions, women's unions, Fatherland frontier committee etc. is up to 30 million VND/household.

In the case of businesses/companies adversely affected, local governments will provide appropriate support policies for tax exemptions, support funds or techniques for new production/ business under the current policies of the State and the Long Xuyen City PC.

During the implementation process, affected households will be surveyed again about their need for credit support. Households who require credit support should provide proofs that they are households affected by the project, including (i) resident registration book; (ii) relevant documents for compensation, or their copies certified by the ward.

The Project will also assist these HH to get loans and to prepare application forms. PMU will coordinate with the Social Policy Bank to facilitate access to loans.

6.4.2 The funding for the IRP

The funding for the implementation of the income restoration program is VND **2,618,000,000**

This amount includes vocational training and management costs. The funding for the implementation of the IRP is outlined in Table 28 below:

Table 28: The funding for the implementation of the income restoration program

Expected programs (*)	Estimated cost	Notes
1. Vocational training program	2,380,000,000	The funding is based on 340 households whose income is affected or vulnerable HH and want to participate in the vocational training
2. Job creation program	There is no fee charged for each household. The costs for PMU to arrange personnel or recruit consultant will be included in the management costs (section 4)	
3. Loans for production and business. Based on the survey results, about 26.8% of households want to have access to loans and the loan amount is desired 35 million/household.	The funding for this section is not included in the compensation and resettlement plan.	The funding for this item will come from the credit funds of the current organizations in Long Xuyen city.

Expected programs (*)	Estimated cost	Notes
4. The funding for management implementation (Estimated 10% see Section 2)	238,000,000	This funding is from the Project
The total implementation cost for the income restoration program (Section 2 + Section 4).	2,618,000,000	This funding is from the Project

Notes: Fund for the livelihood restoration program is not included in the resettlement compensation fund. During the implementation, the PMU has to review the needs for livelihood restoration of affected households based on the actual situation and report this to the PPC for their decision.

6.4.3 The budget sources

The income restoration is seen as a special item that helps affected households regain their income or improve their economic situation. The budget for the IRP is taken from the counterpart fund of the An Giang province and is included in the total compensation costs of the Project.

6.4.4 The organization and coordination in the implementation of IRP

The responsibilities of the organizations in the implementation of the IRP include:

- **PPC:** The PPC will allocate funds for the implementation of resettlement and compensation and the livelihood restore program. It directs the relevant departments such as the Department of Labor, Invalids and Social Affairs, the Department of Planning and Investment, the Department of Agriculture and Rural Development etc.
- **Long Xuyen City PC:** Responsible for reviewing and approving the program;
- **The PMU** is responsible for implementing the contents of the income restoration program; directing the wards and the mass organizations during the implementation; and reporting the results of implementation to Long Xuyen City PC and to the WB. The PMU is responsible for establishing a Livelihood Restoration Team to support and propose solutions for problems that may arise during the implementation process.
- **The People's Committees of the affected wards:** responsible for the introduction of household members of severely affected and vulnerable groups, who desire to find jobs in enterprises in the province provided that they meet the recruitment requirements; cooperate with the PMU and the Livelihood Restoration Team to design and implement the Livelihood Restoration Program.
- **The mass organizations** (Farmers' Unions, Women's Unions, Veterans' Unions, Youth's Unions) are engaged in the dissemination of information and are responsible as mass organizations to link affected persons with the livelihood restoration program.
- **Livelihood Restoration Team (LRT):** The PMU will assign staff to coordinate with representatives of Labor, Invalids and Social Affairs Office, representatives of social

organizations (Farmers' Unions, Women's Unions, Veterans' Unions, Youth's Unions) and representatives of the People's Committees ward participating organizations to hold consultations and determine HHs' official income recovery expectations; and to work with training institutions to identify unit cost and the contract terms to prepare then submit the program to the City and Province People's Committee for approval. LRT also coordinate and organize the program as well as reporting and supervising internally

- **The vocational schools/training and job introduction centers of the Province/City:** closely coordinate with the Livelihood Restoration Team to design and provide training courses under the approved program schedule.
- **Independent Monitoring Agency:** responsible for monitoring and evaluating the implementation of the Livelihood Restoration Program, reflecting all findings related to livelihood restoration of affected household in periodic monitoring reports and recommendations and adjustments, if necessary, for the program.

6.4.5 The implementation progress of the IRP

It is estimated that the IRP will be implemented after the payment of compensation for the PAPs. The expected schedule is presented in Table 29 below:

Table 29: Expected schedule of the IRP

No.	Work contents	Time
1	Assessment to identify HH choice.	Quarter 4/2017
2	Organization and planning of each specific training program for affected households.	Quarter 4/2017
3	Preparation of the livelihood program as mentioned.	Quarter 1/2018
4	Technical assistance to develop specific programs the affected households choose.	Quarter 2/2018
5	Implementation of income generation program for affected households.	Quarter 2 - 3/2018
6	Monitoring and technical assistance for affected households	Quarter 2/2018 to Quarter 1/2019
7	Monitoring and evaluating the implementation of the program	Quarter 1/2018 to Quarter 1/2019

6.4.6 Monitoring and Evaluation

The IRP will be regularly monitored by the PMU and the independent monitoring agency and evaluation consultant every 6 months from the commencement until the end of the program. The objective of monitoring and evaluation is to examine the effective implementation of program activities in order to promptly adjust the proposed activities in order to meet the program's objectives. The content of monitoring and evaluation includes the following:

- Confirmation that participants in the program are eligible HH such as those severely affected by the project through loss of income from their main business of

manufacturing/ producing and providing services and vulnerable households which were identified during the project preparation stage;

- Monitoring and evaluation of the organizational structure of the program;
- Monitoring and evaluation of the relevance and effectiveness of the program through secondary information collection from participating agencies, implementing units/organizations and interviews with the beneficiaries;
- Assessment of the level of recovery income through qualitative and quantitative interviews on the scale of household participation in the program;

Drawing the lessons learned from the program implementing process for propagation and publication.

7. RESETTLEMENT ARRANGEMENTS

7.1. THE PRINCIPLES OF RESETTLEMENT

For households and individuals whose houses and land are fully acquired and who are eligible for compensation or whose remaining land area after the acquisition is insufficient for the granting of construction permissions and who have no other land in the project affected wards, will benefit from the following: (i) allocation of plots for resettlement; and (ii) in case the land compensation rate is lower than the value of a local minimum land plot in the resettlement site, the State will cover the difference with an amount not exceeding the difference between the land compensation and the local minimum resettlement plot.

For the cases where the land affected households are not eligible for compensation (including canal encroachment households), if PAHs have no other place to live in the project affected wards, a minimum resettlement plot will be allocated in the resettlement site and the affected households will pay land-use fees.

7.2. RESETTLEMENT OPTIONS

There are three options for resettlement: (i) on-site resettlement (on the PAH's remaining land area); (ii) self – relocation where AHs are entitled to compensation/resettlement for the land but prefer to find their new residential areas by themselves and (iii) serviced resettlement site where AHs are provided with plots of land in the resettlement site.

7.2.1 On-site Resettlement

The on-site resettlement option is applicable to households whose houses are partly or totally affected but the remaining area is sufficiently large to rebuild their houses. In cases where the PAH's remaining area is agricultural land that is located in a planned residential area of the city, they will be supported by the local government to change the land use purpose from agricultural land into residential land to be resettled.

7.2.2 Self-relocation

This resettlement option is offered to households whose entire house is affected. These households receive compensation for self – relocation. In this case, the affected households, in addition to receiving compensation at replacement cost, are supported with an amount for self-relocation for a minimum of 50 million VND/HH based on An Giang PPC regulation.

7.2.3 Relocation in resettlement site

The HH to be relocated under the first phase of the SUUP will be allocated plots in Bac Ha - Hoang Ho Residential Site (4.02 ha) in My Hoa ward.

In early 2018, the resettlement site (on the west of An Giang University) built under Component 3 of the sub-project will be completed. The displaced households under Phase 2 of the Long Xuyen sub-project will be allocated plots in this resettlement site.

7.2.3.1 Bac Ha Hoang Ho residential area

An Giang Construction Department is the investor of the Resettlement site, which was built under the state budget (in My Hoa ward). It is included in the master plan of the city in with an area of 4.02 hectares (60 plots). Each plot has an area of 90 m².

The resettlement site is located near social infrastructures such as kindergartens is 1-2 km, hospitals 1.5 km, schools 1 km. The average distance from the resettlement site to the current location of relocated households is from 2 to 3 km

Compensation and land acquisition for this site was completed in 2011. Infrastructures were completed in 2012. The land plots are ready to be handed over and households can build a house.

Compensation, support and resettlement for this project was completed in 2011 in accordance with the provisions of the Government of Vietnam and An Giang on compensation, support and resettlement when the state acquires land. According to the OP4.12 – Bac Ha Hoang Ho residential and commercial area is seen as a linked project as the City will buy plots for relocated HH under the SUUP. However, because the land clearance and compensation for this site took place 5 years ago, no due diligence is needed.

7.2.3.2 The resettlement site on the west of An Giang University (built by the Project).

Long Xuyen City plans to build a new RS under Component 3 of the SUUP. This 4-ha resettlement site will provide 140 land plots (each plot is 80-120m²). It is located West of An Giang University (in My Hoa and My Phuoc wards). Location of this RS is presented in Figure 3 below.

The resettlement site will have the following infrastructures and facilities: roads, water supply, drainage, lighting, electric supply etc. and social infrastructures such as park, playground, supermarket etc. This will meet the wishes of the relocated people who would like to receive land plots in the resettlement site with necessary social infrastructures.

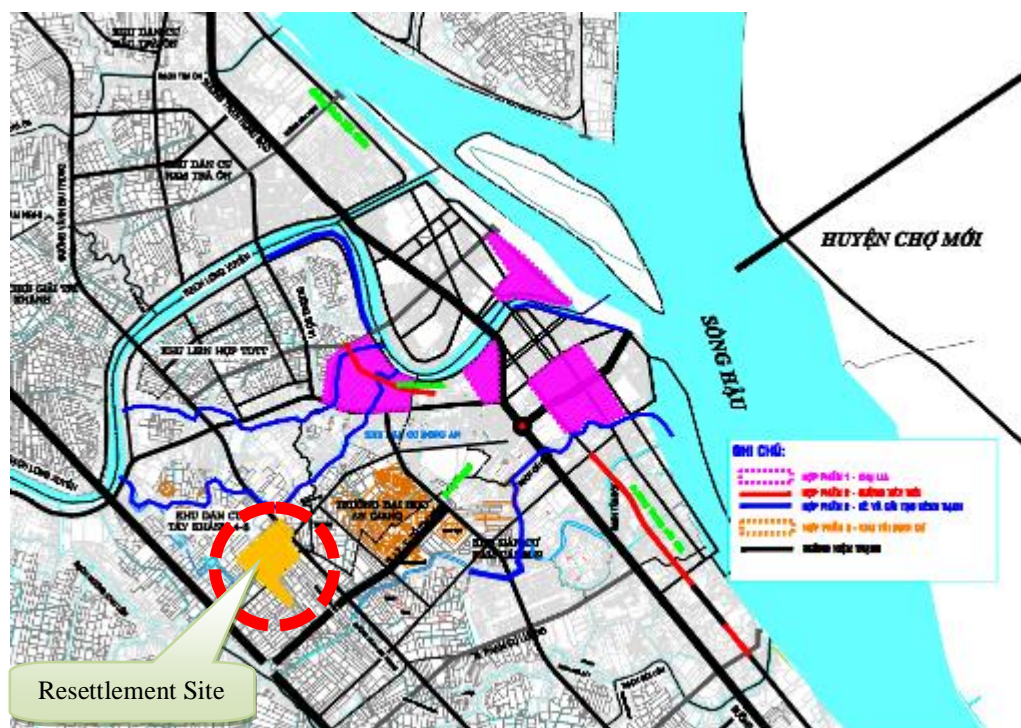
The resettlement site is built in the area where there are available infrastructure and public utility services. When designing the resettlement site, the design units took into account the access to social services such as health centers, schools, markets and commercial centers. Primary and secondary schools are 1.5 - 2 km away from the RS, market is at 2 km. The average distance from current relocated HH location is about 1 km-4 km; this will reduce social and economic disruption.

Implementing the resettlement site will affect 22 households (2 HH affected by loss of residential land and 20 through loss of agriculture land); none of these 22 HHs is vulnerable. The 22 HH are considered as PAHs under this RP.

The land acquisition will be carried out in Q1, Q2/2017; the expected time for the beginning of the construction of the resettlement site is in Q2/2017. Resettlement plot could be allocated to relocate HHs at beginning of Q1/2018.

During the construction of the resettlement site, the households affected by land acquisition and resettlement will be consulted on their resettlement options. In case the households want to be allocated a plot in the RS, they will be temporarily relocated (with assistance to rent a house from the Project) until the resettlement site is completed.

Figure 3: Planned site of resettlement site



7.3. RESETTLEMENT DEMAND

The results of consultation on the selection and needs of HHs are shown in Table 30 below:

Table 30: Relocating demand of relocated households

No.	Component/ Investment	Ward	Resettlement demand				Total
			On-site resettle- ment	Self – relocation	Serviced resettlement site		
					Bac Ha Hoang Ho RS	The Project's RS	
Component 1: Upgrading level-3 infrastructures in low-income areas							
1	LIAs 1,3,5,6			29	5		34
Component 2: Upgrading and developing level-1,2 primary infrastructure							
			22	93	46	79	240
5	Construction of extended Hung Vuong road	My Phuoc, My Quy Ward	5	12	28		45
6	Upgrading Tran Quang Dieu road	Dong Xuyen My Xuyen, My Hoa Ward	7	33		49	89
7	Embankment of Long Xuyen canal	My Long, My Hoa and My Binh Ward	8	34		30	72
8	Upgrading Cai Son canal	My Long My Phuoc My Xuyen	2	4	9		15
9	Upgrading Ba Bau canal	My Hoa Ward		6	5		11

No.	Component/ Investment	Ward	Resettlement demand				
			On-site	Self –	Serviced resettlement site		
10	Upgrading Ong Manh canal	My Hoa, Dong Xuyen Ward		4	4		8
Component 3: Resettlement							
11	West of An Giang University RS (4 ha)	My Hoa, Mi Xuyen Ward			2		2
	TOTAL		22	122	53	79	276
	Percentage (%)		8	44.2	47.8		100

When asked about the need for resettlement, the majority of households opted to be allocated a plot in a serviced resettlement sites (accounting for 47.8%), followed by self-relocation (accounting 44.2%) and on site resettlement (accounting for 8%).

Among the 132 households who opted to be relocated in a resettlement site, 53 households opted for Bac Ha Hoang Ho resettlement site and 79 for the resettlement site to be built by the Project. When asked about the resettlement sites location the HHs agreed with these locations and the planned infrastructures.

7.4. RESETTLEMENT IMPLEMENTATION

The arrangement of resettled households into the resettlement sites is planned as follows:

- ✚ The 53 relocated households under Phase 1 and who opted to move to a resettlement site will be allocated a plot in Bac Ha Hoang Ho resettlement site.
- ✚ The 79 relocated households under Phase 2 and who opted to move to a resettlement site will have a plot allocated in the resettlement site built by the project on the west of An Giang University.

The official consultation on HHs' final choice regarding resettlement will be conducted by the CCSCC and the LFDC at the same time as the DMS and preparation of the compensation plan.

Those households will receive compensation, support and resettlement land plots 6 months before the land allocation request. In case allocation takes place earlier than expected, the project will have to pay a rental allowance to HHs.

7.5. IMPACTS ON THE HOST COMMUNITY

The RS built under the SUUP is included in the master plan of the city. As indicated above, the RS is built in an area where there are available infrastructures and public utility services as well as social services, such as health centers, schools, markets and commercial centers.

The RS has 140 plots; only 79 HH affected under the SUUP opted to be relocated in this RS. Therefore, based on consultation with local authorities of My Hoa and My Phuoc wards, the existing social infrastructures have the capacity to absorb this new population.

Among the 79 relocated HH, a large part comes from My Hoa ward (see Table 30) and will be resettled in the same area. In addition, as indicated in Table 30, several investments under the SUUP are located in these 2 wards (i.e. LIA 6 in My Phuoc and all investments under Component 2 in the 2 wards). Therefore these 2 wards will benefit greatly from the proposed investments under the SUUP.

8. CONSULTATION AND COMMUNITY PARTICIPATION

The project's process of consultation and participation has been established in the project's Resettlement Policy Framework. This section describes the consultation activities conducted during the RP preparation and the requirements for the next activities for consultation and participation.

8.1. OBJECTIVES OF PUBLIC INFORMATION AND CONSULTATION

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

- a. To ensure that local authorities, as well as representatives of PAPs, will be included in the planning and decision-making processes. The PMU will work closely with PPC, the project WPCs and related line departments and agencies during project implementation. PAPs involvement in implementation will continue thereafter by requesting the project city to invite PAP's representatives to be members of the CSCCs and take part in the resettlement activities (property evaluation, compensation, resettlement, and monitoring).
- b. To fully share information about the proposed project components and activities with the PAPs.
- c. To obtain information about the needs and priorities of the PAPs, as well as receiving information about their reactions to proposed policies and activities.
- d. To ensure that PAPs 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.
- e. To obtain the cooperation and participation of the PAPs and communities in activities necessary for Resettlement Planning and implementation.
- f. To ensure transparency in all activities related to land acquisition, resettlement, and rehabilitation.

8.2. COMMUNITY CONSULTATION AND PARTICIPATION

Methods of information dissemination and community consultation may include the rural participatory rapid assessment method, consultations with the stakeholders, and visits to affected areas, interviews of affected households, community meetings, focus group discussions and socio-economic surveys.

8.3. PUBLIC CONSULTATION IN THE PROJECT PREPARATION PHASE

Even in the early stage of project preparation, local governments at all levels have been informed about the project, its objectives, components and project operations and were consulted and participated in the discussions about local development needs and priorities in a constructive way. Local authorities were consulted on the assessment of potential negative

impacts of the project, measures to minimize impacts and increase benefits of the project. Local authorities were also consulted on their consensus and commitment to implement the resettlement policy as is described in the RPF. After the project is approved, central and local mass media, including TV programs and the press will widely introduce the project at public places, including information on the objectives, components and operations of the project.

8.4. PUBLIC CONSULTATION DURING THE IMPLEMENTATION PHASE

During project implementation, the PMU will organize information dissemination and consultation with PAPs throughout the project implementation process; updating the compensation rates of the City, reaffirming land acquisition scale and impacts on assets based on the results of the detailed measurement survey (DMS), in consultation with PAPs, mailing/questions concerning the relocation plans to all RPs (a) to inform them about the Resettlement Plans (clearly explain the consequences of each alternative option) and the Project resettlement site and (b) suggest affected people to affirm their choice of Resettlement Plans.

After the project is approved, the mass media will be widely informed about the project. The information dissemination includes the Project's objectives, components and operations. The PMU will coordinate with the local government to be mainly responsible for the dissemination of information and the public consultations. The consultations with the affected persons will continue to be implemented during the project implementation.

8.4.1. Dissemination of information and public consultation

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

- Provide information to the City Compensation and Site Clearance Committee (CCSCC) and local government at all levels through workshops, training, detail information on project policies and implementation procedures.
- Coordinate with the CCSCC /City Land Fund Development Center (LFDC) to organize information dissemination and consultations for all affected persons during the project implementation.
- Coordinate with the CCSCC/LFDC to update compensation unit costs and reaffirm the scale of land acquisition and impact on assets based on the detailed measurement survey (DMS) and the consultations with the affected persons.
- After the CCSCC/LFDC calculated the unit cost and compensation values to each household and established the compensation, support and resettlement plans, the PMU/CCSCC/LFDC will publicize information on the benefits of affected persons in the community consultations. The compensation plans will be posted at the ward people's committees.
- Send dispatches or questionnaires concerning resettlement plans to all displaced persons to (a) inform them the resettlement plans (clearly explain the characteristics of each plan), (b) request affected persons to confirm their choice for resettlement plans and their confirmation of preliminary locations of resettlement site, and (c) request affected persons to present the services they are currently using as education/medical service/market and the distances to such services.

8.4.2. Community meetings

During the detailed design stage, the community meetings will be held to provide additional information to the affected persons and provide opportunities for them to participate in the more detailed, open discussions about the design plans, policies and procedures for resettlement. This information will be publicized through the mass media (such as newspapers, radios, posters, ward people's committees etc. in the project area). The affected persons must be provided with the following information:

- Project items: This section includes information on the places where the affected persons can learn more about project details.
- Project impacts: Impacts on people who live and work in the project affected area, including interpretations of land acquisition demand for each specific work items of the project.
- The rights and compensation entitlements of the affected persons: Explain clearly with the affected persons the rights and compensation entitlements for different types of impacts.
- The grievance redress mechanism: The affected persons will be informed of the compensation, support and resettlement policy and livelihood restoration programs. The affected persons will be informed if they have any concerns/questions related to the project compensation, resettlement and livelihood restoration, the CCSCC/LFDC and the competent authorities shall consider settling their concerns/questions. The affected persons will have access to the grievance redress procedures.
- The rights to participation and consultations: The affected persons will be notified of the rights to participate in the resettlement planning and resettlement plan implementation. The affected persons are represented at the CCSCC and their representatives will be present when the CCSCC organize meetings to ensure their participation in the project sectors.
- Resettlement activities: All households affected by the project will be explained on the compensation calculations and compensation payment, monitoring procedures, including interviews with some affected households, moving to resettlement site and preliminary information on the construction and installation process.
- Responsibilities for organization: The affected persons will be informed about the organization and the levels of authorities relating to the resettlement and the responsibilities of each party.
- Implementation progress: Affected households will be informed about the progress of the resettlement activities. It should specify that the affected persons will move only when they received full payment of compensation for their lost properties.

8.4.3. Compensation and rehabilitation

The notification messages will be sent to every affected household which specify the times, places and procedures for receiving compensation payments. Severely affected and vulnerable households will be contacted to invite to the consultation meeting to confirm their desire to the support for their livelihood restoration.

8.4.4. *The project information booklet (PIB), leaflets for project information*

To ensure that the affected persons, their representatives and local authorities in the affected areas fully understand the resettlement program and the restoration measures for the project, the PMU, with the assistance of Consultant in the detailed design stage, will prepare project information pamphlets/leaflets. These documents will be distributed to all the affected persons in the project area at the same time of DMS.

The content of the PIB will include: A brief description of the project, the project progress, project impacts, entitlements of the affected persons, the compensation, support and resettlement policy, the living restoration programs, the information and consultation with the affected persons, the grievance redress mechanism, the agencies/organizations involved in the project.

8.5. DISCLOSURE

As per Bank's requirement (OP 4.12, paragraph 29), the RPF was disclosed in Vietnamese at local level, at the office of PMU, City PC, Ward/Commune PCs on 10 January 2017 and the English version of this RPF was also disclosed at the World Bank Info Shop in Washington D.C. on 12 January 2017.

After approval by the GoV and clearance by the WB, the final RPF will also be disclosed as per the draft RPF at local level in Vietnamese and at the World Bank InfoShop in English.

8.6. THE RESULTS OF the PUBLIC CONSULTATION

The Resettlement Consultant Team organized public consultations with affected households from 26th September 2016 to 14th October 2016.

Consultation information and content

- Achieve the agreement of the affected persons about works design, expected progress.
- Provide information related to the RPF; compensation, support and resettlement policies, process and progress of land acquisition; compensation rate determining method; consultation process and dissemination of information; complaint resolution process.
- In case of HHs' resettlement, Consultants had provided advisory information about the resettlement plan, resettlement areas and scheduled aspirations;
- Eligible households participated in livelihood recovery programs, the Consultants had disseminated about the expected IRP, consulted the aspirations of different types of livelihood recovery, and the ability to participate in those.

Consultation schedule: The summary of the public consultations is provided in Table 31 below:

Table 31: The summary of the public consultation meetings on resettlement

Date	Location	Total	Men	Women
26/9	People's Committee City	12	10	2
27/09	My Long Ward	54	29	25
	My Binh Ward	98	59	39
28/09	My Xuyen Ward	28	12	16

Date	Location	Total	Men	Women
	Dong Xuyen Ward	50	28	22
29/09	My Hoa Ward	35	19	16
	My Phuoc Ward	41	23	18
30/09	My Quy Ward	32	21	11
	City's Mass Organizations	28	20	8
Total		378	221	157
%			58.5%	41.5%

Main feedback from participating HHs:

Most of people recognized that the project would have very positive impacts on their community. The following concerns were expressed:

- The information related to the project including the detailed design must be communicated to people quickly.
- People desire to receive compensation in cash. The households located along the canals desire to move to the resettlement site. However, the households recommended that when they move to the resettlement site, the infrastructure in the resettlement site must be completed. They also need to see the drawings or to visit the resettlement site in advance.
- They would like the project to be implemented soon in order for people to stabilize their lives quickly, avoiding project implementation that is too slow and long.
- The cash compensation and assistance should be adequate and disclosed transparently. People need to be given a copy of the details of the compensation.
- Options for expansion or upgrading of alleys in the LIAs should be those agreed with the community to avoid too many households being affected; alleys should be upgraded rather than expanded alleys, as houses in the LIAs are usually small.
- Households in the LIAs also wish to be resettled because their area of land is small.
- There may be ethnic PAPs but not many. They live integrated with Kinh people.
- There is no difference relating to gender. The decision making is the consensus of both spouses. Few households headed by women with dependents are present.
- The PAPs desire to borrow money to invest in their businesses and for small trading. They also want to be trained for new jobs and men would like to receive vocational training for motorcycle repair, refrigeration and driving. Women would prefer training on cooking, body care and nail salon. After the training, the Project needs to introduce them to companies and agencies or provide support loans to enable them to get jobs after training.
- The construction should be limited to working hours. Proper environmental sanitation should be provided during the construction process.

Details of comments/feedback and consultation reports are presented in Annex 1.

9. GRIEVANCE REDRESS MECHANISM

9.1 RESPONSIBILITY

Agencies in charge of implementing the procedure of complaint settlement/grievance redress during compensation and land acquisition process includes the PC of Long Xuyen city, relevant departments, compensation and land acquisition committees at all levels, PCs in project affected wards. Depending on functions and tasks of each level, affected persons' complaint handling mechanism will be regulated in accordance with legal documents promulgated.

Detailed procedures on complaint handling will be established for the project in order to ensure the opportunities of the affected persons to present their complaints on compensation and resettlement. The objective is to quickly settle complaints of the DPs in compliance with procedures. This mechanism will be designed in simple, understandable, quick and fair way. Handling of complaints at each project level will certainly help to push project implementation progress. Affected persons who do not agree with decisions on compensation, assistance and resettlement are entitled to raise complaints based on legal regulations.

The process and responsibilities of resolving grievance and redress will be in compliance with Article No.204 of Land Law 2013 and Article No 17 of Decree No.43/2014/NĐ-CP dated May 15, 2014 and regulations on dealing with grievance and redress at Decree No 75/2012/NĐ-CP dated October 3, 2012.

However, while awaiting complaint settlement, persons whose land is acquired have to follow decisions on land acquisition and hand over land on schedule and plan decided by competent state agencies.

The independent monitoring agency have been hired by PMU will conduct period monitoring to ensure process of receive and resolve PAPs' complaints compliance with GOV's regulation and project resettlement framework. Result of monitoring will be report to investor, PMU, WB and relevant agencies for supervising and finding redress solutions if necessary.

9.2 COMPLAINT PROCEDURES

Those affected by the project may lodge complaints relating to the rights and their responsibilities in the implementation of projects including but not limited to the entitled compensation policies and the compensation rate, revenue land acquisition, resettlement and the related entitlement programs that support recovery. The complaint may be related to occupational safety and the difficulties caused by the construction process caused. The grievance procedures will be easy to understand and access by third party in the resolution of conflicts arising from land acquisition and resettlement. Grievance redress mechanisms should consider the rights to appellate, mechanisms for dispute resolution in community and traditional. The complaints of those affected by the project are presented in writing. Affected people can present their case to PMU, PC of wards, communes and districts without paying any cost.

It should be noted that PMU will appoint experts to fully participate in grievance redress mechanism and Outline of specific tasks for which consultation is made in the implementation phase. After that, the project will set up a Committee to settle complaints, operate and run independently with Board for compensation, support and resettlement at city level. The Committee consists of city leaders, social security consultant of PMU (1-2 people); Mass

organizations/non-governmental organizations (1-2 people), Lawyer Association and representatives of affected people to ensure the fairness to the affected people in resolving complaints. The working principle of this committee is information dissemination. Grievance redress mechanism will address issues related to the project.

Costs for duty of the committee for complaint resolution were included in the compensation management costs of the project. PMU shall submit monthly monitoring report on the issue of compensation and site clearance and/or records of complaints (if any) to the committee for complaint resolution to timely re-conciliate and revolve, as well as help this committee oversee their process of resolving complaint.

Steps of grievance redress mechanism are:

Step 1: The People's Committee of the ward/commune

Aggrieved PAPs may bring his/her complaint in writing or verbally to officials of the People's Committee OSS communes/wards. Members of the Committee OSS ward/commune shall submit to the leadership ward/commune of this complaint to be resolved. Chairman ward/commune will hold separate meetings to address the complainant. Time to resolve complaints: within 30 days after receiving a complaint. The Secretariat of the Committee communes/wards is responsible for setting up and storing the entire file complaints are resolved by the People's Committee of the ward/commune.

Step 2: At the City People's Committee

If after 30 days, the aggrieved household do not hear from PC of wards, commune, or if the household are not satisfied with the decision to resolve their complaint, the household can present its case in writing or verbally to the City PC at the receiving division. City PC will have 30 days to settle after the date of receiving the complaint. City PC is responsible for keeping records of all complaints handled by City PC and will inform the Board for compensation at the city level and the affected persons any decisions being made. The households can also bring their case to court if they wish.

Step 3: At PPC

If after 30 days of receiving the complainant does not hear from the City People's Committee, or the complainant is not satisfied with the decision to solve his/her complaint, the complainant may lodge complaints to the Committee provincial level. PPC will have 45 days to resolve the complaint to satisfy the parties involved. PPC is responsible for keeping records of all complaints resolved by PPC. The affected can also bring their case to court if they wish.

The final step: The decision of the court

If after 45 days the affected persons have received no feedback from PPC, or not satisfied with the decision being made for his/her complaints, the case can be submitted to the Court to be considered. The court's decision will be final.

Decision on solving the complaints must be sent to the aggrieved PAPs and concerned parties and must be posted at the office of the People's Committee where the complaint is resolved. The decision/result on resolution is available at commune/ward level after three days, and at City level after seven days.

The operation criteria and principles for the grievance redress mechanism are described as below:

Complainants will be free from administration and complaint charges. In case the complainant is illiterate, he will be assisted without any charge.

- An escrow account, at a commercial bank, with interest rates, for resettlement payments should be used when resolving grievances to avoid excessive delays to the project while ensuring compensation payment after the grievance has been resolved. The amount that is put in this escrow account is the amount offered plus 10%.
- All Grievance Redress Committees should maintain a system to register queries, suggestions and grievances of the PAPs. All queries, suggestions and grievances and their resolution should be recorded and forwarded to the PMU and its functioning monitored monthly.
- In order to minimize complaints to the provincial level, the PMU will cooperate with the CCSCC to participate in and consult them on settling complaints.
- Staff, assigned by PMU, will formulate and maintain a database of the PAPs' grievances related to the Project, including such information as nature of grievances, sources and dates of receipt of grievances, names and addresses of aggrieved PAPs, actions to be taken and current status. In case of verbal claims, the reception board will record these inquiries in the grievance form at the first meeting with affected people.
- The grievance resolution process for the Project, including the names and contact details of Grievance Focal Points and the Grievance Facilitation Unit (GFU), will be disseminated through information brochures and posted in the offices of the People's Committees at the Wards/Communes, City and at the PMU. All complaints and grievances will be properly documented and filed by the commune and City PCs as well addressed by PPMUs through consultations in a transparent and proactive manner. These grievance documents and reports will be made public accessible. All costs associated with the grievance handling process incurred by the claimant and/or her/his representatives are to be covered by the project developer. To ensure that the grievance mechanisms described above are practical and acceptable to APs, local authorities and communities, taking into account specific cultural attributes as well as traditional-cultural mechanisms for raising and resolving complaints and conflicting issues.
- Communities and individuals who believe that they are adversely affected by the World Bank (WB) supported project may submit complaints to existing project-level grievance redress mechanisms or the WB's Grievance Redress Service (GRS). The GRS ensures that complaints received are promptly reviewed in order to address project-related concerns. Project affected communities and individuals may submit their complaints to the WB's independent Inspection Panel which determines whether harm has occurred, or could occur, as a result of WB non-compliance with its policies and procedures. Complaints may be submitted at any time after concerns have been brought directly to the World Bank's attention, and Bank Management has been given an opportunity to respond. For information on how to submit complaints to the World Bank's corporate Grievance Redress Service (GRS), please visit <http://www.worldbank.org/GRS>. For information on how to submit complaints to the World Bank Inspection Panel, please visit www.inspectionpanel.org.

- The independent monitoring agency will be responsible for checking the procedures for and resolutions of grievances and complaints. This agency may recommend further measures to be taken to redress unresolved grievances. During monitoring the grievance redress procedures and reviewing the decisions, the independent monitoring agency should closely cooperate with the Vietnam Fatherland Front as well as its members responsible for supervising law enforcement related to appeals in the area.

All cost for the GRM establishing and functioning should be included in the project cost.

10. IMPLEMENTATION ARRANGEMENTS

10.1 INSTITUTIONAL RESPONSIBILITIES

The implementation of resettlement activities requires the involvement of agencies at the city and ward levels. The PPC will be responsible for the overall implementation of this RPF and RP prepared under the RPF. The City Compensation and Site Clearance Committee (CCSCCs) will be established in each city in compliance with Decree No.47/2014/ND-CP. This RPF is a legal basis for implementing compensation, assistance and resettlement for the project.

The following is an overview of key implementation responsibilities of each unit involved in the resettlement implementation under the project.

10.1.1 Province level

PPC is the highest authority to promulgate regulations, solve issues concerning guidelines and policies, and give instructions for the Project implementation and are the links between the functional organizations in the Project implementation. The PPC will take on the following responsibilities:

- a. Promulgating regulations to solidify the mechanisms for compensation, assistance and resettlement in accordance with the laws and practices of the city.
- b. Giving instructions to its departments, divisions, agencies and WPCs for:
 - Making plans for construction of the project resettlement site to meet the requirements of compensation, site clearance and land acquisition.
 - Preparing compensation, assistance and resettlement plans within their competency.
 - Approving compensation, assistance and resettlement plans.
- c. Making decisions or authorizing chairpersons of City PCs to implement land recovery for those who deliberately do not comply with the land acquisition decision made by PPC when all the grievances steps have been exhausted.
- d. Giving instructions and punishing violations of compensation, assistance and resettlement.

10.1.2. Long Xuyen City People's Committees (CPC)

The CPC will be responsible for:

- a. Giving instructions, organizing propaganda and mobilizing every concerned agency, household, and individual to execute the compensation, assistance and resettlement and site clearance policy pursuant to the decisions of the state competent agencies.
- b. Giving instructions to its CCSCC on preparing, assessing and approving compensation and resettlement plans based on the PPC's decentralization; and co-coordinating to the implementation of compensation, assistance and resettlement for the project set up by the LFDC, which directly reports to the DONRE.
- c. Assessing and checking original source of lands prepared by the WPCs/CPCs.

- d. Coordinating with concerned departments, divisions, agencies, organizations and the PMU to develop and implement the project investment and construction for local resettlement areas as assigned by the PPC.

Solving people's disputes, complaints, denunciations and petitions related to compensation, assistance and resettlement within their authority; making land recovery decisions for site clearance and land acquisition within their competence or are authorized by the PPC in case that all grievance steps have been exhausted.

10.1.3 Project Management Unit (PMU)

PMU that is the implementing agency assists the investor PPC and directly manages the project implementation. The PMU shall be responsible for the implementation of the Project RP and its main tasks are:

- a. Preparation of the resettlement plan or updating the resettlement plan to submit to the PPC for approval;
- b. Identification of resettlement sites before organizing household relocation to new residential area;
- c. Planning detailed implementation of the Resettlement and Site Clearance Plan; Signing contracts with related entities to perform the compensation, support and resettlement;
- d. Joining the project CSCCs, providing all necessary information related to the Project and the compensation, support plans to serve the evaluation process of the CSCCs;
- e. Instructing the implementation of project policies in compliance with the RPF and the RP of the Project;
- f. Planning and conducting internal monitoring of the implementation of resettlement activities of the Project to ensure that all activities are in compliance with the project policies;
- g. Recruiting, supervising and considering the recommendations on the process of implementing the RP regularly made by IMA;
- h. Getting sites handed over by PAPs and handing them over to the construction contractors;
- i. Preparing quarterly periodic reports on resettlement activities to the WB.

10.1.4 Compensation and Site Clearance Committees (CSCCs)

CSCCs are the agencies that support their City PCs in organizing and implementing the compensation, assistance and resettlement. CSCCs are established by their CPCs including the following assignments:

- a) To plan and implement daily resettlement activities within the city.
- b) To be responsible for directing and monitoring the compensation for site clearance and resettlement to ensure the implementation of compensation and resettlement including: listing of land acquisition, completing the compensation schedule, preparing the aggregate compensation tables, evaluating the plan to support the resettlement

compensation to submit to the PPC of the province or the city (if authorized) for approval and cooperating with the PMU to pay direct compensation for each affected subject after receiving compensation funds;

- c) To be responsible for coordinating with relevant units to make conciliation to solve any claims by affected people on compensation policy and compensation rights.
- d) To establish, if necessary, a Committee of compensation for damages at commune/ward level and to direct their activities in implementing the resettlement activities.
- e) To pay special attention to the needs and wishes of particular groups (ethnic minorities) and vulnerable people (children, the elderly, female-headed households/single).
- f) To work closely with the independent monitoring organization.

10.1.5 City Land Fund Development Center (CLFDC)

CLFDC, an agency under the CPC, is in charge of the implementation of compensation and site clearance activities.

- a. Sign a contract with the PMU, support CSCCs in implementing compensation, assistance and resettlement;
- b. Blueprint for the implementation of RP and land clearance for the project;
- c. Support the PMU in conducting community meetings to disclose the project information, RPF, GRM and information on resettlement sites;
- d. Conduct DMS of all affected assets, establishment and disclosure of detailed compensation measures of each PAP;
- e. Conduct payment of compensation and assistance to all PAPs;
- f. Receive and resolve complaints made by PAPs related to land acquisition and resettlement to be submitted to CSCCs for further deal with the issues beyond their competent.

10.1.6 Ward People's Committee (WPCs)

WPC is responsible for the following:

- a. Organizing dissemination of information for PAPs about the objectives for land acquisition, and the Project policy of compensation, assistance and resettlement.
- b. Coordinating with agencies in charge of compensation, assistance and resettlement implementation to guide PAPs in enumerating and certifying their inventory of land and assets associated with land.
- c. Preparing and taking responsibility for the accuracy of the copies of documents concerning land sources, family members, registered members, beneficiaries of social policies, and proposals for resettlement of DPs.

In coordination with the Employer, implementing payment of compensation, assistance and resettlement for PAPs and ensuring good conditions for the Project's site clearance.

10.1.7 Independent monitoring agency

The independent monitoring and evaluation may be done by a consultant unit/organization/NGO (IMA) provided that they have capacity and experience in monitoring, evaluating SES and implementing RP. The PMU will hire an agency to carry out this assignment. Budget paid for the IMA is taken from the GOV counterpart fund for the project. The IMA shall be responsible for preparing periodic reports on the progress of implementing RP and recommending for resolving any social issues related to RP implementation during its monitoring period.

11. RP IMPLEMENTATION PLAN

11.1 MAIN ACTIVITIES AND IMPLEMENTATION STEPS

Compensation and resettlement orders and procedures are based on the policy framework for compensation, support and resettlement approved by the Government and Decree No.47/ND-CP/2014 dated 15/5/2014 on issuing regulations on compensation, support and resettlement when the State acquires land and Decision No.08/2015/QĐ-UBND dated 30/3/2015 by the People's Committee of An Giang province on promulgating the regulations on compensation, support and resettlement when the State recovers land in An Giang province. Based on above-mentioned legal basis, organizations structure and coordination among concerning agencies, basic compensation and resettlement activities will be implemented following the below steps:

Step 1: Establishment of CCSCC and introduce and announce land acquisition policy

- Right after the Government and WB reach common principal agreement on the loan, the PMU will prepare necessary documentation and fulfill required procedures and submit them to An Giang PPC to request for land allocation for project investment.
- CPC has responsibilities for establishing CCSCC and assign specific tasks to relevant agencies, departments. The PMU, on behalf of project investor will send its representative to participate in the CCSCC as their standing members. CCSCC will be a standing agency of its CPC, responsible for reviewing resettlement documents to submit to CPC for decision.

Step 2: Prepare cadastral document for acquired land

- Pursuant to documents on land acquisition policy of An Giang PPC, the city DONRE instructs Land use right registration offices of same level to prepare cadastral document; Adjust cadastral map suitably to the current status and abstract of cadastral map for places with official cadastral maps or carry out cadastral abstraction for places without official cadastral map. Correct and make copy of cadastral documents (cadastral books) to submit to CCSCC. Make a list of acquired land lots with the following contents: map identification mark, lot identification mark, name of land user, area of lot with same use purpose, land use purpose.

Step 3: Information Dissemination Prior to DMS

- Determination and announcement of land acquisition are based on appraisal document of land use demand of DONRE submitting to An Giang PPC for approval and issuance of land acquisition announcement (including reason of land acquisition, area and location of required land based on existing cadastral documents or approved detailed construction plan; land acquisition announcement, direction of preparation of detail compensation plan and implementation of compensation payment). Long Xuyen CPC is responsible for steering and widely spreading land acquisition policy, regulations on land acquisition, compensation, allowance and resettlement when the land is acquired by State for purpose of national defense, national interests, public utilities and economic development.
- WPCs are responsible for openly posting land acquisition policy at office of WPCs and at residential area where there is acquired land, and announcing publicly on ward radio stations.

- Before issuing Decision on land acquisition, at least 90 days for agricultural land and 180 days for non-agricultural land, the local authorities (in this case it is DPCs) will inform in written forms the PAPs on reasons of land acquisition, time, plan and schedule of land acquisition, general compensation, allowance and resettlement plan.
- Based on the resettlement and land acquisition plan approved by the chairman of Long Xuyen CPC, the CCSCC and PMU, in cooperation with affected WPCs, will organize meetings with land users, including AHs and individuals located within the project demarcated areas, to inform about the project and documents related to compensation, allowance and resettlement policies; explain on and guide on filling up the DMS forms; deliver the DMS forms to the PAPs to the affected land users for their own filling their affected land and assets. The meeting should be recorded in written protocol and stored. Disseminated information will be posted throughout the project resettlement implementation at the office of CCSCC and affected WPCs.
- Disseminated information at affected wards includes:
 - The project area, scale;
 - Project's impacts;
 - Compensation policies and entitlement for types of loss;
 - Implementation arrangement and responsibilities;
 - Grievances mechanism etc.

Step 4: Issuing Decision on Land acquisition

- After the land acquisition noticed in compliance with the process above, if affected land owner agrees, PC of competent authorities are able to issue a decision on land acquisition and implement the policies of compensation, assistance and resettlement without waiting for the expiry of notice.
- Agency issuing decision on land acquisition for land of various types belong to: public land funds of the ward; Land of the organization, religious organization, the Vietnam residing abroad, foreign organizations having diplomatic functions, enterprises owning capitals invested from abroad implemented by PPC.
- Long Xuyen CPC will issue decision to recover land managed by households and individuals, communities; Vietnamese resided overseas owning houses in Vietnam; or issuing land acquisition decisions in other cases as assigned by the An Giang PPC.

Step 5: Make landmark for land acquisition

- After receiving An Giang province and Long Xuyen CPC's decisions on land acquisition for project implementation, PMU will cooperate with Division of Natural Resource and Environment of Long Xuyen city under DONRE and land cadastral agency contracted by the PMU will carry out the field identification of the project boundary and put red demarcation marks on the site, handing over the area for implementation of measure, compensation, assistance and resettlement of PAPs. The Division of Natural Resource and Environment of City and related WPCs will assign their staff to join the land acquisition group and participate in these activities.

Step 6: Conduct DMS

- After land acquisition decision issued by competent levels, WPCs shall have responsibility for collaborating with organization in charge of compensation and site clearance (OCCSC) to implement the land acquisition plan, survey, investigation, measures for determining affected assets. Land owners are responsible for cooperate with the OCCSC in surveying, investigating, measuring to determine land area, statistics of houses and other assets on land for planning compensation, assistance and resettlement.
- In cases, land users who have land acquired do not collaborate with OCCSC in surveying, investigating, measuring, WPCs, Ward fatherland front where land acquired and OCCSC to campaign and convince the land owner to implement.
- Results of DMS shall be legal basis for establishing compensation and resettlement plan. PMU will put the data of DMS and manage them on computers, which will be visited by IMA when it monitors the implementation of RP.

Step 7: Determine replacement cost

Replacement cost works will be carried out as follows:

- PMU will hire independent consultants to conduct the replacement cost survey.
- The selected consultant will conduct replacement costs investigation and survey. The method of replacement cost survey will be applied in accordance with government regulation (including the direct comparison method, collection method, deducted method and surplus method ...) and as per OP 4.12 and the RPF.
- The consultant should consult and discuss with relevant organizations including CCSCC, Bac Lieu CPC and the PMU on the results of the replacement cost survey before submitting this to the PMU. The PMU is responsible for submit these results to the CCSCC for appraisal before submitting to Bac Lieu PPC for approval. The replacement cost will be approved by Bac Lieu PPC, it will then be applied for compensation and allowance for affected assets by the project.

Step 8: Update of RP

Following DMS and approval of replacement cost, the RP will be updated by the PMU. The updated RP will be reviewed and approved by the Bank's task team's

Step 9: Plan and construct project resettlement site

Bac Lieu CPC is responsible for preparing the Compensation Plan prior to land acquisition. The serviced resettlement sites include all necessary infrastructures, follow construction standards, in compliance with regional conditions, habits and cultures. The resettlement site may be set for various projects in locality, plots of land should have various areas appropriate with the amount of compensation and affordability of DPs.

Step 10: Prepare detailed compensation, assistance and resettlement plan

Based on the table of detailed list and quantity of affected assets for each PAH, minutes of DMS, copy of land origin, list of households' members, social policy and unit price, compensation and assistance policies for PAHs, the organization in charge of

compensation, allowance and resettlement shall apply agreed prices to prepare compensation and assistance plan for every PAHs of the project.

Detailed compensation and assistance plan shall include sufficient quantity, volume, types, unit price, to compensate all land and non-land assets of PAHs.

Step 11: Openly post compensation, assistance and resettlement plan to collect PAPs' feedbacks

After the compensation, assistance and resettlement plan is approved by the authorized agencies, the OCSCC shall publish and openly post the compensation, assistance and resettlement plan at the WPCs where there is land affected.

The organization of the meeting must be recorded in writing, certified by representatives of WPCs, Ward Fatherland Front Committee and representatives of those who have acquired land.

Step 12: Development for income restoration program (IRP)

OCSCC must have responsibility for recording the severely PAHs and RHs who will be consulted with on an IRP.

Consultations will be carried out with local authorities, public and private service providing organizations such as career change training centers and job introduction centers, to establish an IRP more appropriate to the capacity and needs of PAPs.

Step 13: Completion of plan for compensation, assistance and resettlement

OCSCC is responsible for recording in written all ideas released by PAPs, including the number of supporting opinions, the number of opposing ideas and ideas different to the compensation, assistance and resettlement plan.

Based on the opinions of both the PAPs, the representatives of authorities and mass organizations, the agency that is in charge of compensation which is recording the contributing ideas, will collaborate with the WPCs where land is acquired and conduct a dialog with those who do not agree with plan of compensation, assistance and resettlement, so that the plan is able to be adjusted.

Step 14: Submission of compensation for appraisal and approval

After finalizing the detailed compensation plan based on the PAPs' opinions, agencies in charge of compensation shall submit it to competent authorities for appraisal and approval.

Step 15: Disclosure of compensation, assistance and resettlement plan

After the compensation, assistance and resettlement plan is approved by authorized agencies, OCSCC shall publish and openly post the compensation, assistance and resettlement plan, including the schedule and time for payment of the compensation and assistance payment as well as the schedule for removal and relocation for site clearance.

Step 16: Settle complaints for land acquisition decision

During land acquisition implementation, if there is any complaint from APs, WPCs will collect their opinions and letters of complaints and send them to higher competent agencies for consideration.

When there is no decision on claim settlement, land acquisition will continue. In case competent agencies settling complaints conclude that the land acquisition is illegal, the implementation of land acquisition shall be halted; government agencies that issued the land acquisition decision shall take the decision to cancel the land acquisition decision and compensate for losses (if any). In case the competent agencies settling complaints conclude that the land acquisition is legal, the owners of the acquired land have to comply with the land acquisition decision.

Step 17: Implementation of payment of compensation, assistance and arrangement of resettlement

CLFDC/OCSCC shall implement payment after the decision on compensation, assistance and resettlement is approved. The payment of compensation and allowance to PAPs and the arrangements for their relocation should be carried out under the supervision of the CCSCC and representatives of affected WPCs and PAPs.

In the case of resettlement, the organization in charge of compensation and site clearance shall hand over houses or land, land use right certificates, and house ownership certificates for PAHs prior to land acquisition. Where there is an agreement between compensation and site clearance organizations and PAHs on receiving a resettlement house and land after land acquisition, an agreement must be signed by both parties.

Step 18: Handing over sites for construction and forcing to land acquisition

Within 30 days of OCSCC paying compensation and allowances to PAHs under the approved plan, PAHs have to hand over land to the organization in charge of compensation and site clearance.

Step 19: Handing over construction contract

Construction contracts are only be handed over to contractors to begin construction as per the approved engineering designs, after all PAPs have received their compensation and assistance payment in compliance with the RP policies.

Step 20: Monitoring

Internal and external monitoring will be conducted as soon as possible after the updated RP is approved. Monitoring will conduct continuously during the project's implementation. Independent (external) monitoring will be used on an ongoing basis to investigate the process of monitoring on a 06-monthly basis. The IMA will prepare an independent monitoring report to be submitted to the PMU and WB for endorsement.

The IMA will also carry out an evaluating investigation 6 to 12 months after all project compensation and resettlement activities have been completed.

After the detailed design is approved and in addition to the steps mentioned above, the PMU should hire a resettlement consultant to support the resettlement implementation under the SUUP. The resettlement consultant will also support the PMU for internal monitoring.

11.2 IMPLEMENTATION SCHEDULE

The implementation plan is presented in Table 32 below

Table 32: Implementation plan

Main activities	Time
Resettlement Plan	
Identify the project areas	Quarter IV/2016
Socioeconomic survey, IOL, public consultation with affected persons and prepare the resettlement plan	9/2016–12/2016
Submit the Resettlement Plan to PMU and City PC for approval	Beginning of 12/2016
Submit the Resettlement Plan to World Bank	12/2016
World Bank approve the Resettlement Plan	1/2017
Implement the Resettlement Plan	
Prepare cadastral documents and mark the boundary for acquired land	2/2017-04/2017
Conduct public survey and information dissemination, detailed measurement survey, replacement cost survey, prepare a detailed compensation plan.	7/2017-10/2017
Pay compensation	11/2017
Relocation and Rehabilitation measures (if any)	1/2018
Site clearance	2/2018
Construction contract	Quarter IV/2017
Post resettlement evaluation	2/2019

12. COST AND BUDGET

As required by the World Bank's OP 4.12 on Involuntary Resettlement, RCS will need to be carried out to establish the basis for calculation of replacement costs for all the lands/crops/structures/assets affected by the Project.

The method that used to determine the land and non-land assets affected value in projects funded by World Bank is based on "REPLACEMENT COST". In this project, the land and non-land assets affected include the loss of urban land, buildings and other assets. Urban lands with the same area, the value of use should be the replacement cost, take into account the public constructions and social services, plus the cost of registration and transfer taxes. For housing and other constructions, their value is determined by the market price of materials to build a new house with at least the same quality as old house, or repair the affected parts, plus transportation costs of materials, labor and bidding fees, registration fees and transfer taxes. No depreciation of assets and the value of materials which affected households can take advantage.

To prepare the budget for this RP, Consultants had conducted a quick survey on replacement cost. In the course of project implementation, PMU will hire an independent valuer to evaluate and propose the replacement cost applied for affected households.

12.1 BRIEF SURVEY ON REPLACEMENT COST AND PRICE ESTIMATES APPLIED

In order to carry out the brief survey on replacement cost, Consultants conducted the following methods:

- i. Study the applied compensation policy, the tariffs enacted by Long Xuyen People's Committee:
 - Decision 08/2015/QD-UBND dated 30/03/2015 by the People's Committee of An Giang province on promulgating the regulations on compensation, support and resettlement when the State recovers land in An Giang province.
 - Decision No.19/2016/QD-UBND by the People's Committee of An Giang province on 25th April 2016 on the issuance of new construction prices for houses and structures in An Giang province.
 - Decision 26/2016/QD-UBND dated 31/5/2016 by People's Committee of An Giang province regulating land price adjustment factor as the basis for determining the financial obligations of land users in the province of An Giang in 2016.
 - Decision No.45/2014/QD-UBND dated 29/12/2014 by the People's Committee of An Giang province, promulgating the regulations on the land prices applicable in the period of 2015 -2019 in An Giang province.

- ii. Consultation with Representatives of DOF, DOC, DORE, Units of Long Xuyen People's Committee and related ward/commune on prices of land, assets, harvest, crops.
- iii. Consultations with several construction companies in the local on the unit price of building and construction materials.
- iv. Market survey, consultations some affected households on unit price.

Based on survey data, the compensation prices for residential land in the province according to Decision No.26/2016/QĐ-UBND dated 31/5/2016 by People's Committee of An Giang province regulating land price adjustment factor as the basis for determining the financial obligations of land users in the province of An Giang in 2016, issuance of the adjustment coefficient of land prices in 2016 in An Giang province to apply for 2016 are generally lower than the replacement unit costs. Therefore, new compensation rates, based on the survey conducted, have been used for cost estimates (see Table 33). The detailed calculation is presented in Appendix 5.

However, the unit prices of agricultural land compensation are not significantly different from the replacement unit costs. Therefore, the PPC rates will be used (see Table 33).

Housing prices and construction material prices are equivalent and have no significant difference with the replacement unit costs. Therefore, the PPC rates will be used (see Table 33).

The compensation prices for perennials, fruit trees and crops have no significant differences with the prices issued by the PPC and the survey costs. Therefore, the PPC rates will be used (see Table 33).

Following the survey conducted, the proposed compensation rates to be applied to the RP is listed in Table 33 below.

The detailed calculation table is in Appendix 5.

Table 33: Unit prices to be used for RP costs estimate

No	Location/Component	Compensation rates accord to Decisions of An Giang province	Replacement costs to be used for costs estimates
I	Residential land		
	LIA 1	4,500,000 VND/m2	5,000,000 VND/m2
	LIA 3	4,500,000 VND/m2	5,000,000 VND/m2
	LIA 5		None affected HHs
	LIA 6		None affected HHs
	Construction of extended Hung Vuong street	4,500,000 VND/m2	6,000,000 VND/m2
	Upgrading Tran Quang Dieu Street	3,000,000 VND/m2	4,500,000 VND/m2
	Embankment of Long Xuyen canal	4,500,000 VND/m2	6,000,000 VND/m2
	Upgrading Cai Son canal	4,000,000 VND/m2	5,000,000 VND/m2
	Upgrading Ba Bau canal	1,600,000 VND	2,400,000 VND/m2
	Upgrading Ong Manh canal	1,600,000 VND	2,400,000 VND/m2
	Resettlement site	1.500.000VND/m2	2.400.000 VND/m2
II	Agricultural land		
	Land adjacent to road	135,000 – 160,000 VND/m2	158,000 VND/m2
	Land in the back	100,000 VND – 150,000 VND/m2	158,000 VND/m2

No	Location/Component	Compensation rates accord to Decisions of An Giang province	Replacement costs to be used for costs estimates
III	Houses and other construction works		
	Cottage	2,500,000 VND – 3,000,000 VND/m2	2,880,000 VND/m2
	Temporary house	1,700,000 VND – 2,200,000 VND/m2	2,160,000 VND/m2
	Toilet and bathroom	3,200,000 VND – 3,500,000 VND/m2	3,456,000 VND/m2
	Yard, concrete yard	130,000 VND – 190,000 VND/m2	160,000 VND/m2
	Brick walls	580,000 VND – 620,000 VND/m2	605,000 VND/m2
IV	Crops and trees		
	Fruit trees	350,000 VND – 600,000 VND/tree	500,000 VND/m2
	Timber trees	40,000 - 50,000 VND/tree	50,000 VND/m2
	Crops	15,000 VND/m2	15,000 VND/m2

12.2 COSTS ESTIMATE FOR RESETTLEMENT

The costs for resettlement compensation include RP preparation and implementation, administration and management are estimated with the following items:

- Compensation cost for affected land and other assets in the project area;
- Cost for income rehabilitation programs and special assistance for vulnerable groups (ethnic minorities, policy household, household contributing to the revolutionaries, head female household, disabled, poor household etc.)
- Cost for supporting, granting and awarding and support cost for affected persons to be relocated out the affected areas as planned;
- Administrative management cost for the ward compensation board and local officials implementing the resettlement plan;
- Cost for hiring local resettlement expert and independent monitoring consultant;
- Contingency cost: according to the new Land Law, in every January, PPC will issue unit prices for land and it will be expected to increase annually.

The detailed analysis of impacts and cost estimation for the project operating areas will be divided into categories and presented as table 34 below:

Table 34: The total cost for compensation and support of the project

No.	Categories	Quantity of affected HHs	Volume/Unit Price	Amount
A	Land	863		146,199,180,188
	Residential land	645	24,789.3	123,829,890,000
	Agricultural land	186	60,266	9,522,050,120
	Support for land hand over to organization	25	5,447	860,594,400
	Public land	7	75,865	11,986,645,668
B	Construction works			66,109,845,329
1	House (m2)	424	12,851	37,011,917,137
2	Kitchen (m2)		3,959	8,552,120,913
3	Toilet and bathroom (m2)		1,739	6,009,930,085
4	Walls (m)		18,063	10,927,825,913
5	Yard (m2)		8,381	1,341,030,449
6	Water tank(m3)		123	318,816,000
7	Gate column		2,482	1,714,924,832
8	Grave	21	27	233,280,000
C	Trees, crops			934,310,765
1	Trees		934	135,700,000
2	Crops (paddle)		53,241	798,610,765

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No.	Categories	Quantity of affected HHs	Volume/Unit Price	Amount
D	Types of allowances			57,859,890,600
1	Support for moving and resettlement	276	5,000,000 VND/HH	1,380,000,000
2	Support for HHs' renting house for temporary resettlement	276	1,600,000 VND/HH/month*6 month	2,649,600,000
3	Support for life stabilization	80	30kg rice/person/month x 6 month	691,200,000
		106	30kg rice/person/month x 3 month	915,840,000
4	Support for job transition	186	790,000 VND/m2	47,610,250,600
5	Support for vulnerable HHs	26	8,000,000 VND/HH	208,000,000
6	Support for business household (not paying taxes)	25	5,000,000 VND/HH	125,000,000
7	Progress reward to handover land on time	856	5,000,000 VND/HH	4,280,000,000
E	Total of A+B+C+D			271,103,226,881
F	Management Cost			7,422,064,538
1	Organizing and Implementing Cost (2%)			5,422,064,538
2	Independent Supervising and Consulting Cost			2,000,000,000
G	Total of E+F			278,525,291,419
H	Contingency (10%)		H *(10%)	27,852,529,141
I	Total			306,377,820,561
	Rounded			306,380,000,000
	USD			13,556,637

Thus, the total estimated cost for compensation, support and resettlement of the subproject in Long Xuyen city is **VND 306,380,000,000** (*In words: Three hundred and six billion, three hundred and eighty million dong*), equivalent to **USD 13,556** million. Fund for implementation of the resettlement plan is taken from the counterpart fund of An Giang province.

13. MONITORING AND EVALUATION

13.1 Monitoring

Monitoring is a continuous process of evaluating the implementation of the project, relates to the implementation of the agreed schedule. Monitoring gives all relevant parties a chance to continuously reflect the status of the implementation. It will determine the Project's actual progress, its likelihood of success, and any difficulties arising, and facilitate adjustments to implementation of the Project implementation as soon as possible. It consists of internal and external monitoring.

13.1.1 INTERNAL MONITORING

Internal monitoring for the implementation of the Resettlement Plan of the project is the responsibility of the PMU, with the support of the project consultant. The implementation of the resettlement program will be monitored regularly and PMU will coordinate with the ward PC to check through the reports on the process of project preparation and implement of the resettlement plan. The obtained findings will be recorded in quarterly reports before submitting to the An Giang PPC and World Bank. The internal monitoring report will cover the full information of:

- Methods for collecting data, the receiver, ways to handle of PMU, capacity-building plan.
- Number and affected types under the project component and the status of payment for compensation, resettlement and income rehabilitation of each item.
- The amount of fund is allocated to these activities or paid for compensation and how fund was disbursed for each activity, monitoring objects and time allocation of funds;
- The final result of grievance redress and any existing issues required to resolve by the management agencies at all levels.
- The problems arise during the implementation process.
- Update the progress of the implementation of resettlement.

13.1.2 INDEPENDENT MONITORING (EXTERNAL)

An independent agency will be hired by PMU to monitor the implementation of the resettlement plan. The agency is called the Independent Monitoring Agency (IMA). The independent agency can be a research institutions/companies; non-governmental organizations or the independent consulting firm etc. but must expertise in the social sciences and highly experience in independent monitoring the implementation of resettlement. The implementation of the independent monitoring mission should be based on the referring terms approved by WB. Independent monitoring agency will begin its work as soon as the project implementation begins.

The overall objective of independent monitoring is to provide a periodic evaluation and periodic independent evaluation about the results of implementing the resettlement objectives, changes in living standards and employment, income rehabilitation and social basis of those affected, effectiveness, impacts and sustainability of citizen entitlements, the need for additional measures to minimize the damage (if any), and conclude strategic lessons for making and planning policies in the future.

In addition to the evaluation of the information provided in the assessment report of internal monitor of the Unit, Independent Monitoring consultant will conduct sample testing every 6 months. The sample size can be 50% of displaced households and affected households, and at least 10% of the remaining households in each resettlement plan in order to:

- Determine whether or not the procedures for the participation of affected people, and procedures for compensation and rehabilitation for affected persons matching the policy framework and resettlement plan.
- The process of project implementation, procedures for consultation and information dissemination, publicity and compensation policies.
- Evaluate to see whether the objectives of the policy framework on improving or at least recovering income and living standard of affected persons are being met.
- A set of quantitative indicators of socio-economic impacts of the implementation of the project for those affected.
- Propose amendments during the process of implementing the resettlement plan, if necessary, to achieve the principles and objectives of the policy framework.
- Level of satisfaction of affected persons on different aspects of the resettlement plan will be monitored and recorded. Operation of the grievance redress mechanism and time to resolve a complaint may be monitored.
- During the process of implementation, trends in living standards are observed and investigated. Any potential problems in the restoration of living standards are reported.

Independent Monitoring Agency must submit a periodic report every 6 months and outlined the findings of the monitoring process. This monitoring report will be discussed with PMU before submitting to World Bank.

13.2 EVALUATION

In fact, this is the assessment at the specified time on the impact of relocation and the objectives having been achieved. Independent monitoring will make an assessment of the resettlement process and impacts within 6-12 months after the completion of all resettlement activities. System of evaluation questions is based on the data basis in the project database system and the sample of questions were used in the monitoring activities.

In case through this evaluation, the affected households are identified/found to have not recovered their lives accordingly, in other words, not achieved the objectives of the project, they will be supported with an appropriate funding. Independent Monitoring Report, besides sending to PMU, is needed to send directly to the World Bank to monitor/supervise the progress and effectiveness of compensation. Or in other words, when the project does not complete, the Bank will continue to conduct their surveillance until resettlement activities mentioned in the report of resettlement plan will have been implemented. Upon the completion of the project, the project completion report (ICR) will evaluate the achievements of the resettlement and the lessons to be drawn and will be incorporated in the evaluation of PMU, this requirement is stated in OP/BP 4.12, paragraph 12.24. If this evaluation determining the objectives of the resettlement work has not achieved as expected, ICR will evaluate

the suitability of resettlement measures that could propose for the future, which include the process of next monitoring of World Bank. The content of this evaluation will be made based on the socio-economic survey of affected households, this survey will be conducted at the end of the project (or the end of the sub-project), and given the impacts of land acquisition and the impacts on livelihoods for affected households.

Criteria which need to be considered and evaluated after the end of the project include:

- The policy of compensation, support and resettlement has been applied
- The promulgation of information
- The consultation of stakeholders
- The implementation of compensation, support and resettlement
- The existing problems
- Standard of living and restoration of the lives of the affected people
- Implementation capacity
- Claims and claim settlement
- Compare entitlement policies between approved URP and implementation in real terms in order to evaluate the degree of compliance degree and achieve the project policy objectives.

To evaluate the performance of the entire RP, a sample survey of the socio-economic profile of PAHs and an assessment of the affected households and the post-assessment for the project will be carried out in line with the above-mentioned criteria within 6 months to 1 year after the completion of the activities of the RP. A selected sample survey of households will be taken from the list of households in the baseline survey before the implementation of compensation and site clearance, in order to compare the change in status before and after the impact of the project. The household sample survey needs to ensure adequate representation of affected persons and must include 10% of households affected and 100% of households severely affected

13.3 APPROACH AND METHOD

General approach uses to monitor the activities and evaluate the impacts to ensure the participation of all relevant parties, especially women and vulnerable groups. Monitoring tools may include qualitative and quantitative methods.

- *Household survey* according to the representative sample, not according to gender and vulnerable groups in order to gain information on basic indicators of benefit distribution, the effectiveness, impacts and sustainability.
- *Focus Group Discussion (FGD)* to allow monitoring agencies to consult the sectors of the relevant parties (local authorities, the resettlement staff, community leaders, and affected households).
- *Interview key informants*: Select local leaders, local workers and individuals with experience in the operation and implementation of resettlement.
- *Community meetings*: organize community meetings at the resettlement sites to collect information on the implementation of resettlement.

- *Direct observations*: observations on the current situation in the field of resettlement implementation, plus the group interviews and individual interviews to cross-check information.
- *Unofficial survey/interview*: The unofficial survey of the affected persons, local people, workers, employees to be resettled and use non-sample methods.
- *For special issues*, in-depth interviews will be used for the affected persons and local people belonging to different social groups in order to evaluate the impact of resettlement.

APPENDICES

Appendix 1: Minutes of meetings and summary of community opinions

Box: Summary of community consultation in the wards

My Binh ward:

- Fully support the project. In the case of expanding alleys, the resettled households desired to live closely to their former residence.
- People agree with the project implementation, however the policy and information should be transparent and open.
- Affected households desire to borrow loans to recover their income, especially those whose business is affected (if any).
- They desire to be live in a resettlement site because their current living conditions are very difficult and they hope that in the new conditions their lives will improve.

My Xuyen ward:

- The renovation and expansion of alleys should be done thoroughly. Do not do like it was done.
- If the compensation policy is clear and unreasonable, people will full support the project.
- Is the project certainly implemented?

Dong Xuyen Ward:

- Support the project. Desire to expand alleys under the project-plan, to choose which location is suitable for expansion. At the locations that affect many households, the contractors should upgrade them only. The donation of land is not possible because alleys are small and if people donate land they have to cut their houses except some households who have a lot of land.
- Project must compensate adequately for people and should implement soon. People prefer monetary compensation. The monetary compensation must be nearly equal to the market price and people do not accept the prices regulated by the State.

My Long Ward:

- People agree with the project implementation.
- They look forward to the project's early deployment
- If resettled, they should be compensated in cash reasonably or onsite-resettlement.

My Phuoc Ward

- People agree with the project
- They look forward to the project's early deployment for them to stabilize their lives.
- If resettled, they should be compensated in cash reasonably or onsite-resettlement.
- They desire the support for job training for them to change their jobs. They are concerned about finding new jobs because they are old to find jobs and their qualifications are unable to meet employers' requirements.

My Hoa Ward

- People have lived in Rach Ong Manh canal for long time before 1975. Their lives remain in struggle and there are mostly low-income households. They desire the project to implement soon to stabilize their lives.
- They desire the job training cost is converted into support money as they dislike job training.
- They desire the loan support for their trading to cover their living expenses.
- The information on compensation and resettlement should be proclaimed for people early so they can make their own plans.

My Quy Ward:

- Support the project implementation.
- Desire the reasonable monetary compensation close to the market value.
- Suggest more concerns about the support policy.

Appendix 2: Minutes of community and local authorities My Hoa ward

SOCIALIST REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

.....❖.....

My Hoa, September 29th 2016

**Project: Scaling-up Urban Upgrading Project - Subproject of Long Xuyen city
An Giang province**

MINUTES OF COMMUNITY AND LOCAL AUTHORITIES MEETING

Ward My Hoa, Long Xuyen city, An Giang province

Today, at 8h 00 on September 26th 2016, at the meeting room of My Hoa ward, the public local authorities consultation was held with the present of participants as follows

Number of participants: Men; = 19 peoples: Women: = 16 peoples

Number of participants who are Ethnic Peoples: = 0 people

I. Participation

*Representatives of the Investor and the City's People's Committee.
Consulting agency: Technical, Social Consultant, Resettlement.*

Representatives of ward related

- Mr. Nguyen Van Nho Position: Chairman Ward
- Mr. Tran Quoc Dung Position: Vice chairman ward
- Mr. Tran Van Phuong Position: Leader of Residential Area 5
- Mrs. Vo Thi Thanh Tuyen: Position: Leader of Residential Area 1
- Mr. Pham Van Len: Position: Leader of Residential Area 6

Representative of Project Affected People: 30 peoples (Men = 15 peoples, Women = 15 peoples)

II. Contents

Description of project;

Consult local authorities and communities on socio-economic conditions, local infrastructure, etc.

Provide information related to the RPF; compensation, support and resettlement policies, process and progress of land acquisition; compensation rate determining

method; consultation process and dissemination of information; complaint resolution process.

In case of HHs' resettlement, Consultants had provided advisory information about the resettlement plan, resettlement areas and scheduled aspirations;

Eligible households participated in livelihood recovery programs, the Consultants had disseminated about the expected IRP, consulted the aspirations of different types of livelihood recovery, and the ability to participate in those.

Vulnerable Groups...

Noting those comments, proposals from local authorities/communities for project.

2. The participants discussed, exchanged views and expressed their opinions. These are summarized below:

III. The contents of the discussions

III.1 Impacts on land acquisition-The policy framework and entitlements...

Impacts on Residential land, Impacts on Agricultural Land, Impacts on Public land and land managed by management units, impacts on houses and structures impacts on trees and crops...

For households living along Ong Manh canal, Ba Bau canal, Long Xuyen canal which mainly encroached land for residence. They stayed there since a long time ago, before 1975, which are mainly low-income households.

For households living along Tran Quang Dieu road, the resettlement site is residential and agricultural land.

The households desire cash compensation. The compensation must be adequate and suitable for people's desire.

The households living along canals desire to live in the resettlement site but the project should inform them the locations they will receive or draw (if any). The resettlement site must ensure the good infrastructure as electricity, water, drainage etc. for people to stay.

III.2 Voluntary land donation (if any) and the participation of the local people for the project?

Most households do not want to donate land.

III.3 Issues of gender, vulnerable households and social issues

The participation of women and men in decision making in family?

There are male and female equality in the households. The red books are named both spouses. There are no differences relating to gender. The decisions are consensus of both spouses.

The number of households that women is head of household (who are currently with dependents), single household/elderly household, family in preferential treatment policy and related social issues such as life, income, economic, occupational and issues of social evils (if any).

There are women headed households with dependents but they are not many, which need to review to find out specific figures. The policy, disable households should be reviewed too to find out specific figures.

There are not trafficking in women and children.

III.4. Income Restoration Program (eligible participants and demand assessment)

Small trading households are mainly in Tran Quang Dieu road. Their lives largely depend on small trading. They sell coffee, peddling. The trading household number should be surveyed again.

The households' desire is to get loans to supplement their business and trading. They do not like training

III.5 Engagement activities of local authorities and ethnic minority communities into the project

Number of households of ethnic minorities in the affected areas? What is their ethnicity? Their lives would be any different than other peoples? Economic, employment, income of their families like? Demand, wishes/proposals from households with the project?

There are no affected ethnic minority households. The community is ready to join and support the project and desire its early implementation.

IV. Conclusion

Currently the households encroaching canal land are living in the very polluted environment, waste, waste water discharge straight down to canal. Households do not have the sense to preserve the sanitation.

In the narrow lanes, if there is fire people cannot escape and the sanitation, drainage is not good.

Local authorities, community wholeheartedly support the project implementation. The Project need to be implemented soon and limit the number of affected households.

Compensation policies should be appropriate with people's desire and clear and transparent.

The construction process should be carried out in office hours. The construction must ensure the environmental sanitation with shielding to ensure the movement of people. Sludge and materials to be transported must be cleaned tidy.

They desire the project to implement soon to stabilize their lives.

They desire the job training cost is converted into support money as they dislike job training.

They desire the loan support for their trading to cover their living expenses.

The information on compensation and resettlement should be proclaimed for people early so they can make their own plans

The consultation was closed at 10h30 on the same day. The Minutes of community and local authorities was prepared, read aloud, and verified by the participants as an evidence and base for the future implementation.

Representative of PMU/Investor
(*Ký and ghi rõ họ tên/signed by*)

Representative of PC
(*Ký and đóng dấu /signed and stamped by*)

Representative of Residential Area
(*Ký and ghi rõ họ tên/signed by*)

Vice Chairman Tran Quoc Dung

**Representative of Consulting
Company**
(*Ký and ghi rõ họ tên/signed by*)

Location: Ward My Hoa; Time: from 9h to 9h45 date 29 /9/2016

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự Do - Hạnh phúc

My Hoa, Ngày 29 tháng 9 năm 2016

DỰ ÁN MỞ RỘNG NÂNG CẤP ĐÔ THỊ

TỈNH: AN GIANG

BIÊN BẢN HỌP THAM VẤN CỘNG ĐỒNG VỀ LẬP KẾ HOẠCH TÁI ĐỊNH CƯ

Hợp phần: HP.II - Rạch Ông Mạnh, Bã Bùn, Kè Rạch Long Xuyên, TG. Dự án: HP.III - TRC

Phường, xã: My Hoa, thành phố: Long Xuyên.

Địa điểm: (khu/tổ): Khu 5, xã My Hoa - Lúch.

Số người tham dự: Nam 19 người: Nữ 16 người = 35 người

Số người tham dự là người dân tộc thiểu số:

Nam _____ người: Nữ _____ người = _____ người

I. Thành phần tham dự

Ông/Bà: <u>Nguyễn Tấn Nhé</u>	Chức vụ: <u>CT UBND Phường My Hoa</u>
Ông/Bà: <u>Trần Văn Phóng</u>	Chức vụ: <u>Trưởng Khu 5</u>
Ông/Bà: <u>Trần Thị Thanh Huyền</u>	Chức vụ: <u>Trưởng Khu 1</u>
Ông/Bà: <u>Phạm Văn Sơn</u>	Chức vụ: <u>Trưởng Khu 6</u>
Ông/Bà: _____	Chức vụ: _____
Ông/Bà: _____	Chức vụ: _____
Đại diện những người bị ảnh hưởng: _____ người (chi tiết xem danh sách đính kèm)	

II. Nội dung tham vấn

Chuyên gia tái định cư trình bày về những tác động khi thu hồi đất và các tài sản trên đất, những chính sách của Chính phủ nước Cộng hòa xã hội chủ nghĩa Việt Nam và địa phương, chính sách của dự án trong vấn đề bồi thường thiệt hại khi Nhà nước thu hồi đất đai và các tài sản trên đất. Mong muốn hình thức đền bù của người dân đối với dự án, hiến đất tự nguyện và sự tham gia của người dân đối với dự án?

Chuyên gia về cộng đồng, dân tộc thiểu số trình bày về Khung chính sách dân tộc thiểu số của dự án, các tác động xã hội trong quá trình thực hiện dự án. Giới thiệu với cộng đồng về những chính sách của Chính phủ nước Cộng hòa xã hội chủ nghĩa Việt Nam và địa phương về dân tộc thiểu số.

Tư vấn chuẩn bị dự án đã tiến hành thu thập các thông tin, trao đổi với người dân trong khu vực về các vấn đề có liên quan đến hiện trạng kinh tế - xã hội, các vấn đề xã hội tích cực hoặc tiêu cực sẽ phát sinh khi xây dựng các công trình, ý kiến đóng góp của người dân trong quá trình thực hiện dự án.

III. Nội dung ý kiến thảo luận

III.1 Về các vấn đề thu hồi đất và các tài sản trên đất

Hộ BAH các loại đất gì? Tài sản và các công trình trên đất? Những hình thức đền bù mong muốn (đất bồi đất, tái định cư, tiền...)?

- Đối với các hộ dân trên sạt Ông Mạnh, sạt Bà Bưởi, kế sạt Long Xuyên chủ yếu là đất làm vườn, đất ở.
 - Đối với các hộ trên đường Trần Quang Diệu và khu tái định cư chủ yếu là đất ở và đất nông nghiệp.
- Các hộ dân mong muốn được đền bù bằng hình thức nhận tiền, đất với các hộ làm vườn sạt, họ muốn vào tái định cư nhưng phải được biết trước vị trí, hiện trạng khu tái định cư.

III.2 Hiện đất tự nguyện và sự tham gia của người dân đối với dự án?

Không hề cái họ dân lấy tờ ý kiến không muốn hiến đất.

III.3 Các vấn đề về giới, hộ dễ bị tổn thương và các vấn đề xã hội liên quan

Sự tham gia của phụ nữ và nam giới trong công việc gia đình và ra quyết định có sự khác nhau?

Phụ nữ và nam giới bình đẳng trong công việc gia đình và ra quyết định.

Vấn đề về buôn bán phụ nữ và trẻ em?: Không có.

Số hộ có phụ nữ làm chủ hộ (họ hiện đang phải nuôi người phụ thuộc), hộ đơn thân/người già, hộ chính sách và các vấn đề xã hội liên quan như đời sống, thu nhập, kinh tế, nghề nghiệp các vấn đề tệ nạn xã hội (nếu có)

Số hộ có phụ nữ làm chủ hộ chiếm số nhỏ.

III.4 Chương trình phục hồi thu nhập đối với các hộ bị ảnh hưởng nặng, hộ kinh doanh. Nhu cầu đào tạo nghề, việc làm,

Dự kiến có bao nhiêu hộ làm kinh doanh? Thu nhập của họ/tháng? Có đóng thuế đầy đủ? Có bao nhiêu hộ BAH nặng? nhu cầu đào tạo nghề, việc làm, vay vốn?

Các hộ kinh doanh chủ yếu buôn bán gạo, rau, củ, quả, thu nhập 2-3 triệu/tháng. Hầu hết đều muốn vay vốn để làm ăn, ổn định lại cuộc sống.

III.4 Về sự tham gia của cộng đồng địa phương và cộng đồng dân tộc thiểu số với dự án

Số hộ là người dân tộc thiểu số trong khu vực bị ảnh hưởng? họ là dân tộc gì? Đời sống của họ có gì khác biệt so với dân tộc khác? Kinh tế, nghề nghiệp, nguồn thu nhập của gia đình họ như thế nào? Nhu cầu, mong muốn/ đề xuất của các hộ này đối với dự án?

Không có hộ dân tộc thiểu số.

4. Kết luận:

ủng hộ dự án, mong dự án sớm được thực hiện.

Cuộc họp kết thúc vào hồi ..9..giờ.45 cùng ngày!

UBND phường
CHỦ TỊCH

Nguyễn Văn Nhỏ

Đơn vị tư vấn

Đại diện chủ dự án

Location: Ward Dong Xuyen; Time: from 14h to 15h30 date 28 /9/2016

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự Do - Hạnh phúc

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Long Xuyên, Ngày 28 tháng 9 năm 2016

DỰ ÁN MỞ RỘNG NÂNG CẤP ĐÔ THỊ

TỈNH: AN GIANG

BIÊN BẢN HỌP THAM VẤN CỘNG ĐỒNG VỀ LẬP KẾ HOẠCH TÁI ĐỊNH CƯ

Hợp phần: HP1: LIA3, HP2: Nhà ở công nhân, tư nhân Long Xuyên, Đường 7, 8, Diên

Phường, xã. Đông Xuyên, thành phố Long Xuyên

Địa điểm: (khu/tổ) Tổ dân phố 1, Khóm Đông An 7, Thời gian 14h

Số người tham dự: Nam 28 người; Nữ 22 người = 50 người

Số người tham dự là người dân tộc thiểu số:

Nam người; Nữ người = người

I. Thành phần tham dự

- | | |
|--------------------------------------|--|
| - Ông/Bà. Đỗ Thanh Sang | Chức vụ PCT UBND |
| - Ông/Bà. | Chức vụ |
| - Ông/Bà. | Chức vụ |
| - Ông/Bà. | Chức vụ |
| - Ông/Bà. | Chức vụ |
| - Ông/Bà. | Chức vụ |
| - Ông/Bà. | Chức vụ |
| - Đại diện những người bị ảnh hưởng: |người (chi tiết xem danh sách đính kèm) |

II. Nội dung tham vấn

Chuyên gia tái định cư trình bày về những tác động khi thu hồi đất và các tài sản trên đất, những chính sách của Chính phủ nước Cộng hòa xã hội chủ nghĩa Việt Nam và địa phương, chính sách của dự án trong vấn đề bồi thường thiệt hại khi Nhà nước thu hồi đất đai và các tài sản trên đất. Mong muốn hình thức đền bù của người dân đối với dự án, hiến đất tự nguyện và sự tham gia của người dân đối với dự án?

Chuyên gia về cộng đồng, dân tộc thiểu số trình bày về Khung chính sách dân tộc thiểu số của dự án, các tác động xã hội trong quá trình thực hiện dự án. Giới thiệu với cộng đồng về những chính sách của Chính phủ nước Cộng hòa xã hội chủ nghĩa Việt Nam và địa phương về dân tộc thiểu số.

Tư vấn chuẩn bị dự án đã tiến hành thu thập các thông tin, trao đổi với người dân trong khu vực về các vấn đề có liên quan đến hiện trạng kinh tế - xã hội, các vấn đề xã hội tích cực hoặc tiêu cực sẽ phát sinh khi xây dựng các công trình, ý kiến đóng góp của người dân trong quá trình thực hiện dự án.

III. Nội dung ý kiến thảo luận

III.1 Về các vấn đề thu hồi đất và các tài sản trên đất

Hộ BAH các loại đất gì? Tài sản và các công trình trên đất? Những hình thức đền bù mong muốn (đất đổi đất, tái định cư, tiền...)?

- Các hộ dân mong muốn được đền bù tái định cư bằng tiền
- Khi việc tái định cư đi nghị gần vì thị trường
hàng hóa xa vì thị trường cái bị đi nghị nhận tiền
và từ từ mới có mới.

III.2 Hiện đất tự nguyện và sự tham gia của người dân đối với dự án?

Các hộ dân không đồng thuận việc hiến đất.

III.3 Các vấn đề về giới, hộ dễ bị tổn thương và các vấn đề xã hội liên quan

Sự tham gia của phụ nữ và nam giới trong công việc gia đình và ra quyết định có sự khác nhau?

không có sự khác biệt về giới

Vấn đề về buôn bán phụ nữ và trẻ em?: không có

Số hộ có phụ nữ làm chủ hộ (hộ hiện đang phải nuôi người phụ thuộc), hộ đơn thân/người già, hộ chính sách và các vấn đề xã hội liên quan như đời sống, thu nhập, kinh tế, nghề nghiệp các vấn đề tệ nạn xã hội (nếu có)

Số hộ không có hộ đang gặp khó khăn

III.4 Chương trình phục hồi thu nhập đối với các hộ bị ảnh hưởng nặng, hộ kinh doanh. Nhu cầu đào tạo nghề, việc làm,

Dự kiến có bao nhiêu hộ làm kinh doanh? Thu nhập của họ/tháng? Có đóng thuế đầy đủ? Có bao nhiêu hộ BAH nặng? nhu cầu đào tạo nghề, việc làm, vay vốn?

- Các hộ dân, thương nhân và đầu mương muốn được
vay vốn với lãi suất ưu đãi.
- Một số hộ dân đang kinh doanh LIA có nhu cầu hộ
tổ chức đào tạo việc làm.

III.4 Về sự tham gia của cộng đồng địa phương và cộng đồng dân tộc thiểu số với dự án

Số hộ là người dân tộc thiểu số trong khu vực bị ảnh hưởng? họ là dân tộc gì? Đời sống của họ có gì khác biệt so với dân tộc khác? Kinh tế, nghề nghiệp, nguồn thu nhập của gia đình họ như thế nào? Nhu cầu, mong muốn/ đề xuất của các hộ này đối với dự án?

- Không có hộ dân dân tộc thiểu số.

4. Kết luận:

..... Địa phương rất đồng tình và ủng hộ dự án thực hiện; Đồng
..... thời, mong muốn sớm triển khai đi vào xây dựng các
..... công trình trên địa bàn phường nhằm mang lại lợi ích
..... người dân

Cuộc họp kết thúc vào hồi 15 giờ 30 cùng ngày!



Đơn vị tư vấn

Đại diện chủ dự án

Location: Ward My Binh; Time: from 14h30 to 15h20 date 27/9/2016

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự Do - Hạnh phúc

Long Xuyen, Ngày 27 tháng 09 năm 2016

DỰ ÁN MỞ RỘNG NÂNG CẤP ĐÔ THỊ

TỈNH: AN GIANG

BIÊN BẢN HỌP THAM VẤN CỘNG ĐỒNG VỀ LẬP KẾ HOẠCH TÁI ĐỊNH CƯ

Họp phần: Cải tạo LTA 1 và kế hoạch Long Xuyen

Phường, xã Mỹ Bình, thành phố Long Xuyen

Địa điểm: (khu/tổ) Nhà văn hóa Phường Cục họp bắt đầu lúc 14h30'

Số người tham dự: Nam 39 người; Nữ 23 người = 62 người

Số người tham dự là người dân tộc thiểu số:

Nam _____ người; Nữ _____ người = _____ người

I. Thành phần tham dự

- | | |
|--------------------------------------|--|
| - Ông/Bà Nguyễn Trung Nam | Chức vụ Chủ tịch UBND P. Mỹ Bình |
| - Ông/Bà Nguyễn Thanh Lâm | Chức vụ Đại diện chủ đầu tư |
| - Ông/Bà Trần Văn Kiêm | Chức vụ Trưởng ban Nguyễn Du |
| - Ông/Bà | Chức vụ |
| - Ông/Bà | Chức vụ |
| - Ông/Bà | Chức vụ |
| - Ông/Bà | Chức vụ |
| - Đại diện những người bị ảnh hưởng: |người (chi tiết xem danh sách đính kèm) |

II. Nội dung tham vấn

Chuyên gia tái định cư trình bày về những tác động khi thu hồi đất và các tài sản trên đất, những chính sách của Chính phủ nước Cộng hòa xã hội chủ nghĩa Việt Nam và địa phương, chính sách của dự án trong vấn đề bồi thường thiệt hại khi Nhà nước thu hồi đất đai và các tài sản trên đất. Mong muốn hình thức đền bù của người dân đối với dự án, hiến đất tự nguyện và sự tham gia của người dân đối với dự án?

Chuyên gia về cộng đồng, dân tộc thiểu số trình bày về Khung chính sách dân tộc thiểu số của dự án, các tác động xã hội quá trình thực hiện dự án. Giới thiệu với cộng đồng về những chính sách của Chính phủ nước Cộng hòa xã hội chủ nghĩa Việt Nam và địa phương về dân tộc thiểu số.

Tư vấn chuẩn bị dự án đã tiến hành thu thập các thông tin, trao đổi với người dân trong khu vực về các vấn đề có liên quan đến hiện trạng kinh tế - xã hội, các vấn đề xã hội tích cực hoặc tiêu cực sẽ phát sinh khi xây dựng các công trình, ý kiến đóng góp của người dân trong quá trình thực hiện dự án.

III. Nội dung ý kiến thảo luận

III.1 Về các vấn đề thu hồi đất và các tài sản trên đất

Hộ BAH các loại đất gì? Tài sản và các công trình trên đất? Những hình thức đền bù mong muốn (đất đổi đất, tái định cư, tiền...)?

a) Phần lớn là đất tam (lấn) lấn, trên rạch Long Xuyên. Đất và các công trình bị ảnh hưởng.

b) Mong muốn nhận tiền để tái định cư. Đất và các công trình bị ảnh hưởng (đất lấn trong các khu LIA) mong muốn được tái định cư.

III.2 Hiện đất tự nguyện và sự tham gia của người dân đối với dự án?

Yêu cầu cung cấp rõ hơn các thông tin về hiện đất, chính sách đền bù, hỗ trợ liên quan. Tuy nhiên, tôi vẫn sẵn sàng không sao.

III.3 Các vấn đề về giới, hộ dễ bị tổn thương và các vấn đề xã hội liên quan

Sự tham gia của phụ nữ và nam giới trong công việc gia đình và ra quyết định có sự khác nhau?

Không có sự khác biệt.

Vấn đề về buôn bán phụ nữ và trẻ em?: Không có.

Số hộ có phụ nữ làm chủ hộ (hộ hiện đang phải nuôi người phụ thuộc), hộ đơn thân/người già, hộ chính sách và các vấn đề xã hội liên quan như đời sống, thu nhập, kinh tế, nghề nghiệp các vấn đề tệ nạn xã hội (nếu có)

Chỉm tỷ lệ nhỏ

III.4 Chương trình phục hồi thu nhập đối với các hộ bị ảnh hưởng nặng, hộ kinh doanh. Nhu cầu đào tạo nghề, việc làm,

Dự kiến có bao nhiêu hộ làm kinh doanh? Thu nhập của họ/tháng? Có đóng thuế đầy đủ? Có bao nhiêu hộ BAH nặng? nhu cầu đào tạo nghề, việc làm, vay vốn?

- Mong muốn được vay vốn để chuyển đổi nghề nghiệp
- Có nhu cầu hỗ trợ tìm kiếm việc làm sau khi được đào tạo nghề
- Thu nhập bấp bênh, 2 - 3 triệu / tháng

III.4 Về sự tham gia của cộng đồng địa phương và cộng đồng dân tộc thiểu số với dự án

Số hộ là người dân tộc thiểu số trong khu vực bị ảnh hưởng? họ là dân tộc gì? Đời sống của họ có gì khác biệt so với dân tộc khác? Kinh tế, nghề nghiệp, nguồn thu nhập của gia đình họ như thế nào? Nhu cầu, mong muốn/ đề xuất của các hộ này đối với dự án?

- Không có hộ DTTS
- Sẵn sàng thực hiện nếu chính sách minh bạch, hợp lý

4. Kết luận:

1. Lãnh đạo địa phương và cộng đồng mong muốn và quyết tâm thực hiện tốt các đối tượng thuộc địa bàn phường mới sống và Thành phố mới chung.
2. Mong muốn sắp xếp lại dân cư tại khu vực U.A.S. để cải thiện tình hình xã hội mới tốt hơn, an ninh trật tự và mối quan hệ theo xu hướng chung của TP.
3. Bớt đi và tái tạo tình hình dân cư thuộc diện thu nhập thấp có cuộc sống ổn định, tái kích hoạt.
4. Có các chương trình hỗ trợ cho các hộ nghèo, hộ cận nghèo, hộ cận cận, hộ cận cận, hộ cận cận, hộ cận cận.

Cuộc họp kết thúc vào hồi 15 giờ 20, cùng ngày!

UBND phường
CHỦ TỊCH



Nguyễn Hùng Nam

Đơn vị tư vấn

Đại diện chủ dự án

(Signature)

Location: Ward My Long; Time: from 15h00 to 16h00 date 27/9/2016

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự Do - Hạnh phúc

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Long Xuyen Ngày 27 tháng 9 năm 2016

DỰ ÁN MỞ RỘNG NÂNG CẤP ĐÔ THỊ

TỈNH: AN GIANG

BIÊN BẢN HỌP THAM VẤN CỘNG ĐỒNG VỀ LẬP KẾ HOẠCH TÁI ĐỊNH CƯ

Họp phần: Cải tạo LIA, K. r. Long Xuyen, r. Cai Sơn, đ. Hùng
Vĩnh viễn đại

Phường, xã: Mỹ Long, thành phố

Địa điểm: (khu/tổ): Nhà văn hóa - Cuộc họp bắt đầu lúc 15h

Số người tham dự: Nam 29 người; Nữ 25 người = 54 người

Số người tham dự là người dân tộc thiểu số:

Nam _____ người; Nữ _____ người = _____ người

I. Thành phần tham dự

- | | |
|--|------------------------------------|
| - Ông/Bà: Huỳnh Quốc Dũng | Chức vụ: PGT UBND Mỹ Long |
| - Ông/Bà: Võ Thị Lan | Chức vụ: Cán bộ n. tr. tr. |
| - Ông/Bà: Nguyễn Thanh Lâm | Chức vụ: Cán bộ UBND TP Long Xuyen |
| - Ông/Bà: | Chức vụ: |
| - Ông/Bà: | Chức vụ: |
| - Ông/Bà: | Chức vụ: |
| - Ông/Bà: | Chức vụ: |
| - Đại diện những người bị ảnh hưởng: | (chỉ tiết xem danh sách đính kèm) |

II. Nội dung tham vấn

Chuyên gia tái định cư trình bày về những tác động khi thu hồi đất và các tài sản trên đất, những chính sách của Chính phủ nước Cộng hòa xã hội chủ nghĩa Việt Nam và địa phương, chính sách của dự án trong vấn đề bồi thường thiệt hại khi Nhà nước thu hồi đất đai và các tài sản trên đất. Mong muốn hình thức đền bù của người dân đối với dự án, hiến đất tự nguyện và sự tham gia của người dân đối với dự án?

Chuyên gia về cộng đồng, dân tộc thiểu số trình bày về Khung chính sách dân tộc thiểu số của dự án, các tác động xã hội trong quá trình thực hiện dự án. Giới thiệu với cộng đồng về những chính sách của Chính phủ nước Cộng hòa xã hội chủ nghĩa Việt Nam và địa phương về dân tộc thiểu số.

Tư vấn chuẩn bị dự án đã tiến hành thu thập các thông tin, trao đổi với người dân trong khu vực về các vấn đề có liên quan đến hiện trạng kinh tế - xã hội, các vấn đề xã hội tích cực hoặc tiêu cực sẽ phát sinh khi xây dựng các công trình, ý kiến đóng góp của người dân trong quá trình thực hiện dự án.

III. Nội dung ý kiến thảo luận

III.1 Về các vấn đề thu hồi đất và các tài sản trên đất

Hộ BAH các loại đất gì? Tài sản và các công trình trên đất? Những hình thức đền bù mong muốn (đất bồi đất, tái định cư, tiền...)?

- Phân bổ các hộ dân phân bổ các nhà là đất lần đầu
- Đất trong khu vực và không vùng này đã gần đất ở xen kẽ đất vườn
- Mong muốn đền bù bằng tiền và tái định cư gần nhà ở cũ
- Ủy ban trưởng hợp TĐC, đề nghị cho tham quan địa điểm TĐC → đưa ra quyết định

III.2 Hiện đất tự nguyện và sự tham gia của người dân đối với dự án?

Đối với cái hồ trong LTA không đồng ý
Đối với cái hồ dự tuyến đường Vãng sẽ xem lại
bị ảnh hưởng tác nhân này thì sẽ tính lại
nhưng sẽ suy nghĩ về mặt khác

III.3 Các vấn đề về giới, hộ dễ bị tổn thương và các vấn đề xã hội liên quan

Sự tham gia của phụ nữ và nam giới trong công việc gia đình và ra quyết định có sự khác nhau?

Không có sự khác biệt

Vấn đề về buôn bán phụ nữ và trẻ em?: Không có

Số hộ có phụ nữ làm chủ hộ (họ hiện đang phải nuôi người phụ thuộc), hộ đơn thân/người già, hộ chính sách và các vấn đề xã hội liên quan như đời sống, thu nhập, kinh tế, nghề nghiệp các vấn đề tệ nạn xã hội (nếu có)

Rất ít

III.4 Chương trình phục hồi thu nhập đối với các hộ bị ảnh hưởng nặng, hộ kinh doanh. Nhu cầu đào tạo nghề, việc làm,

Dự kiến có bao nhiêu hộ làm kinh doanh? Thu nhập của họ/tháng? Có đóng thuế đầy đủ? Có bao nhiêu hộ BAH nặng? nhu cầu đào tạo nghề, việc làm, vay vốn?

Thu nhập bình quân : 2-4 triệu/tháng
Cải hộ trong LTA : many people say will be better
số tiền đầu tư
Có nhu cầu hỗ trợ đào tạo việc làm và đề nghị
tiền kiến việc làm sau khi học xong

III.4 Về sự tham gia của cộng đồng địa phương và cộng đồng dân tộc thiểu số với dự án

Số hộ là người dân tộc thiểu số trong khu vực bị ảnh hưởng? họ là dân tộc gì? Đời sống của họ có gì khác biệt so với dân tộc khác? Kinh tế, nghề nghiệp, nguồn thu nhập của gia đình họ như thế nào? Nhu cầu, mong muốn/ đề xuất của các hộ này đối với dự án?

Chúng tôi có hộ DTTS
Sẵn sàng tham gia

4. Kết luận:

- Hiện trạng VCMT tại các công trình của tòa
bàn phường rất nghiêm trọng, rác thải xả trực tiếp
xuống rạch đến với các bà dân lành quanh sống trên rạch
- Đường giao thông nhỏ hẹp, không đảm bảo về
giao thông, chạy ngược
- Địa phương và cộng đồng ủng hộ các cơ chế thực
hiện dự án
- Tham vấn người dân về quy mô mở rộng các tuyến hẻm
- Có chính sách đền bù hỗ trợ rõ ràng và công khai đến
các hộ dân
- Việc thi công xây dựng nên hạn chế thực hiện vào
giờ hành chính
- Có biện pháp che chắn và che chắn nguyên vật liệu, thu dọn
bùn đất khi ra khỏi công trình

Cuộc họp kết thúc vào hồi 10 giờ 00 cùng ngày!

UBND phường

PHÓ CHỦ TỊCH



Nguyễn Quốc Dũng

Đơn vị tư vấn

Đại diện chủ dự án

Location: Ward My Quy; Time: from 14h00 to 14h50 date 30/9/2016

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự Do - Hạnh phúc

Mỹ Quý, Ngày 30 tháng 9 năm 2016

DỰ ÁN MỞ RỘNG NÂNG CẤP ĐÔ THỊ

TỈNH: AN GIANG

BIÊN BẢN HỌP THAM VẤN CỘNG ĐỒNG VỀ LẬP KẾ HOẠCH TÁI ĐỊNH CƯ

Họp phần: II - Đường Hùng Vương nội địa

Phường, xã Mỹ Quý, thành phố Long Xuyên

Địa điểm: (khu/tổ) Nhà văn hóa phường Cuộc họp kết thúc lúc 14h

Số người tham dự: Nam 21 người; Nữ 11 người = 32 người

Số người tham dự là người dân tộc thiểu số:

Nam người; Nữ người = người

I. Thành phần tham dự

- | | |
|---|--------------------------------|
| - Ông/Bà Nguyễn Văn Quý | Chức vụ PCT UBND Phường Mỹ Quý |
| - Ông/Bà Trần Văn Khé | Chức vụ CT UBND Phường Mỹ Quý |
| - Ông/Bà | Chức vụ |
| - Ông/Bà | Chức vụ |
| - Ông/Bà | Chức vụ |
| - Ông/Bà | Chức vụ |
| - Ông/Bà | Chức vụ |
| Đại diện những người bị ảnh hưởng:người (chi tiết xem danh sách đính kèm) | |

II. Nội dung tham vấn

Chuyên gia tái định cư trình bày về những tác động khi thu hồi đất và các tài sản trên đất, những chính sách của Chính phủ nước Cộng hòa xã hội chủ nghĩa Việt Nam và địa phương, chính sách của dự án trong vấn đề bồi thường thiệt hại khi Nhà nước thu hồi đất đai và các tài sản trên đất. Mong muốn hình thức đền bù của người dân đối với dự án, hiến đất tự nguyện và sự tham gia của người dân đối với dự án?

Chuyên gia về cộng đồng, dân tộc thiểu số trình bày về Khung chính sách dân tộc thiểu số của dự án, các tác động xã hội trong quá trình thực hiện dự án. Giới thiệu với cộng đồng về những chính sách của Chính phủ nước Cộng hòa xã hội chủ nghĩa Việt Nam và địa phương về dân tộc thiểu số.

Tư vấn chuẩn bị dự án đã tiến hành thu thập các thông tin, trao đổi với người dân trong khu vực về các vấn đề có liên quan đến hiện trạng kinh tế - xã hội, các vấn đề xã hội tích cực hoặc tiêu cực sẽ phát sinh khi xây dựng các công trình, ý kiến đóng góp của người dân trong quá trình thực hiện dự án.

III. Nội dung ý kiến thảo luận

III.1 Về các vấn đề thu hồi đất và các tài sản trên đất

Hệ BAH các loại đất gì? Tài sản và các công trình trên đất? Những hình thức đền bù mong muốn (đất đổi đất, tái định cư, tiền...)?

Chú yuán là đấng

III.2 Hiện đất tự nguyện và sự tham gia của người dân đối với dự án?

..... Hầu hết không muốn bán đất vì ảnh hưởng nhiều đến đời sống và kinh tế.....

III.3 Các vấn đề về giới, hộ dễ bị tổn thương và các vấn đề xã hội liên quan

Sự tham gia của phụ nữ và nam giới trong công việc gia đình và ra quyết định có sự khác nhau?

..... Bình đẳng giữa nam và nữ.....

Vấn đề về buôn bán phụ nữ và trẻ em?: không có.....

Số hộ có phụ nữ làm chủ hộ (họ hiện đang phải nuôi người phụ thuộc), hộ đơn thân/người già, hộ chính sách và các vấn đề xã hội liên quan như đời sống, thu nhập, kinh tế, nghề nghiệp các vấn đề tệ nạn xã hội (nếu có)

..... Chưa có.....

III.4 Chương trình phục hồi thu nhập đối với các hộ bị ảnh hưởng nặng, hộ kinh doanh. Nhu cầu đào tạo nghề, việc làm,

Dự kiến có bao nhiêu hộ làm kinh doanh? Thu nhập của họ/tháng? Có đóng thuế đầy đủ? Có bao nhiêu hộ BAH nặng? nhu cầu đào tạo nghề, việc làm, vay vốn?

Đa số làm kinh doanh, thu nhập từ 2-3.5 triệu/tháng. Mong muốn
được vay vốn. Nhưng nếu đào tạo nghề thu nhập từ kinh doanh
việc làm.

III.4 Về sự tham gia của cộng đồng địa phương và cộng đồng dân tộc thiểu số với dự án

Số hộ là người dân tộc thiểu số trong khu vực bị ảnh hưởng? họ là dân tộc gì? Đời sống của họ có gì khác biệt so với dân tộc khác? Kinh tế, nghề nghiệp, nguồn thu nhập của gia đình họ như thế nào? Nhu cầu, mong muốn/ đề xuất của các hộ này đối với dự án?

Không có dân tộc thiểu số.

4. Kết luận:

Hơn toàn ủng hộ chủ án, mong dự án sớm được triển khai

Cuộc họp kết thúc vào hồi 14 giờ 50 cùng ngày!

UBND phường

Đơn vị tư vấn

Đại diện chủ dự án

PHÓ CHỦ TỊCH



Nguyễn Văn Quý

Location: Ward My Xuyen; Time: from 08h30 to 11h05 date 28/9/2016

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự Do - Hạnh phúc

-----***-----

Long Xuyên, Ngày 28 tháng 9 năm 2016

DỰ ÁN MỞ RỘNG NÂNG CẤP ĐÔ THỊ

TỈNH: AN GIANG

BIÊN BẢN HỌP THAM VẤN CỘNG ĐỒNG VỀ LẬP KẾ HOẠCH TÁI ĐỊNH CƯ

Hợp phần: Hợp phần 1: LIA 3, LIA 5, HP 2, TG Diên, hẻm Cờ Sơn, hẻm Long Xuyên

Phường, xã: My Xuyen, thành phố: Long Xuyên

Địa điểm: (khu/tổ): Tổ dân phố Khảo Đông An 1 Thời gian: 8h 30

Số người tham dự: Nam 12 người: Nữ 16 người = 28 người

Số người tham dự là người dân tộc thiểu số:

Nam _____ người: Nữ _____ người = _____ người

I. Thành phần tham dự

- | | |
|--|---|
| - Ông/Bà <u>Ngô Đức Thọ</u> | Chức vụ: <u>PCT, UBND</u> |
| - Ông/Bà <u>Nguyễn Thị Minh Hiền</u> | Chức vụ: <u>Cán bộ VP. Ủy ban</u> |
| - Ông/Bà | Chức vụ |
| - Ông/Bà | Chức vụ |
| - Ông/Bà | Chức vụ |
| - Ông/Bà | Chức vụ |
| - Ông/Bà | Chức vụ |
| - Đại diện những người bị ảnh hưởng: | người (chi tiết xem danh sách đính kèm) |

II. Nội dung tham vấn

Chuyên gia tái định cư trình bày về những tác động khi thu hồi đất và các tài sản trên đất, những chính sách của Chính phủ nước Cộng hòa xã hội chủ nghĩa Việt Nam và địa phương, chính sách của dự án trong vấn đề bồi thường thiệt hại khi Nhà nước thu hồi đất đai và các tài sản trên đất. Mong muốn hình thức đền bù của người dân đối với dự án, hiến đất tự nguyện và sự tham gia của người dân đối với dự án?

Chuyên gia về cộng đồng, dân tộc thiểu số trình bày về Khung chính sách dân tộc thiểu số của dự án, các tác động xã hội trong quá trình thực hiện dự án. Giới thiệu với cộng đồng về những chính sách của Chính phủ nước Cộng hòa xã hội chủ nghĩa Việt Nam và địa phương về dân tộc thiểu số.

Tư vấn chuẩn bị dự án đã tiến hành thu thập các thông tin, trao đổi với người dân trong khu vực về các vấn đề có liên quan đến hiện trạng kinh tế - xã hội, các vấn đề xã hội tích cực hoặc tiêu cực sẽ phát sinh khi xây dựng các công trình, ý kiến đóng góp của người dân trong quá trình thực hiện dự án.

III. Nội dung ý kiến thảo luận

III.1 Về các vấn đề thu hồi đất và các tài sản trên đất

Hộ BAH các loại đất gì? Tài sản và các công trình trên đất? Những hình thức đền bù mong muốn (đất bồi đất, tái định cư, tiền...)?

- Phần đất của các hộ dân sinh sống ven các kênh, rạch là đất lấn chiếm.
- Đối với hàng loạt tài sản có:
 - + Các hộ dân không tự thanh toán bồi hồi đất.
 - + Một số hộ mong muốn đền bù bằng tiền và tài sản phương tiện đi lại cũ.
 - + Một số hộ đã nghỉ tham quan khu tái định cư trước khi quyết định.

III.2 Hiện đất tự nguyện và sự tham gia của người dân đối với dự án?

- Các hộ trong khu 114 không tham gia việc hiện đất.
- Các hộ dân bị ảnh hưởng bởi dự án đường, Nhà Đường
Đều đã hiến đất xây dựng và chỉ đóng góp với phần diện
tích ít.

III.3 Các vấn đề về giới, hộ dễ bị tổn thương và các vấn đề xã hội liên quan

Sự tham gia của phụ nữ và nam giới trong công việc gia đình và ra quyết định có sự khác nhau?

Không có sự khác biệt

Vấn đề về buôn bán phụ nữ và trẻ em?: không có

Số hộ có phụ nữ làm chủ hộ (họ hiện đang phải nuôi người phụ thuộc), hộ đơn thân/người già, hộ chính sách và các vấn đề xã hội liên quan như đời sống, thu nhập, kinh tế, nghề nghiệp các vấn đề tệ nạn xã hội (nếu có)

Sẽ bị ảnh hưởng nhiều

III.4 Chương trình phục hồi thu nhập đối với các hộ bị ảnh hưởng nặng, hộ kinh doanh. Nhu cầu đào tạo nghề, việc làm,

Dự kiến có bao nhiêu hộ làm kinh doanh? Thu nhập của họ/tháng? Có đóng thuế đầy đủ? Có bao nhiêu hộ BAH nặng? nhu cầu đào tạo nghề, việc làm, vay vốn?

- Các hộ dân đang mua đất xây dựng với lãi suất
lãi suất
- Nhu cầu về đào tạo và hỗ trợ tài chính rất lớn
- Thu nhập bình quân của người dân khoảng 2-4,5 triệu/tháng

III.4 Về sự tham gia của cộng đồng địa phương và cộng đồng dân tộc thiểu số với dự án

Số hộ là người dân tộc thiểu số trong khu vực bị ảnh hưởng? họ là dân tộc gì? Đời sống của họ có gì khác biệt so với dân tộc khác? Kinh tế, nghề nghiệp, nguồn thu nhập của gia đình họ như thế nào? Nhu cầu, mong muốn/ đề xuất của các hộ này đối với dự án?

- Không có hộ dân tộc thiểu số
- Mong muốn dự án được triển khai

4. Kết luận:

- Địa phương đồng thuận các vấn đề đầu tư thực hiện dự án, đồng thời, người dân mong muốn dự án sớm triển khai thực hiện để giải quyết những vấn đề bức xúc về môi trường đang diễn ra trên địa bàn phường.
- Đề xuất có phương án xây dựng thị trường nhà ở nhằm giảm bớt gánh nặng cho người dân trên địa bàn.

Cuộc họp kết thúc vào hồi 11 giờ 05... cùng ngày!

UBND phường

Đơn vị tư vấn

Đại diện chủ dự án



Ngô Đức Thọ

Appendix 3: Picture of the site



A consultation with the community and local authorities in Dong Xuyen ward.



A consultation with the community and local authorities in My Binh ward.



A consultation with the community and local authorities in My Quy ward.



Ong Manh canal.

Appendix 4: Due Diligence report

Due Diligence

VIETNAM

SCALING UP URBAN UPGRADING (PE-P159397)

Due Diligence Review of Involuntary Resettlement

“ Bac Ha Hoang Ho residential area in My Hoa ward” in Long Xuyen City

8 February 2017

A. PURPOSE AND OBJECTIVE OF THE DUE DILIGENCE REVIEW (DD)

Purpose:

The “**Bac Ha Hoang Ho residential area in My Hoa ward – Long Xuyen city**” was identified as a linked project for the SUUP because the City will buy plots for relocated HHs under the SUUP in this Resettlement Site. Therefore, a Due Diligence Review is necessary.

Objectives

The objectives of the Due Diligence Review are the following:

- a) Evaluate if all involuntary resettlement activities associated with the “**Bac Ha Hoang Ho residential area in My Hoa ward – Long Xuyen city**” were carried out in full compliance with regulations of the Government of Vietnam,
- b) Confirm if the compensation payment/provision of support/resettlement done by local government (including its resettlement outcome) meets the objectives of Bank’s OP 4.12,
- c) Check if there are any resettlement related issues that remain pending at the time of Bank’s due diligence

If Government regulations applied are not consistent with the World Bank’s safeguards policy objectives, a corrective action plan will be prepared for implementation by the City and subject to the Bank’s clearance prior to implementation.

This due diligence was conducted by City’s Consultant - under the guidance of Bank’s Social Development Specialists. The DD report was prepared by INTEC consultants in February 2017.

Description of the Project

Location: My Hoa Ward – Long Xuyen City

Area: 40,200 m²

The owner is: Land Fund Development Center – An Giang province.

Date of land clearance and compensation: Q3/2009

B. METHODS

The Consultant worked with the PMU, the local authorities of the project Wards, including Center for Land Fund Development (CLFD), People’s Committee of My Hoa Ward in Long Xuyen city (WPC), conducted site visits, meetings, discussion and interviews with project affected people (PAPs), and relevant project stakeholders to review the status of land

acquisition, compensation payment and involuntary resettlement activities conducted for the sub-project.

The consultant undertook the following tasks to conduct the due diligence:

- Review OP 4.12, the government's and the project's involuntary resettlement policy – Review the project's legal framework
- Collect available information, reports and documents related to the project's involuntary resettlement implementation including linked activities
- Meet, discuss and interview the PMU, involuntary resettlement implementing agencies, other concerned stakeholders to obtain information and understand the project involuntary resettlement process, its implementation status, results, successes and issues.
- Conduct site visits, stakeholders discussion and consultation.
- Review and analyze all aspects of compensation, implementation and grievance redress mechanisms.
- Analyze compliance with the government policy and consistency of the project involuntary resettlement outcomes with Bank's policy objectives

C. STATUS OF LAND ACQUISITION

4.1 Scale of land acquisition and Detail measurement survey

- According to Decision No. 1440/QĐ-UBND dated 07/07/2009 of An Giang PPC on the on approving compensation, allowance and resettlement plan for AHs phase 1, **Bac Ha Hoang Ho residential area in My Hoa ward – Long Xuyen city project**, the total number of AHs is **108 HHs**, of which 68 AHs have their agriculture land affected only without house on land; and 40 AHs affected residential land and house on land. 32 HHs were relocated and 07 HH were severely affected (losing more than 20% of their productive land). Types of impacts on land and structures are presented in Table 1.

Table 1. Category of PAHs

No	Ward	Total of PAHs	AH affected by agriculture land only	AH affected by residential land without structure affected	AH affected by residential land with structure affected	Severely Affected APs	Relocated APs
1	My Hoa Ward	108	68	8	32	7	32

4.2 Consultation and disclosure

Project's information was delivered to people via consultation meetings and communication channels in My Hoa Ward on Q 4/2008.

Consultation and disclosure of the Project was conducted in compliance with the provisions of the Government of Vietnam.

4.3 Approved compensation plan and payment

Compensation plans were prepared and announced for all AHs. On 07/07/2009, An Giang PPC has issued Decision No. 1440/QD-UBND on approving compensation, allowance and resettlement plan for AHs of project with amount of VND **19,150,237,965 VND**, in which:

- Compensation, allowance cost for land: 15,529,088,013 VND;
- Compensation for assets on land: 1,293,378,540 VND;
- Compensation for trees, crops: 222,332,644 VND
- Cost for allowance, support policies, progress reward: 57,109,097 VND;
- Cost for compensation implementation: 307,193,101 VND;
- Contingency cost (10%): 1,740,930,724 VND.

The compensation plans were posted at My Hoa Ward PPC. The compensation payment started in Q4/2009 and was completed in Q1/2010.

4.4 Current Situation of HHs

4.4.1 Status of relocated HH

Currently, the 32 displaced households due to the project are relocated in the Bac Ha Hoang Ho resettlement area in Q3/2010. After receiving compensation and assistance, households rented houses for accommodation during the construction of the resettlement area; they received a rental allowance for this purpose. Once the RS has been completed, they could relocate in the RS. In general, resettlement had very little impact on their living conditions as they were relocated in the same area.

4.4.2 HH affected through loss of agriculture land

According by the Decision No. 45/2008/QD-UBND dated 15/12/2008 by the People's Committee of An Giang province on promulgating the regulations on compensation, support and resettlement when the State recovers land in An Giang province, severely affected farmers were entitled to the following:

- 1) For households and individuals which are directly engaged in agricultural production, if their land plots are acquired by projects and projects' land funds are available, they will be considered as follows:
 - a) For land to be acquired from 1,000m² to 5,000m², one household will be allocated 01 land plot in a resettlement site or in a residential area in accordance with the planning and households will pay land-use fee;
 - b) For land to be acquired from 5,000m² or more, after the land acquisition is implemented under the provisions of Item a) of this clause and projects' land funds are available, projects' compensation committees will consider and propose to district people's committees to decide to allocate one more land plot (01) for one household in accordance with the planning of such approved projects.

The 7 severely affected HH through loss of agriculture land were allocated a plot in a RS which constitutes a valuable asset for them.

4.4.3 Livelihood Restoration of affected households

Most of the households with livelihood affected got priority assistance by being allocated resettlement plots at convenient locations in order to change jobs; they also received several other allowances for life stabilization. Affected farmers, received an additional cash allowance of corresponding level of support for each performance is VND 3,000,000 for training/career change purpose. Severely affected HHs (loss of more than 20% total productive land) could change their livelihood to do other services/businesses and have now stable living conditions after resettlement.

Through the survey results, most of the affected households with livelihood affected are currently doing business (mainly small traders) or got jobs as workers in companies located in the city.

All households (**47 households: 8 HH with residential land affected, 32 HH to be relocated and 7 severely affected farmers**) with resettlement needs, were provided plots in the resettlement area. In case the compensation for affected land was lower than the cost of the land plot in the resettlement area, the households were supported by the project to cover the difference. Households who received small compensation were supported by extending the period to pay back the land use fees for 5 years. During the first 2 years households, didn't have to pay; they only started to pay from year 3 onwards: 3rd year 30% of the amount paid, to pay 30% in the 4th and 5th years pay 40%. This helps HH to build a better as they could use compensation money during the first year to build the house.

4.4.4 Complaints and resolving

Complaints and grievance redress of the project: a total **03 households** submitted complaints, these HHs mainly complained about problems regarding mistakes during detail measurement survey and inventory. Their requests have been resolved satisfactory to PAPs by the Compensation and Resettlement board and relevant stakeholders. Currently, there is no pending issues or complaints not being solved during the implementation of the project.

D. FINDINGS

Compliance with GoV regulations. Review of the records/legal documents provided by the owner indicated that the compensation for the sub-project was conducted in full compliance with Vietnamese regulations and An Giang Provincial Regulation (Decision No. 45/2008/QĐ-UBND dated 15/12/2008 by the People's Committee of An Giang province on promulgating the regulations on compensation, support and resettlement when the State recovers land in An Giang province).

Entitlements for affected HH: The entitlements for affected HH were prepared in full compliance with Government's regulations and met WB principles. HH accepted these entitlements and were satisfied with these entitlements.

Budget for compensation payment for organization. Budget for resettlement compensation were provided by the province with the Overall Compensation Plan as approved on Decision No. 1440/QĐ-UBND dated 07/07/2009 by An Giang Provincial People's Committee.

Consultations and Information Disclosure: Affected HH were consulted properly in accordance with the Government's regulation and WB principles

Grievances Redress Mechanism. A grievance mechanism was in place. Up to present, all complaints regarding land acquisition process have been resolved.

Livelihood Restoration: All HH could restore livelihoods due to limited impacts. Regarding the 07 HHs severely affected, they could buy a plot of land in the RS and received support for training/career change. Most of them could also continue to cultivate on their remaining agriculture land and some changed of activity with support from the city.

a) Pending Issue:

There are no legacies issues or reputational risks remaining pending by the time of the due diligence.

E. CONCLUSIONS

According to the above assessment and findings regarding implementation of compensation and site clearance for the “**Bac Ha Hoang Ho residential area in My Hoa ward – Long Xuyen city**” project the Consultants’ comments and conclusions are as follows:

- The implementation of the compensation and site clearance complies with the procedures prescribed by the Government of Vietnam and No. 45/2008/QĐ-UBND dated 15/12/2008 by the People's Committee of An Giang province on promulgating the regulations on compensation, support and resettlement when the State recovers land in An Giang province and are consistent with WB principles;
- The Project’s public information has been satisfactorily organized via several public meetings (1st meeting: disclosure of planning information, project information, compensation policy; 2nd meeting: disclosure of compensation prices, draft compensation plan; 3rd meeting: disclosure of the approved compensation plan etc.);
- The application of the compensation policy complies with the provisions of the Government of Vietnam and the People's Committee of An Giang Province. The grievance redress mechanism was in place and HH received timely answers to their grievances.
- HH were generally satisfied with compensation, allowance policies and have in general better living conditions than before.

All compensation, allowance policies of “**Bac Ha Hoang Ho residential area in My Hoa ward – Long Xuyen city**” project which applied for AHs has been compliance with regulation of GoV and WB’s principles

Therefore, it is not necessary to prepare and implement a corrective action plan for the “**Bac Ha Hoang Ho residential area in My Hoa ward – Long Xuyen city**” project.

Below is a report from Long Xuyen City PC confirming the above statements for this sub-project.

- ❖ **Report of Long Xuyen city on the implementation of the project “Bac Ha Hoang Ho residential area in My Hoa ward – Long Xuyen city”**

**LONG XUYEN PEOPLE’S
COMMITTEE**

Ref No.373/BC-UBND

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Long Xuyen, December 22, 2016

REPORT ON

The site clearance for Bac Ha Hoang Ho residential area in My Hoa ward – Long Xuyen city

Based on the request by the WB’s Resettlement Specialist in the meeting dated 19 December 2016 relating Bac Ha Hoang Ho residential area in My Hoa ward – Long Xuyen city, An Giang province, the People’s Committee of Long Xuyen city would like to report the completion of the site clearance of Bac Ha Hoang Ho residential area in My Hoa ward – Long Xuyen city as follows:

- The area of Bac Ha Hoang Ho residential area: 4.02 ha;
- The site clearance time: June 2006;
- The number of households to be compensated due to the site clearance: 108 households in total;
- The notification time of land acquisition: 2006;
- The time of compensation payment: 2006-2011;
- The site clearance procedure is pursuant to the Government’s legal framework:
 - + Land Law 2003;
 - + Decree No.197/2004/ND-CP dated 03 December 2004 by the Government on the compensation, support and resettlement when the State acquires land.
 - + Decree No.69/2009/ND-CP dated 13 August 2009 by the Government on additional planning for the plans on land-use, land-price, land acquisition, and compensation, support and resettlement.
- The pending issues relating to the site clearance: None;
- The complaints relating to the site clearance: None;

Currently the affected households in the Project area: Bac Ha Hoang Ho residential area - My Hoa ward received their compensation money based on the approved decision and there are not any complaints relating to the compensation prices as well as the compensation and site clearance policies.

The above is the report by the People’s Committee of Long Xuyen city, An Giang province.

Recipients/sent to:

- WB Specialists;
- Steering Committee;
- City's Standing Party Committee;
- City's Standing People's Committee;
- PMU;
- Archiving.

**FOR AND ON BEHALF OF THE
CHAIRMAN**

VICE CHAIRMAN

(Signed and sealed)

NGUYEN NGOC VE

ỦY BAN NHÂN DÂN
THÀNH PHỐ LONG XUYỀN

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

Số 373 /BC- UBND

Long Xuyên, ngày 20 tháng 12 năm 2016

BÁO CÁO
về việc thực hiện giải phóng mặt bằng Khu dân cư Bắc Hà Hoàng Hồ
phường Mỹ Hòa thành phố Long Xuyên

Thực hiện yêu cầu của chuyên gia tái định cư WB trong cuộc họp ngày 19 tháng 12 tháng 2016 về Khu dân cư Bắc Hà Hoàng Hồ phường Mỹ Hòa, thành phố Long Xuyên, tỉnh An Giang.

Ủy ban nhân dân thành phố Long Xuyên báo cáo kết thúc giải phóng mặt bằng của Khu dân cư Bắc Hà Hoàng Hồ phường Mỹ Hòa, thành phố Long Xuyên, cụ thể như sau:

- Diện tích khu dân cư 4,02ha,
- Thời gian thực hiện giải phóng mặt bằng: Tháng 6 năm 2006.
- Số hộ đền bù giải phóng mặt bằng: Tổng số 108 hộ.
- Thời gian thông báo thu hồi đất: Năm 2006.
- Thời gian chi trả bồi thường: Từ năm 2006 đến năm 2011.
- Quy trình bồi thường giải phóng mặt bằng theo Nghị định:
 - + Luật đất đai năm 2003.
 - + Nghị định số 197/2004/NĐ-CP ngày 03/12/2004 của Chính phủ về bồi thường, hỗ trợ và tái định cư khi Nhà nước thu hồi đất.
 - + Nghị định 69/2009/NĐ-CP ngày 13 tháng 8 năm 2009 của Chính phủ quy định về quy hoạch bổ sung về quy hoạch sử dụng đất, giá đất, thu hồi đất, bồi thường hỗ trợ và tái định cư.
- Các tồn tại về giải phóng mặt bằng: Không.
- Các khiếu nại về giải phóng mặt bằng: Không.

Hiện nay, các hộ dân thuộc dự án: Khu dân cư Bắc Hà Hoàng Hồ phường Mỹ Hòa được chi trả tiền bồi thường theo Quyết định được phê duyệt. Hiện tại không còn hộ dân nào khiếu nại về giá cũng như các chính sách về đền bù giải tỏa.

Trên đây là báo cáo của Ủy ban nhân dân thành phố Long Xuyên, tỉnh An Giang.

Nơi nhận:

- Chuyên gia WB;
- Thành viên Ban chỉ đạo;
- Thường trực Thành ủy;
- Thường trực UBND Tp;
- Ban QLDA Năng cấp đô thị;
- Lưu VT.

KT. CHỦ TỊCH
PHÓ CHỦ TỊCH

Nguyễn Ngọc Vệ

Appendix 5: The summary table of estimated compensation costs

A. The table of compensation prices for land

N o	Item	AFFECTED OF LAND											
		Residential land (m2)			Agricultural land (m2)			Land hand over to organization (m2)			Public land (m2)		
		Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)
I	Component 1: Upgrading level-3 infrastructures in low-income areas	1,291		6,453,000,000	148		23,431,400	0.3		47,400	4,261		673,248,222
	LIA 1	1,117	5,000,000	5,585,000,000	56	158,000	8,784,800	0.3	158,000	47,400	2,441	158,000	385,706,344
	LIA 3	174	5,000,000	868,000,000	93	158,000	14,646,600	-		-	1,820	158,000	287,541,878
II	Component 2: Upgrading and developing level-1, 2 primary infrastructures	23,299		116,896,890,000	26,562		4,196,792,840	5,447		860,547,000	65,384		10,330,700,645
	Construction of extended Hung Vuong street	5,399	6,000,000	32,392,200,000	18,089	158,000	2,858,074,640	4,209	158,000	665,006,200	1,118	158,000	176,570,913
	Upgrading Tran Quang Dieu Street	9,201	4,500,000	41,402,250,000	3,348	158,000	528,999,800	1,110	158,000	175,380,000	3,450	158,000	545,122,281
	Embankment of Long Xuyen canal	4,732	6,000,000	28,394,400,000	810	158,000	127,980,000	-		-	19,749	158,000	3,120,341,522

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N o	Item	AFFECTED OF LAND											
		Residential land (m2)			Agricultural land (m2)			Land hand over to organization (m2)			Public land (m2)		
	Upgrading Cai Son canal	1,995	5,000,000	9,975,000,000	1,032	158,000	163,040,200	0.4	158,000	63,200	20,504	158,000	3,239,694,382
	Upgrading Ba Bau canal	1,229	2,400,000	2,949,600,000	473	158,000	74,702,400	-		-	5,436	158,000	858,815,006
	Upgrading Ong Manh canal	743	2,400,000	1,783,440,000	2,810	158,000	443,995,800	127	158,000	20,097,600	15,128	158,000	2,390,156,541
III	Component 3: Construction of resettlement sites	200	2,400,000	480,000,000	33,556	158,000	5,301,825,880	-		-	6,220	158,000	982,696,800
	West of An Giang Univer-sity RS	200	2,400,000	480,000,000	33,556	158,000	5,301,825,880	-		-	6,220	158,000	982,696,800
	Total	24,789	-	123,829,890,000	60,266	-	9,522,050,120	5,447	-	860,594,400	75,865	-	11,986,645,668

B. The table of the compensation prices for assets and structures

No	Item	AFFECTED OF HOUSES, STRUCTURES											
		House (m2)			Kitchen (m2)			Auxiliary works (m2)			Wall		
		Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)
I	Component 1: Upgrading level-3 infrastructures in low- income areas	1,673		4,818,240,000	438		946,944,000	243		839,808,000	1,987		1,202,135,000
	LIA 1	1,370	2,880,000	3,945,600,000	340	2,160,000	735,264,000	180.0	3,456,000	622,080,000	1,101.0	605,000	666,105,000
	LIA 3	303	2,880,000	872,640,000	98	2,160,000	211,680,000	63.0	3,456,000	217,728,000	886.0	605,000	536,030,000
	Component 2: Upgrading and developing level-1, 2 primary infrastructures	10,940		31,508,237,137	3,501		7,561,976,913	1,470		5,081,648,485	15,864		9,597,430,913
	Construction of extended Hung Vuong street	1,377	2,880,000	3,965,760,000	440.6	2,160,000	951,782,400	185.1	3,456,000	639,597,773	1,996.7	605,000	1,207,973,250
	Upgrading Tran Quang Dieu Street	4,944	2,880,000	14,239,008,000	1,582.1	2,160,000	3,417,361,920	664.5	3,456,000	2,296,467,210	7,168.9	605,000	4,337,211,725
	Embankment of Long Xuyen canal	1,874	2,880,000	5,397,120,000	599.7	2,160,000	1,295,308,800	251.9	3,456,000	870,447,514	2,717.3	605,000	1,643,966,500
	Upgrading Cai Son canal	989	2,880,000	2,848,320,000	316.5	2,160,000	683,596,800	132.9	3,456,000	459,377,050	1,434.1	605,000	867,600,250

Scaling-up Urban Upgrading Project - Subproject of Long Xuyen city, An Giang province
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No	Item	AFFECTED OF HOUSES, STRUCTURES											
		House (m2)			Kitchen (m2)			Auxiliary works (m2)			Wall		
		Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)
	Upgrading Ba Bau canal	568	2,880,000	1,635,840,000	181.8	2,160,000	392,601,600	76.3	3,456,000	263,828,275	823.6	605,000	498,278,000
	Upgrading Ong Manh canal	1,188	2,880,000	3,422,189,137	380.2	2,160,000	821,325,393	159.7	3,456,000	551,930,664	1,723.0	605,000	1,042,401,188
	Component 3: Construction of resettlement sites	238		685,440,000	20		43,200,000	26		88,473,600	212		128,260,000
	West of An Giang Univer-sity RS	238	2,880,000	685,440,000	20.0	2,160,000	43,200,000	26	3,456,000	88,473,600	212	605,000	128,260,000
	Total	12,851	-	37,011,917,137	3,959	-	8,552,120,913	1,739	-	6,009,930,085	18,063	-	10,927,825,913

Scaling-up Urban Upgrading Project - Subproject of Long Xuyen city, An Giang province
Resettlement Plan

No	Item	AFFECTED OF HOUSES, STRUCTURES											
		Yards			Water tank			Gates			Graves (pcs)		
		Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)
I	Component 1: Upgrading level-3 infrastructures in low-income areas	807.5		129,200,000	13		33,696,000	165		114,015,000	-	-	-
	LIA 1	582.5	160,000	93,200,000	13.0	2,592,000	33,696,000	121	691,000	83,611,000			
	LIA 3	225.0	160,000	36,000,000				44	691,000	30,404,000			
	Component 2: Upgrading and developing level-1, 2 primary infrastructures	7,422		1,187,510,449	107		277,344,000	2,301		1,589,853,832	15		129,600,000
	Construction of extended Hung Vuong street	934.2	160,000	149,465,088	22.0	2,592,000	57,024,000	290	691,000	200,105,728			
	Upgrading Tran Quang Dieu Street	3,354.1	160,000	536,652,390	10.0	2,592,000	25,920,000	1,040	691,000	718,476,928	5	8,640,000	43,200,000
	Embankment of Long Xuyen canal	1,271.3	160,000	203,411,456	12.0	2,592,000	31,104,000	394	691,000	272,329,800	3	8,640,000	25,920,000
	Upgrading Cai Son canal	670.9	160,000	107,350,016	21.0	2,592,000	54,432,000	208	691,000	143,721,543	4	8,640,000	34,560,000

Scaling-up Urban Upgrading Project - Subproject of Long Xuyen city, An Giang province
Resettlement Plan

No	Item	AFFECTED OF HOUSES, STRUCTURES											
		Yards			Water tank			Gates			Graves (pcs)		
		Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)	Quant. (m2)	Unit price (VND)	Amount (VND)
	Upgrading Ba Bau canal	385.3	160,000	61,652,992	21.0	2,592,000	54,432,000	119	691,000	82,541,796	2	8,640,000	17,280,000
	Upgrading Ong Manh canal	806.1	160,000	128,978,506	21.0	2,592,000	54,432,000	250	691,000	172,678,036	1	8,640,000	8,640,000
	Component 3: Construction of resettlement sites	152		24,320,000	3		7,776,000	16		11,056,000	12		103,680,000
	West of An Giang University RS	152.0	160,000	24,320,000	3.0	2,592,000	7,776,000	16	691,000	11,056,000	12	8,640,000	103,680,000
	Total	8,381	-	1,341,030,449	123	-	318,816,000	2,482	-	1,714,924,832	27	-	233,280,000

C. The table of compensation prices for trees and crops

No	Item	AFFECTED OF TREE & CROPS											
		Timber tree (tree)			Fruit tree (tree)			Crops (m2)					
1	2	3	4	5	6	7	8	12	13	14	15	16	17
		Quant.	Unit price (VND)	Amount (VND)	Quant.	Unit price (VND)	Amount (VND)	Quant.	Unit price (VND)	Amount (VND)	Quant.	Unit price (VND)	Amount (VND)
I	Component 1: Upgrading level-3 infrastructures in low-income areas	29		1,450,000	16		8,000,000	148		2,224,500	895		13,422,354
	LIA 1	8	50,000	400,000	6	500,000	3,000,000	55.6	15,000	834,000	512.6	15,000	7,689,715
	LIA 3	21	50,000	1,050,000	10	500,000	5,000,000	92.7	15,000	1,390,500	382.2	15,000	5,732,639
	Component 2: Upgrading and developing level-1, 2 primary infrastructures	338		16,900,000	122		61,000,000	17,541		263,112,000	13,731		205,960,171
	Construction of extended Hung Vuong street	120	50,000	6,000,000	20	500,000	10,000,000	10,067.0	15,000	151,005,000	234.7	15,000	3,520,243
	Upgrading Tran Quang Dieu Street	100	50,000	5,000,000	43	500,000	21,500,000	2,349.0	15,000	35,235,000	724.5	15,000	10,867,944
	Embankment of Long Xuyen canal	20	50,000	1,000,000	10	500,000	5,000,000	810.0	15,000	12,150,000	4,147.3	15,000	62,209,340

Scaling-up Urban Upgrading Project - Subproject of Long Xuyen city, An Giang province
Resettlement Plan

No	Item	AFFECTED OF TREE & CROPS											
		Timber tree (tree)			Fruit tree (tree)			Crops (m2)					
	Upgrading Cai Son canal	45	50,000	2,250,000	31	500,000	15,500,000	1,031.9	15,000	15,478,500	4,305.9	15,000	64,588,844
	Upgrading Ba Bau canal	32	50,000	1,600,000	12	500,000	6,000,000	472.8	15,000	7,092,000	1,141.5	15,000	17,121,945
	Upgrading Ong Manh canal	21	50,000	1,050,000	6	500,000	3,000,000	2,810.1	15,000	42,151,500	3,176.8	15,000	47,651,855
	Component 3: Construction of resettlement sites	320		16,000,000	56		28,000,000	19,620		294,300,000	1,306		19,591,740
	West of An Giang Univer-sity RS	320	50,000	16,000,000	56	500,000	28,000,000	19,620.0	15,000	294,300,000	1,306.1	15,000	19,591,740
	Total	687		34,350,000	194		97,000,000	37,309	-	559,636,500	15,932	-	238,974,265