

LONG AN PROVINCE PEOPLE'S COMMITTEE
TAN AN CITY PEOPLE'S COMMITTEE

SCALING – UP URBAN UPGRADING PROJECT
SUBPROJECT TAN AN CITY – LONG AN PROVINCE

RESETTLEMENT PLAN

(THE FINAL VERSION)



Tan An City, February 2017

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ABBREVIATIONS

AHs	Affected households
APs	Affected Persons
CCSCC	City Compensation and Site Clearance Committee/Council
CLFDC	City Land Fund Development Center
DARD	Department of Agriculture and Rural Development
DED	Detailed Engineering Design
DHs	Displaced households
DMS	Detailed measurement survey
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
IOL	Inventory of Losses
IRP	Income Restoration Program
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
N	Male
NGO	Non- Government Organization

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OCSCC	Organization in charge of Compensation and Site Clearance Committee
PAHs	Project Affected Households
PAPs	Project Affected Persons
PC	People’s Committee
PMU	Project Management Unit
Q	Quantity
RHs	Resettlement households
RP	Resettlement Plan
RPF	Resettlement Policy Framework
RS	Resettlement site
SES	Socio- Economic Survey
SUUP	Scaling – Up Urban Upgrading Project
SUUP – Tan An	Scaling – Up Urban Upgrading Project – Tan An City
SWOT	Strength Weakness Opportunity and Technologies
Tan An CPC	Tan An 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 Tan An City, Long An Province (SUUP–Tan An) caused by the involuntary acquisition of land and other assets that results in:

- a. Relocation 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; and
- d. The involuntary restriction of access to legally designated parks or protected areas causing adverse impacts on their livelihoods.

Census and Inventory of Losses: 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 and 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 decision to recover the land use rights or land acquisition which have 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 Tan An City 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.

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Eligibility: is the criteria 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 used for residential purposes), including agricultural, forestry, garden, aquaculture and pond land.

Replacement Cost: the amount that is required 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 for determining the replacement cost of land, houses and other affected assets based on market surveys.

Resettlement: This Resettlement Policy Framework (RPF), 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.

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Vulnerable Groups and Individuals at risk: 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 women headed household (single, widow, disabled husband) with dependents and economic disadvantage; (ii) people with physical or mental disability (loss of working ability); (iii) the poor under MOLISA standard; (iv) elderly alone; (v) ethnic minority people; and (vi) social policy families, Vietnam heroic mothers and families contributing to the revolution. 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 Tan An City, Long An Province City (SUUP – Tan An). 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.

A. PROJECT DESCRIPTION

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. Among these 04 components, 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.

Component 1 – Upgrading infrastructure level 3

Upgrading the infrastructures of LIA 1 (Ao Quan area - Ward 1), LIA 2 (Mui Tau area), LIA 3 (Cau Tre canal area), LIA 4 (Rot canal area), including the following contents:

- Upgrading the alleys.
- Water supply system, drainage system and lighting system.
- Upgrading the infrastructures for the Ao Quan area of 7.8 hectares (ha), the Mui Tau area of 2.7ha, the LIA 3 area of 20.1 ha and the LIA 4 area of 21.4 ha in order to improve the infrastructure as well as the environmental hygiene conditions in the areas.

Component 2 – Upgrading infrastructure level 1 and 2

The investment items are presented as follows:

- Construction of the Bao Dinh river embankment with a total length of 1,300 m with eco-soft embankment system and parks on both sides to create landscape and protect the embankment.
- The connection of Phan Van Tuan Street and Nguyen Tan Chinh Street with a total length of 6,000 m to improve the effective transportation of goods among local areas in the region.
- Upgrading of 1,850 m of Luu Van Tue Street to improve transportation among localities.
- Renovation of Cau Tre canal (from Bao Dinh river to National Road 1) and the connecting road from Tran Phong Sac to Nguyen Minh Duong street.

Component 3 – Resettlement

- The total area of the proposed resettlement site is about 22,203.4m².
- Social infrastructure in the resettlement area includes 01 market, 01 culture and sport center. In addition, the resettlement area is also fully serviced with physical infrastructures such as: internal roads, water supply system and park.

B. SCOPE OF AFFECTED LAND AND RESETTLEMENT

- There are 899 households and 2 agencies/companies at 8 Wards/Communes belonging to Tan An City that are affected by the project;
- The total acquired land for the project is 288,658 m², comprised of:
 - Residential land: 81,342 m² (28.2%)
 - Agricultural land: 153,009 m² (53%), of which the land under perennial trees is: 1,250 m² (0.4%) and the land under annual crops is: 151,758 m² (52.6%)
 - Non- agricultural land belonging to Tan An Electricity branch and Le Quy Don secondary school: 9,396 m² (3.3%)
 - Public land (Land managed by ward 3, ward 4 of Tan An City): 41,006 m² (14.2%)
 - Other lands (transportation, rivers, canals, cemeteries): 3,846 m² (1.33%).
- Of 899 affected households (PAHs), 172 households (HHs) will be severely affected, of which 170 HHs have 20% or more and 2 HHs have more 10% (for the vulnerable) of their agricultural land including garden land, being affected.
- 268 HHs whose houses are being affected, of which 198 HHs are totally affected. This includes 20 HHs partly affected for whom the remaining area is not viable to rebuild their houses.
- 92 HHs whose business are being affected, of which 81 HHs have to relocate. Of the 81 HHs with relocated business shops, there are 52 HHs that have businesses licenses and the remaining 29 HHs are not registered.
- There are 22 vulnerable households out of 899 PAHs, of which 12 are female headed households with dependents and economic disadvantages, 01 HH with a disabled HH head, 1 elderly HH, 4 poor HHs and 4 HHs under social policies.

C. SOCIO- ECONOMIC INFORMATION IN PROJECT AREA

The results are summarized as follows:

- Population size: On average, there are 3.7 persons per household, of which females account for 51.8% and males 48.2%.
- Labor force: The proportion of household heads that are of working ages (18-60) is 76.1%, the remaining 23.9% being the elderly.
- Ethnicity: All of the project population is Kinh (100%), the project has no impact on ethnic minorities.
- Employment: The SES shows that the major sector of employment is service such as sellers, drivers etc., accounting for 26.8%, followed by farmers, husbandry and workers at 14.2%, 3.8% and 11.7% respectively; People working as civil servants account for 6.6% and small business trade is 2.5%. The number of retired people with monthly

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pensions accounts for 11.2%. The unemployed account for 5.7% and 4.6% of the people are working as housewife.

- Income and expenditure: The average income and expenditure of a PAH per month in the project area is around VND 10,189,932 and VND 6,885,150 respectively. Thus, each PAH may save about VND 3,100,000 each month. However, the SES shows that the income gap is still significant in urban areas, beside the better off, some vulnerable PAHs whose incomes may not make both ends each month.
- Flooding occurs frequently in the project area, of which 38.5% of the PAHs are suffering from flooding during the rainy season by frequency of 1.48 times per month with average submergence of 0.39m deep and lasting 3.2 days per time.
- Illness related to flooding and sanitation: 13.1% of the PAPs catch dengue, 9% of the PAPs have common diseases related to scabies, 0.8% of the PAPs having dysentery, 0.8% of households having cholera and 2% of the PAPs with typhoid
- The majority of households expressed their supports to the project, accounting for 74.3%, 1.1 % are reluctant and 24.6% of the HHs have no comments.

D. PROJECT LEGAL FRAMEWORK

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 the RPF.

The main objective of this RP is to replace and compensate for lost properties based on the principles of full replacement cost.

The AHs 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.

Households and individuals who have to relocate will be allocated plots of land in the Project Resettlement Sites (RSs) based on DPs' aspirations.

E. INCOME RESTORATION PROGRAM

The project policy is that the livelihoods 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, whichever is higher.

An Income Restoration Program will be implemented among the 172 severely PAHs based on their demands. The activities proposed include i) Vocational training; and ii) Credits program.

Women are considered more severely impacted by land acquisition and resettlement not only regarding income but also in relation to their capacity to access to physical and social services as compared to men. Gender analysis and gender integration will be implemented during the period of preparing and implementing the RP.

F. SELECTION, PREPARATION OF RESETTLEMENT SITE AND RESETTLEMENT

Through consultations, 128 displaced households (DHs) (64.5%) expressed their preliminary preference of moving to the proposed serviced resettlement site; 64 DHs (32.4%) preferred to relocate themselves and the remaining 6 DHs (3.1%) had not made their decisions at the time of consultation.

The project resettlement site will be constructed at Ward 3, Tan An City on public land with an area of 22,203 m². The total budget for building infrastructure on the resettlement site (including roads, power supply, drainage, market, schools etc.), is estimated at VND 15,474,000,000.

In addition, 50 plots are available at the existing Binh Tam resettlement site (Binh Tam RS) for HH to be relocated under the SUUP. Construction of physical and social infrastructure on the resettlement site (including roads, power supply, drainage, market, schools etc.) has been completed.

G. PARTICIPATION MECHANISMS AND PUBLIC CONSULTATION

Community consultations, public meetings and discussions with the PAHs and local authorities were held at all affected wards during the periods of preliminary design and planning of resettlement (in July to August, 2016). Key information in this RP was disclosed to the PAHs through these public meetings and the PAHs' concerns have been taken into account during Project preparation.

H. GRIEVANCE REDRESS

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 results of settling their complaints, they could take their complaints to the courts, whenever they wish.

K. ORGANIZATIONAL ARRANGEMENT

The implementation of resettlement activities requires the involvement of agencies at the Province, City and Ward/Commune levels. The Long An Province People's Committee will bear all responsibilities for implementation of the project's RPF and the RP prepared under the RPF. The Tan An City Compensation and Site Clearance Committee (CCSCC) will be established, in compliance with Decree No. 47/2014/ND-CP.

The PMU is responsible for supporting the Project owner (Tan An City PC) in management of the Project. It also has responsibility for preparing, updating and implementing the Project RP.

The PMU and CCSCC will be responsible for implementing the RP in compliance with the RPF of the Project.

The PMU will submit the updated RP to Long An PPC and the WB for endorsement and approval before providing compensation and undertaking site clearance.

L. RESETTLEMENT IMPLEMENTATION PLAN

Categories	Period
Complete basic design	Quarter 3 of 2016
Prepare RP	Quarter 3 of 2016
Submit RP to WB for approval	Quarter 4 of 2016
Start implementing RP	Quarter 2 of 2017
Implement IRP	Quarter 1 of 2018 – Quarter 4 of 2019 (as per the project progress)
Internal monitoring (submit quarterly progress reports)	Quarter 1 of 2017 – Quarter 4 of 2019 (as per project progress)
Independent monitoring (quarterly reports)	Quarter 2 of 2017 – Quarter 4 of 2019 (as per project progress)

M. COST AND BUDGET ALLOCATION

The resettlement budget for SUUP – Tan An is VND **217,140,627,790** (equivalent USD **9,637,844**). This budget includes the costs of compensation, support and resettlement and IRP, the management costs, costs to resolve complaints, independent monitoring and contingency expenses.

N. 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.

O. DUE DILIGENCE

This RP also includes appendices (Appendices 11 and 12) on due diligence for land acquisition and compensation which has already taken place since 2015 for the upgrading of Huynh Van Nhut road along the Bao Dinh River and the construction of one resettlement site combined with a trading and cultural center of inter-Ward 1&3 where SUUP – Tan An works are planned. These appendices include (i) an assessment of the adequacy of the compensation and assistance provided to the AHs for their losses, and (ii) corrective actions to make resettlement compliant with the Project policy, the laws of Vietnam and with the WB Policy.

CHAPTER 1. PROJECT DESCRIPTION**1.1 Background of SUUP**

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.

However, the MRD is facing many challenges including the negative impacts caused by climate change and rising sea water levels and seriously deteriorating physical and social infrastructures leading to unsustainable socio-economic development of the Delta. This has placed considerable pressure on the infrastructure system of the MRD, increasing the potential risks to development and living standards of residents caused by natural disasters such as flooding, drought, storm, salt water intrusion and land subsidence. According to the worst-case scenario of climate change developed by the Ministry of Natural Resource and Environment (MONRE) of Vietnam, by 2100 the sea level will rise by 01 meter, which will submerge about 90% of the area of MRD. In addition, infrastructure development in the upstream area of the Mekong River has resulted in considerable changes to the hydrological regime in the MRD.

To overcome the shortcomings mentioned above, 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.

Tan An city is located in the Southwest of Ho Chi Minh City. It borders Phu Thua District to the North, Tan Tru District and Chau Thanh District to the West, and Tien Giang Province to the Southwest. The city lines on the axis of economic development in the Southern Region of Vietnam, which is considered one of the satellite cities of Ho Chi Minh City and the urban area being an entrance to MRD.

In terms of transportation, Tan An city is located on the main traffic axis of the region. It connects the city center with National Highway No.1A to Ho Chi Minh City and the Southwest provinces. It also connects to the Highway No.62, linking with the Dong Thap Muoi region. At the beginning of 2010, HCMC – Trung Luong expressway was opened to traffic; this route crosses the Highway No.62 about 4km from the city center, which is one of the important roads contributing to the transportation development of the city.

However, the percentage of concrete roads surrounding the city center is still low; most of them are graveled roads. The area of roads in comparison with its population is low. Furthermore, an increase of population and urbanization poses a challenge to the traffic infrastructure system in particular and social and physical infrastructure in general in the city have not met the demand of city residents during the development period.

To upgrade and facilitate development of the city, Tan An city of Long An province needs financial support from projects to improve the infrastructure and the residents' lives. Therefore, proposing a multi-component project including upgrading the infrastructure of low-income areas (LIAs) and improving the environmental sanitation, is essential and urgent.

1.2 Description of the Subproject

There are 04 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.

Based on the preliminary designs and on project site surveys carried out by the RP consultants, 06 wards (wards 1, 2, 3, 4, 6, 7) and 02 communes: Khanh Hau and Binh Loi Nhon in Tan An city will be affected by land acquisition.

Details of the 04 components and proposed investments are described in Table 1.1, Figure 1.1 and Figure 1.2.

Table 1.1. Location of Proposed Investments

No	Ward/Commune	Investment items	Code
1	Ward 1	Upgrading infrastructure of LIA 1 (Ao Quan area)	HP1_1
2	Ward 2	Upgrading infrastructure of LIA 2 (Mui Tau area)	HP1_2
3	Ward 3	Resettlement area for the relocated people the LIAs 1 and 3, cultural center	HP3_1
4		Embanking Bao Dinh river banks	HP2_1
5	Ward 4	Upgrading infrastructure of LIA 3 (Cau Tre canal area from No.1 Highway to Luu Van Te street)	HP1_3
6		Upgrading Luu Van Te street	HP2_2

Resettlement Plan

No	Ward/Commune	Investment items	Code
7		Embanking Bao Dinh river banks	HP2_1
8		Renovating Cau Tre canal (from Bao Dinh river to No.1 Highway) and building connection road between Tran Phong Sac and Nguyen Minh Duong street	HP2_3
9	Ward 6	Upgrading infrastructure of LIA 4 (Rot canal area)	HP1_4
11	Khanh Hau Ward	A part of ring road connecting Phan Van Tuan street to Nguyen Tan Chinh street	HP2_4
12	Loi Binh Nhon Commune	A part of ring road connecting Phan Van Tuan street to Nguyen Tan Chinh street	HP2_4

Figure 1.1 Map of Location of the Project Investments

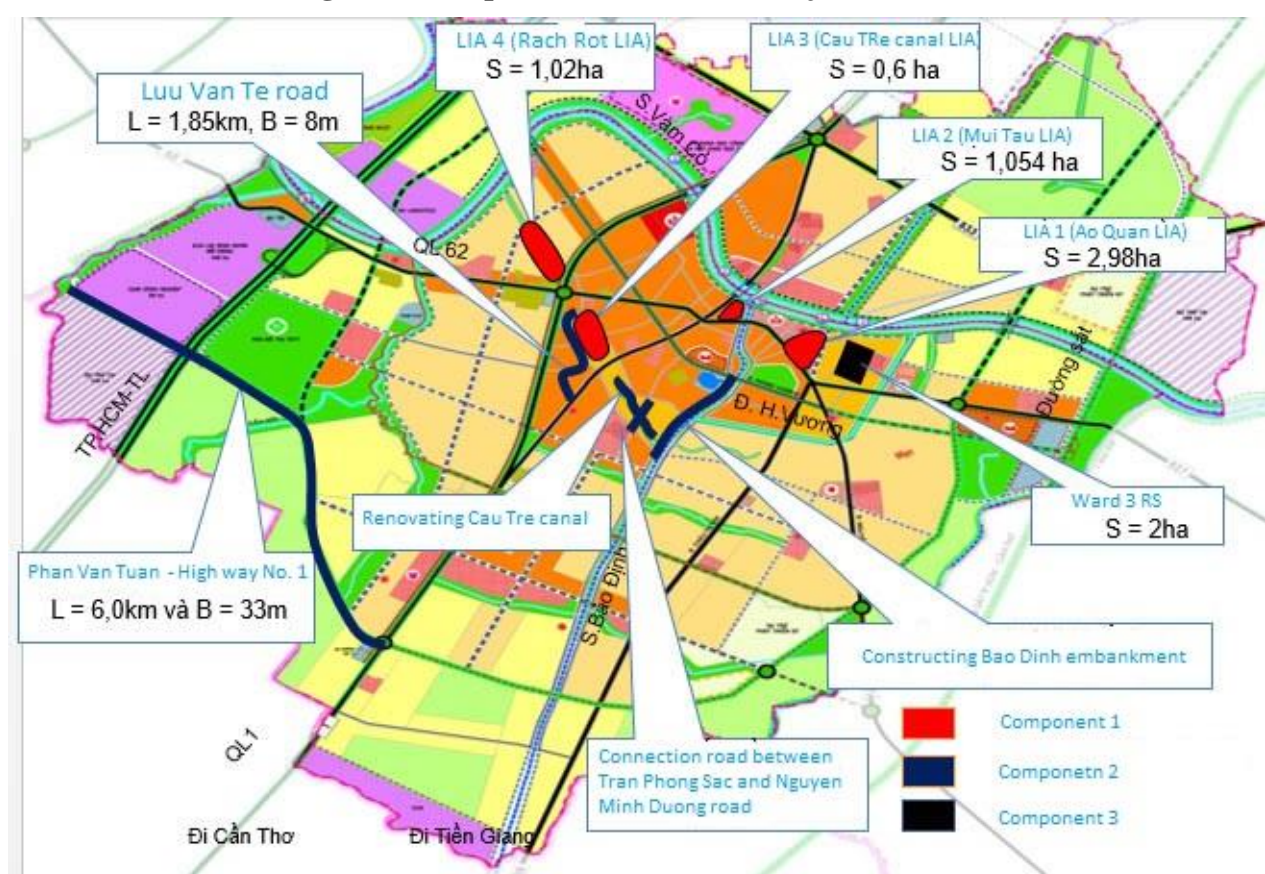
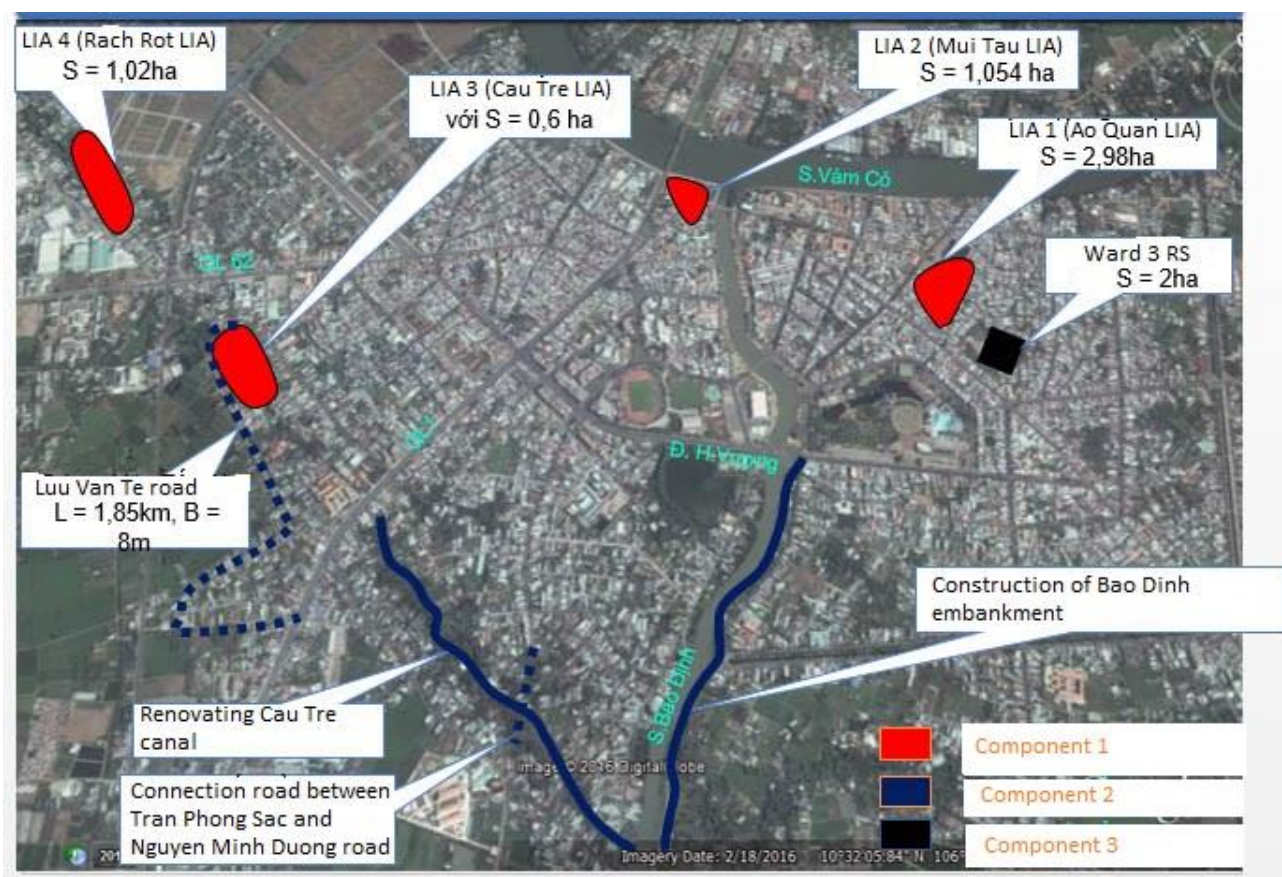


Figure 1.2 Photo of Location of the Project Investments

The project components are described in detail as follows:

1.2.1 Component 1 – Upgrading infrastructures level 3 and renovating infrastructure level 1 and level 2

The project will offer a multi support package to upgrade the infrastructures and services in LIAs. This component includes drainage and sewage systems, road, electricity, sanitation services and solid waste management. The construction items under component 1 include:

- Upgrading the infrastructure of LIA 1 (Ao Quan area - Ward 1), LIA 2 (Mui Tau area), LIA 3 (Cau Tre canal area), LIA 4 (Rot canal area), including the following contents:
 - Upgrading the alleys.
 - Water supply system, drainage system and lighting system.
 - Upgrading the infrastructures for the Ao Quan area of 7.8 hectares (ha), the Mui Tau area of 2.7ha, the LIA 3 area of 20.1ha, the LIA 4 area of 21.4ha for improving the infrastructure as well as the environmental hygiene conditions in the areas.

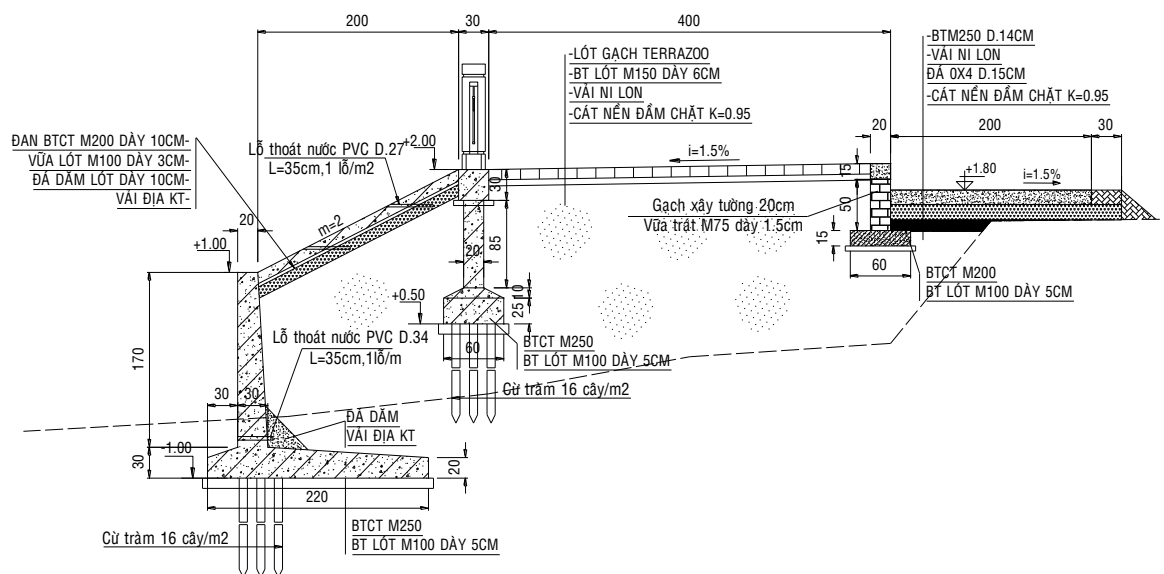
a) Upgrading and renovating the alleys

The section includes investments for the construction, upgrading, expansion, renovation and the development of alley transportation; water supply system; drainage system; and lighting system. The details of investments under Component 1 are described in Appendix 13.

b) Ao Quan embankment: Upgrading and renovating the embankment to create landscaped public space; building the entertainment park combined with environmental improvements; ensuring socio-economic stability and development. The technical design of Ao Quan embankment is described as follows:

- Embankment of the Ao Quan pond is made of reinforced concrete vertical walls M250.
- Length of embankment is about 102.96 m including the remaining pond bank, starting from the end of Dan road to Thu Khoa Huan road (at the area of the toilets). The embankment position is about 10 m from the alley of Thu Khoa Huan road and about 04m from some households living along Thu Khoa Huan road.
- The embankment is built on public land and along the embankment is a concrete road 2m wide constructed to connect Dal road with the alley of Thu Khoa Huan.

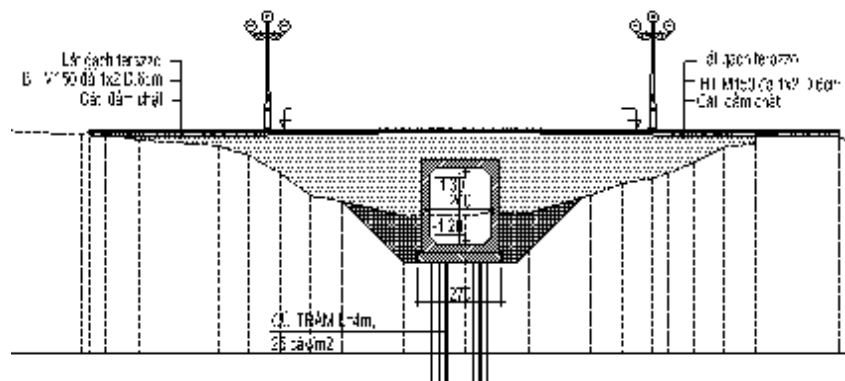
Figure 1.3 Design drawing of Ao Quan embankment works



c) Renovating, upgrading Mui Tau canal, Cau Tre canal: Upgrading urban infrastructure. The proposed investment will contribute to improving the water environment, increasing the area of surface water in the city. The water evaporates contributing to increasing the air humidity resulting in a fresh and cool climate in the summer time. This also serves as a drainage system and sewage system for residents living in the area around the canals. Technical plans of the works are as follows:

- Box culvert with 2,00m x 2,00m is built underground with bottom height of -1,20m;
- On the box culverts, a concrete road will be constructed, trees will be planted and lights installed.

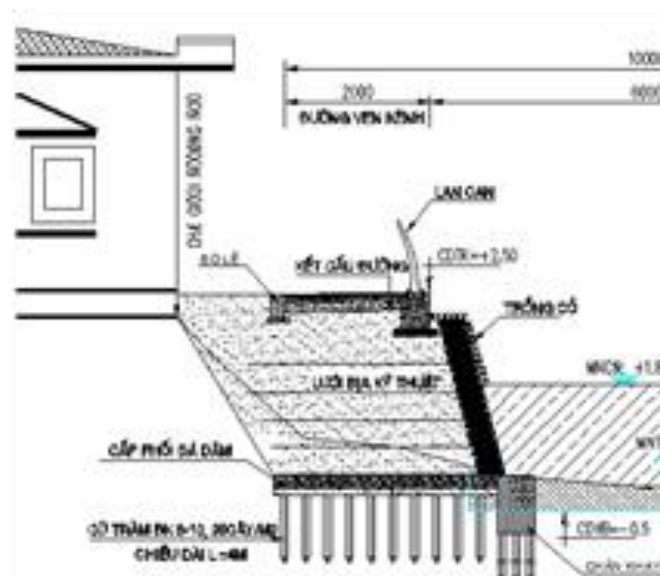
Figure 1.4. Layout of Mui Tau canal and Cau Tre canal works



d) **Rot canal embankment** is seriously polluted. During the rainy season, the surface of canal is filled with waste, nylon bags and in dry season the canal water becomes dark and smelly. The cause of this pollution is due to wastewater discharged from the livestock of the farmers. The canal is also encroached upon by local people. The investment aims to help solve the pollution problem caused by deficient water drainage combined with the wastewater discharged from the households living around the canal. At the same time, the work will create an attractive urban landscape for residential areas located along the canal in particular and for Tan An city in general. Technical features of the Rot canal embankment item include:

- Soft embankment is considered to be a suitable technical solution for the characteristics of the. It also meets the requirements of stability, environmental aesthetics, the area's development objectives and low price.
- Materials used in the construction are PP bags and a 15cm-thick concrete M250 layer.
- Planting grasses and trees on both sides of canal bank.

Figure 1.5. Drawing design of Rot canal embankment works



1.2.2 Component 2 – Upgrading infrastructures level 1 and 2

This Project component contributes to the development of urban transportation in compliance with the plan of developing the urban space, ensuring the consistency, balance and creation of an integrated transport network with the province, MRD and the country. Development of a modern transportation network with 100% asphalt roads to meet the demands of transporting goods and passengers will improve connectivity inside and outside the urban centers. The proposed investments are presented as follows:

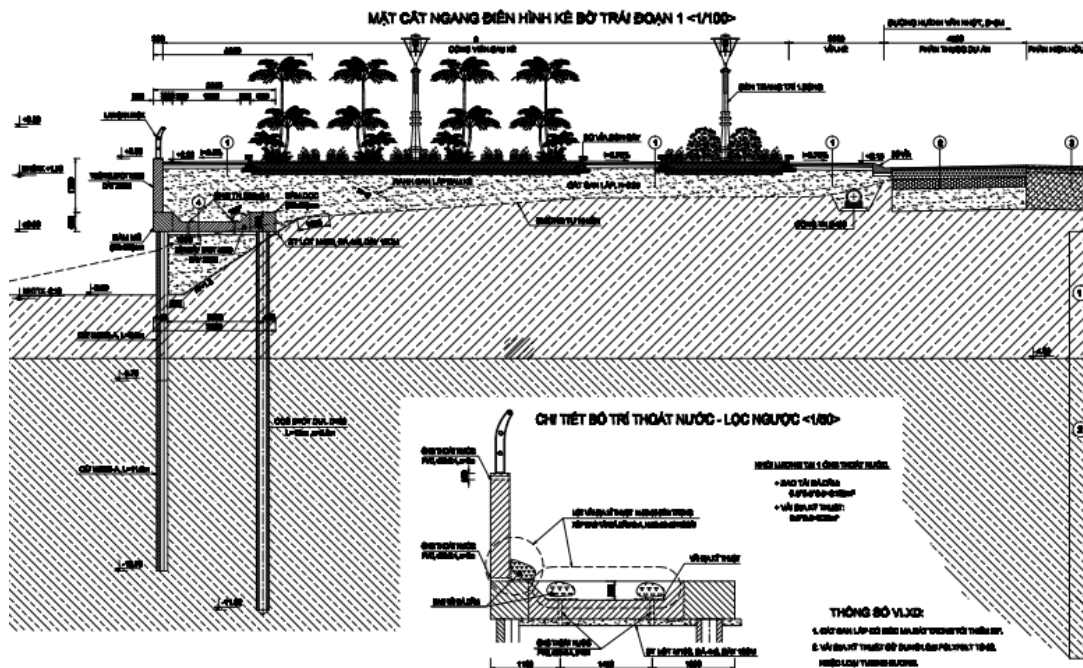
- Construction of the Bao Dinh river embankment with a total length of 1,300 m with the eco-soft embankment system with parks on both sides to create landscape protect the embankment.
- The connection of Phan Van Tuan Street and Nguyen Tan Chinh Street with a total length of 6,000m will improve the effective transportation of goods among locals area in the region.
- Upgrading of 1,850m of Luu Van Tue Street to improve transportation among localities.
- Renovation of Tre Bridge canal (from Bao Dinh river to National Road 1) and the connecting road from Tran Phong Sac to Nguyen Minh Duong street.

Detailed investment items of component 2 are presented as follows:

a. Bao Dinh river embankment and parks on either side: Upgrading and renovating the embankment to create an attractive area; building an entertainment Park, combined with environmental improvement; ensuring the stability and development of economy and society in Tan An city; also, creating a connection with the existing embankment from Vam Co river to Bao Dinh drain.

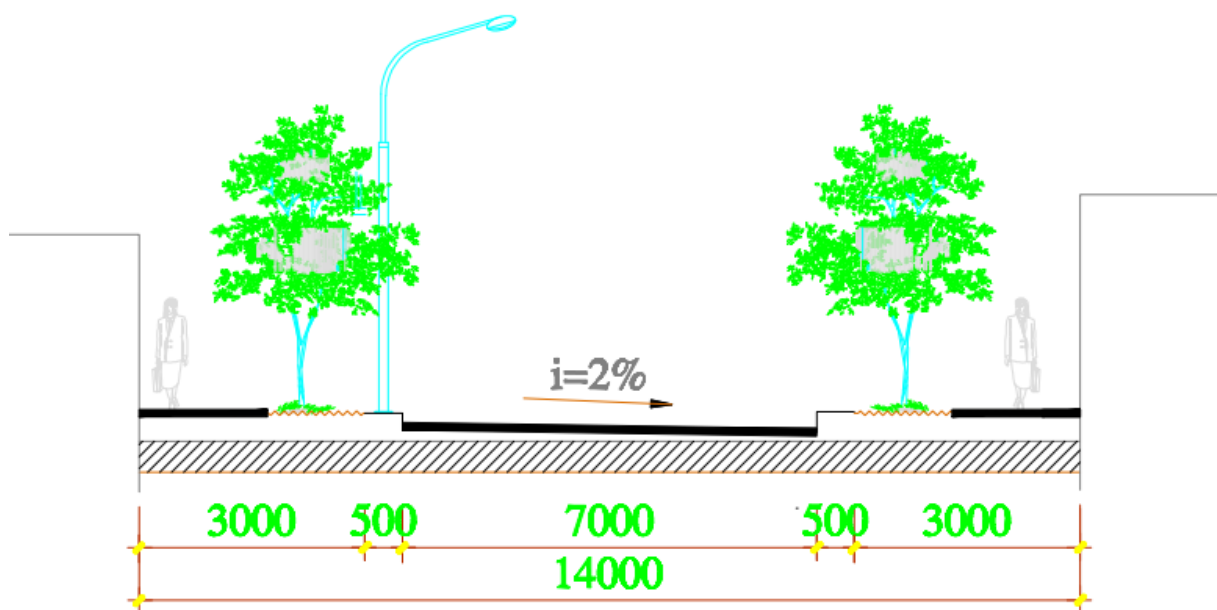
- Section 1 with a length of 650 m starting from Bao Dinh Bridge through water prevention sluice gates. The concrete embankment and entertainment park are built on both sides of the river. The scope of site clearance area is about 20-30m from the edge of the riverbank to the existing curb lines of Huynh Van Nhut and Nguyen Cuu Van Street.
- Section 2 is a continuation of the hard embankment to the end of Ward 7's line with a length of 1,200m. The river is 30-50m wide, with a bottom height of -3m and a bank height of +1,7m. The project constructs the river embankment and renovates the Huynh Van Nhut Street from the end of section 1 to the end of Ward 7's border. A Cross section of the Bao Dinh river embankment is illustrated in Figure 1.6.

Figure 1.6. Overview locations of investments under Component 2



b. Construction of Luu Van Te street: This is an important transport line connecting National Highway No 1 and National Highway No. 62 to urban areas including residential areas. It is also a key link required to synchronize the technical infrastructures for urban areas including water supply, drainage, sewage system, environmental sanitation and green space. It will upgrade the current transportation capacity and will meet the increasing demand for transportation in the future.

Figure 1.7. Cross-section of Luu Van Te street

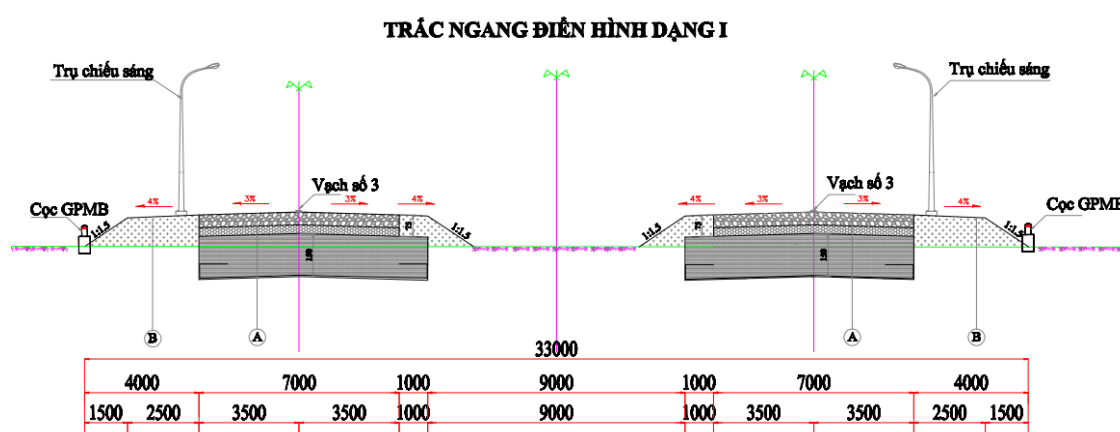


c. Connecting road between Phan Van Tuan and Nguyen Tan Chinh street: The construction will contribute to the development of urban infrastructures, increasing connectivity between the main areas (Chau Thanh – Tan An – Thu Thua; Chau Thanh – Tan An – Tân Tru) to promote

socio-economic development of the area and all over the region. It will also reduce traffic pressure on National Highway No.1A especially the section going through Tan An city via Hung Vuong street; it will also contribute to reducing traffic accidents and traffic jams especially during national festivals. The road will also help to change the direction of transportation in the city towards the rural areas, which is a precondition for developing the road network outside the city, speeding up the urbanization process and improving the urban city.

The connecting road between Phan Van Tuan and Nguyen Tan Chinh street (a part of the ring road of Tan An city) is 5,950 m long which will create an axis for transportation outside the city, connecting Thu Thua District to the central area of Tan An city, including the main trees that are under the management of the Government and the Province.

Figure 1.8. Cross-section of the road connecting Phan Van Tuan street to Nguyen Tan Chinh street

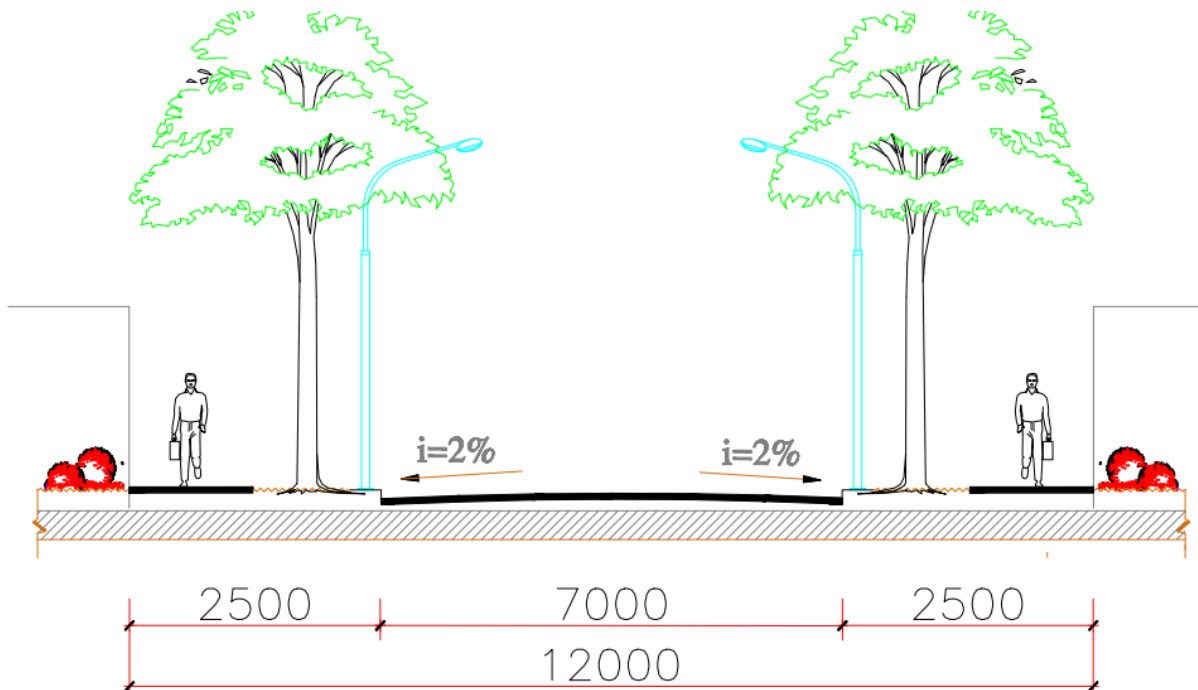


d. Construction of the road connecting Tran Phong Sac street to Nguyen Minh Duong street:

The road will contribute to connecting Nguyen Phong Sac and Nguyen Minh Duong street which will improve transportation for local people. It will also create attractive sidewalks.

The investment plan for the road connecting Tran Phong Sac street to Nguyen Minh Duong street will be in compliance with the general construction plan of Tan An city until 2025 with road of 12m in width (7m of road surface, 2.5m of each sidewalk).

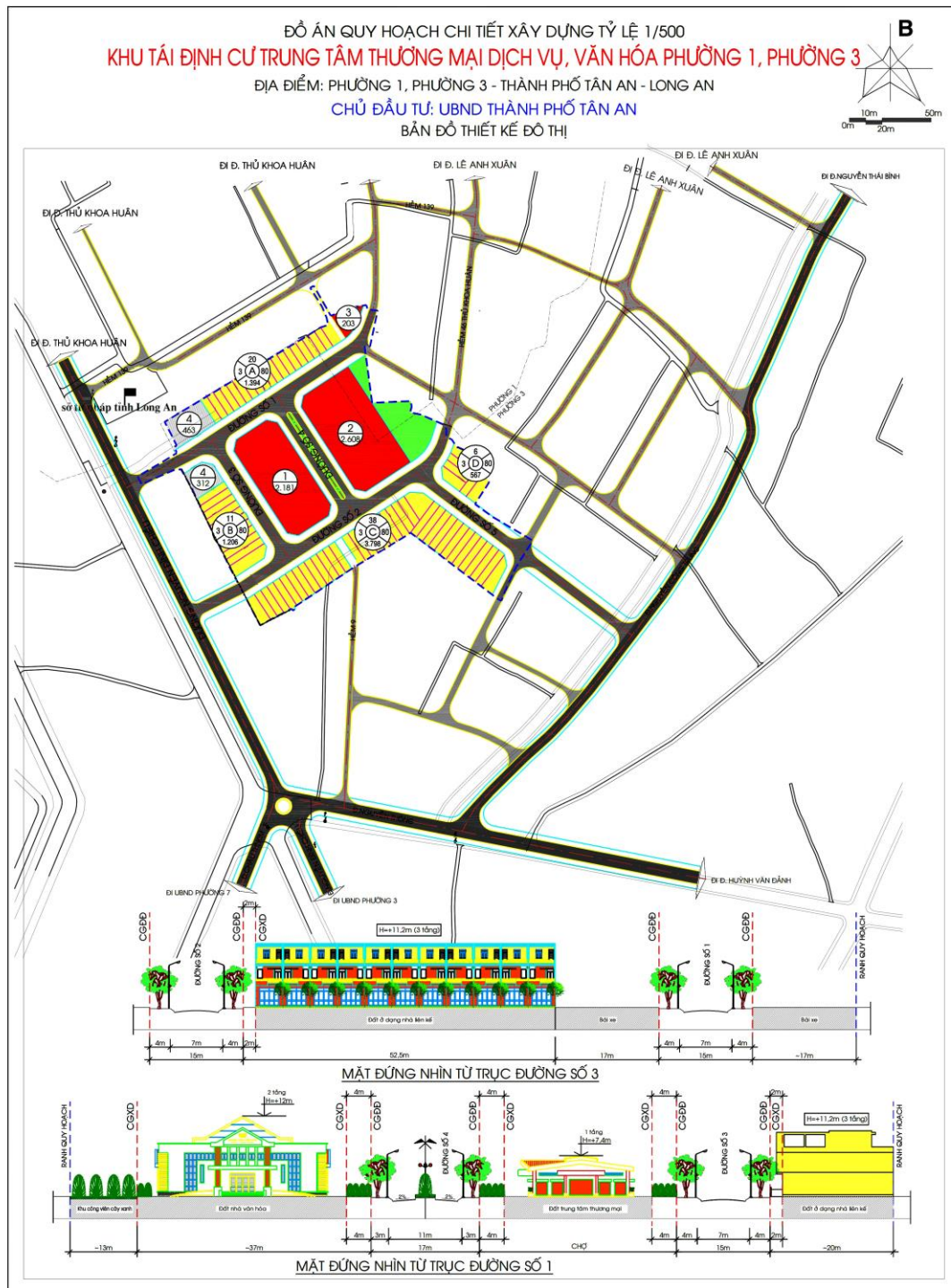
Figure 1.9. Cross-section of connecting road between Tran Phong Sac and Nguyen Minh Duong street



1.2.3 Component 3 – Resettlement

The Project proposes to build a Resettlement Site (RS) for relocated HH under the SUUP. This RS, located in Ward 3, is sited on public land with an area of 2.2 ha divided into 225 plots. The RS includes all of the essential infrastructure necessary to meet the basic needs for the relocated households as regulated. The basic investment information for the RS is described in section 7.2.3.

Figure 1.10. Planned site of resettlement site



1.2.4 Component 4 – Consultation of technical support and strengthening urban management capacity

Main objectives of Component 4 include:

- Sustainable management of the urban infrastructure and land use.
- Strengthening the participation of community in the financial planning of investments in upgrading infrastructures.

Resettlement Plan

- Technical support consultant: Strengthen technical capacities for the related agencies and units in order to promote development and contribute to the effectiveness of the Project including the determination of roles and responsibilities appropriate to each agency/organization at the central and local level.

1.3 Measures Taken to Minimize Resettlement

In order to comply with WB OP 4.12 on involuntary resettlement, Tan An CPC together with the FS and RP consultants, conducted field visits and public consultations and prepared a Community Upgrading Plan (CUP) to determine the scope of investments. All of the investments selected for this phase were carefully screened to meet the objectives of Project as well as to avoid, or to minimize land acquisition, resettlement, and reduce socioeconomic impacts caused by the land acquisition and resettlement.

During the pre-feasibility and feasibility studies, various alternatives were compared and analyzed to minimize the impact related to land acquisition and other socioeconomic impacts.

The different alternatives are presented below:

a) Alternatives for Component 1

The investments for upgrading and improving the infrastructures level 3 in the LIAs, focused mainly on the upgrading and expansion of the main alleys and sub-alleys including physical infrastructures such as lighting, water supply and sanitation systems. Different technical alternatives for the LIAs were analyzed to select the most effective and suitable option for upgrading alleys according to the local conditions and the aspirations of the community living in the LIAs. Based on the alley status of 04 LIAs, the alley upgrading options were proposed as follows:

1. **Option 1:** The alleys with dense traffic which meet the technical pre-requisites for expansion, are upgraded into concrete alleys with a minimum width of 4 meters. The central line of alleys will remain as before.
2. **Option 2:** The existing alleys that cannot feasibly be expanded into concrete alleys will have their water supply, drainage and sewage systems and their lighting systems upgraded.
3. **Option 3:** Options 1 and 2 are combined. For the LIAs, the main alleys are prioritised for expansion to concrete alleys with a minimum width of 4 m and the sub-alleys are widen based on their technical characteristics at least to 2m.

Alley upgrading options were analyzed and evaluated based on their technical, social, and environmental aspects to determine the most appropriate measures based on the current status of the alleys and the aspirations of local people. The results of analysis are presented in Table 1.2 below:

Table 1.2. Comparison of Options for Alley Upgrading.

Option 1	Option 2	Option 3
<p>Advantages:</p> <ul style="list-style-type: none"> - Ensuring stability of residential area in future. - Minimizing traffic accidents through wide roads and improved vision when traveling. - Markedly improve the living conditions of the people. <p>Disadvantages:</p> <ul style="list-style-type: none"> - Causing disturbances to people's lives due to the large area of land acquisition. - Difficult to implement due to the large area land acquisition. - Prone to complaints during compensation and construction. 	<p>Advantages:</p> <ul style="list-style-type: none"> - Not many disturbances caused to HHs due to reduced land acquisition. - The implementation of construction and monitoring will be easier due to the small area for site clearance. - Fewer risk of complaints due to construction being based on the current status. <p>Disadvantages:</p> <ul style="list-style-type: none"> - Not ensuring the development direction of the city in the future. - Living condition of local people will not be significantly improved due to the small width of alley routes. 	<p>Advantages:</p> <ul style="list-style-type: none"> - Not many disturbances caused to HHs due to reduced land acquisition. - The implementation of construction and monitoring will be easier. - Fewer risk complaints due to construction of branch alleys being based on the current status. <p>Disadvantages:</p> <ul style="list-style-type: none"> - Not ensuring the development direction of the city in the future. - Living condition of local people will not be significantly improved due to the small width of alley routes.

Comparing investment efficiency and social impacts of proposed options shows that Option 3 has the most advantages. It meets the requirements of investment efficiency and minimization of social impacts. The impact of option 3 on land acquisition is the same as that for option 2, however the investment efficiency of option 3 is higher than that of option 2. Therefore, the option 3 is the proposed option for implementing the sub-project.

b) Alternatives for canal system

▪ Ao Quan embankment

- Option 1A:** The embankment will be constructed on public land. A 2m wide concrete road will be constructed along the embankment pavement to connect Dal road of Ao Quan pond to Thu Khoa Huan alley. Land acquisition for option 01 is 110 m² of land increasing construction costs and extending construction time.
- Option 1B:** The embankment will be constructed on public land; no concrete road will be constructed along the embankment pavement. Land acquisition for option 1B is 30 m² of land increasing construction costs and extending construction time.
- Option 2A:** A 2m wide concrete road will be built to link Dal road of Ao Quan pond to the Thu Khoa Huan alley. Land acquisition for option 2A is minimal about 6.2 m².

- 4. Option 2B:** No concrete road to be constructed. Scale of land acquisition is greater than that of option 2A.

From the alternative analysis mentioned above, option 2A meets the project's objectives. It has little impact on land acquisition and has lower construction costs than others. Option 2A is therefore proposed to be selected.

▪ **Cau Tre Canal, Mui Tau Canal**

1. **Option 1:** Replacing open canal by box culvert with 2.00 m x 2.00 m of underground aperture, 1.20 m of drain bottom level; after completing the box culvert, a road will be built with green features and decorative lighting, This option requires little land acquisition and the number of PAPs is lower than that for option 2.
2. **Option 2:** Constructing soft embankment along the canal. For this option, the number of PAPs is higher due to the large land area that must be acquired to build the larger embankment.

The analysis of 2 options shows that Option 1: Box culvert combining concrete road on it is a suitable solution meeting the demand of stability, aesthetics and minimizing impacts on land acquisition and reducing costs. Option 1 is therefore proposed to be selected.

▪ **Rot Canal**

1. **Option 1: Constructing hard embankment along the canal:** For this option, the number of PAPs is the same as for Option 2 because the scope of acquisition land for each option is the same. However, the construction cost is higher than for Option 2. The construction cost is 45,000,000 VNĐ per m.
2. **Option 2: Constructing soft embankment along the canal:** The number of affected households is the same as for Option 1 because the scope of land acquisition for each option is the same. However, the construction cost is lower than that of option 1. Construction cost is 22,000,000 VNĐ per m.

Through the analysis of 2 options shows that Option 2: Soft embankment, is a suitable solution to the status of area as well as meets the demand on stability, aesthetics and objective of area and low price. Therefore, consultants propose choosing option 2 as preferred options.

c) Resettlement site

The location of the resettlement site is in line with the overall residential development plan of Tan An City with convenient access to public services of the City. The land planned for building the resettlement site is public, therefore no land acquisition is necessary. There are 04 households who have encroached the public land by building houses and they are entitled to be relocated into the project resettlement site. The location is suitable for building the project resettlement site because of its convenient position for the relocated people and the minimal physical and socioeconomic impacts.

1.4 Project objectives

The project objective is to build Tan An city into a city as a center for trading and administrative services which is: eco-friendly; ensures sustainable development; has high quality and modern infrastructures; protects the environment; and is resilient to climate change, improving the living conditions of residents and contributing to the comprehensive socio-economic development of the city.

The project also aims to improve drainage, environmental sanitation and landscapes, while reducing flooding in order to improve the health and quality of people's lives. The improvement and extension of the transportation network will support the strengthening of economic activities in urban areas, allowing the MRD to reach its full potential.

The specific objectives are as follows:

- Synchronous transportation system construction will create an efficient transportation system, create linkages among the urban areas to promote economic development especially in the MRD and HCMC economic zones which is a precondition for the country's socio economic and cultural development.
- Upgrading the infrastructures of LIAs will contribute to improve the resident's lives especially the poor in LIAs, narrowing the gap between the poor and better-off people and promoting the comprehensive socioeconomic development of the society.
- The diseases related to polluted water and poor sanitation in the city will be reduced through the investments for improving the water supply system and environmental sanitation of the city.
- Construction of the project resettlement site for those who have to be relocated by the project will help relocated people to stabilize their lives.
- Capacity building for the PMU and management agencies including on: improvement of community awareness, activities for monitoring and evaluation, operation and maintenance for provincial and city agencies will be conducted to ensure that the effectiveness and sustainability of the Project is maximized.

1.5 Objectives and Principles of RP

The RP is prepared based on the guidance set forth in 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, establishes rates of compensation for lost assets, and 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.

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- 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.

1.6 The linked projects and resettlement issues**1.6.1 Related Activities**

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

- a) Directly and significantly related to the Bank-assisted project;
 - b) Necessary to achieve its objectives as set forth in the project documents; and
 - c) Carried out, or planned to be carried out, contemporaneously with the project.
- are subject to the applicability of the RPF.

Based on the criteria defined above, there are three existing projects related to the SUUP. they are summarized in Table 1.7.

Table 1.3. Summary of Related/Linked Projects

No.	Project names	Donor/ Budget Source	Situation	Linked or not to the project
1	Construction of Bao Dinh river embankment, section from Vanh Dai canal to Vo Van Mon road (wards 4&7)	State budget (265 billion VND)	<ul style="list-style-type: none"> - This subproject is located at ward 3 within the project area of SUUP. - The Bao Dinh river embankment under SUUP will connect with the Vanh Dai canal embankment. - The SUUP and this subproject will have an overall cumulative positive impact to the water quality of Bao Dinh river. - Project has been approved (Decision No. 2291/QD-UBND dated July 13th 2013 of Long An PPC). Currently, 	Considered as linked. Time of implementation not yet known. Should follow the provision of RFP once implemented

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No.	Project names	Donor/ Budget Source	Situation	Linked or not to the project
			the implementation of compensation and allowance has not yet taken place.	
2	Construction of ring road (Loi Binh Nhon, Binh Tam Commune, Wards 4, 6 and 7)	State budget (343 billion VND)	<ul style="list-style-type: none"> - The connecting road between Phan Van Tuan and Nguyen Tan Chinh street under the SUUP is a part of the ring road of Tan An city. - No specific implementation schedule due to lack of capital for compensation implementation. 	For the time being this project is not considered as linked as it would not likely be implemented in 4 years
3	Construction of ring canal section from Nguyen Dinh Chieu to Bao Dinh river (Ward 3 and Ward 7)	State budget (70 billion VND)	<ul style="list-style-type: none"> - This subproject is located at wards 3 and 7 within the project area of SUUP. - No specific implementation schedule due to lack of capital to provide compensation. 	As above
4	Construction of ring canal section from Nguyen Thong road to Van Co river (Ward 3)	State budget (48 billion VND)	<ul style="list-style-type: none"> - This subproject is located at ward 3 within the project area of SUUP. - No specific implementation schedule due to lack of capital to provide compensation. 	As above
5	Construction of Huynh Van Nhut road along Bao Dinh river (Ward 3)	State budget (17.51 billion VND)	<ul style="list-style-type: none"> - Road section along the Bao Dinh river to be rehabilitated under the SUUP; road improvement is part of the Bao Dinh River embankment rehabilitation. - Compensation conducted in quarter IV/2015 - Project construction period 2015 - 2017 	Linked
6	Construction of resettlement site combined with trading and cultural center of inter-ward 1&3 (Ward 1, Ward 3)	State budget	<ul style="list-style-type: none"> - RS used for the project; public land but with 3 HH who were living in the RS; - 3 HH compensated in quarter II/2016. 	Linked

These related/linked projects, together with the proposed investments under the project, will create a network and will promote effectiveness of the project under the approved plan.

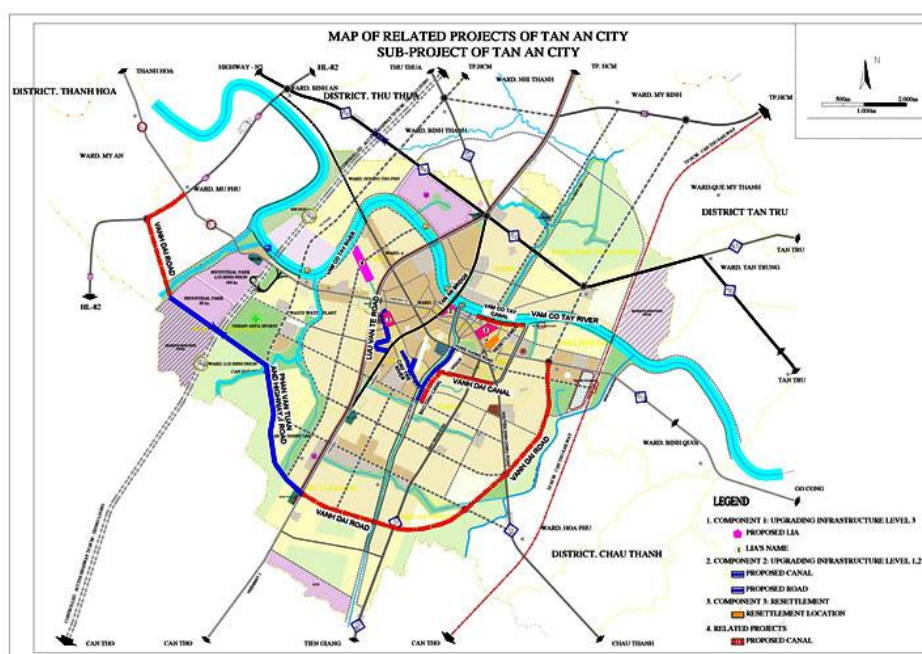


Figure 1.11. Map of linked projects

1.6.2 Resettlement Issues related to Linked Projects

- Construction of Huynh Van Nhut road along Bao Dinh river (HVNR): Tan An City People's Committee used a part of Tan An City's budget for the construction investment and compensation of Huynh Van Nhut road (section along Bao Dinh river). The project is being implemented and is expected to be completed by mid-2017. According to OP4.12 – HVNR is considered as a 'linked' project and a due diligence report was carried out. The result of the due diligence showed that all compensation, livelihood restoration and resettlement activities were made in accordance with the Government regulations and are considered as consistent with World Bank policy objectives, principles and outcomes. There are 33 households who are affected by the project. PAHs are mainly affected through loss of land and trees and a part of their structures. There are no households with affected houses who had to relocate. Until now, PAHs have been fully compensated with allowance for all affected assets. No complaints have been received. The PAHs have rebuilt their houses completely and recovered their income and livelihoods. Details of compensation, allowances, resettlement and the living conditions of HHs are presented in a due diligence report conducted as part of this RP (see appendix 11).
- Implementation of this project presents some non-compliances with the RPF. These issues are summarized as below:
 - Under the Tan An City funded Project, the level of job training and career change support is 0.4 of the affected land price for households whose agricultural land is affected, while in the SUUP – Tan An City policy, the support level will be from 1.5 to 5 times of the land prices as stipulated by the People's Committee of Long An

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PPC. The current support level is therefore less than the minimum of 1.5 times the land price.

- For households, whose agricultural land is affected by more than 20%, HH under the Tan An City funded Project are provided with vocational training and career change allowance in cash. While for the RPF, in addition to the compensation and support, including career change support as prescribed, the affected households will participate in the income restoration program (job training, job introduction etc.) developed by the Project.
- Construction of the resettlement site and the trading and cultural center of inter-ward 1&3 (RSCC): The implementation of compensation, allowance and resettlement of the project has been completed based on regulations of the GoV and Long An Province on compensation, allowance and resettlement when the state recovers land. Compensated rates have been based on the replacement costs (market price at the time of compensation). The construction of this project will be completed by early 2017. According to OP4.12 – RSCC is considered as a ‘linked’ project and a due diligence report has been carried out. The results of the due diligence show that all compensation, livelihood restoration and resettlement activities were carried out in accordance with the Government regulations and are considered to be consistent with World Bank policy objectives, principles and outcomes. There are 3 households who were living in this RS and had to relocate due to the project. Of these 3 households, 02 PAHs have relocated into the Binh Tam resettlement site and 01 PAH has self-relocated. They all recovered their incomes and livelihoods. Details of their compensation, allowance, resettlement and living conditions are mentioned in the due diligence report prepared under this RP (see appendix 12).
- Construction of Bao Dinh river embankment, section from Vanh Dai canal to Vo Van Mon road (wards 4&7): This sub-project has not yet been implemented. Total length of embankment is 1,358 m. The project would acquire land along two sides of the Bao Dinh river. On the right side of river in Ward 7, the project will acquire land with a width of 25 m from the center of the river. On the left side, the project will acquire land from the center of the river to the Nguyen Cuu Van road. The project is considered a linked project with the SUUP – Tan An City. To date, compensation and allowance for this project has not taken place. It is therefore unnecessary to prepare a due diligence report on compensation and allowance for PAHs. However, when the process of compensation and allowance for PAHs begins, it will need to follow the RPF policy.

CHAPTER 2. SCOPE OF IMPACT ON LAND ACQUISITION AND RESETTLEMENT**2.1 Summary of potential impacts**

The inventory of losses (IOL) was conducted from July to August of 2016 by the CCG Commerce and Investment Consultancy Joint Stock Company, a RP consultant agency. 100 % of the PAHs were questioned using a semi-structured interviewing method. The results are summarized as follows:

- There are 899 project affected households and 02 affected organizations located in 08 wards/communes of Tan An City.
- The total land acquired by the project is 288,658 m², of which:
 - Residential land: 81,342 m² (28.2%)
 - Agricultural land: 153,009m² (53%), of which perennial tree land is 1,250 m² (0.4%) and annual crop land is 151,758m² (52.6%)
 - Non-agricultural land (Land is owned by Tan An Power Company and Le Quy Don Secondary School): 9,396 m² (3.3%)
 - Public land (Land managed by Ward 3, Ward: 41,006 m² (14.2%)
 - Other lands (transportation, rivers, canals, cemeteries): 3,846 m² (1.33%).
- Of 899 PAHs, 172 PAHs are severely affected, in which 170 PAHs have more than 20% and 02 PAHs have more 10% (for the vulnerable) of their agricultural land including garden land that is affected.
- 268 PAHs whose houses are being affected, of which 198 PAHs are totally affected and 20 PAHs are partially affected, for whom it is not viable to rebuild their houses.
- 92 PAHs will have their business affected. Of the 92 affected businesses, 81 units have to relocate of which 52 PAHs have their business licenses and the remaining 29 PAHs are not registered. Most of the business are managed by women accounting for 64.7% (60/92 PAHs), the remaining shops/business establishments are managed by men.
- There are 22 vulnerable households out of 899 PAHs, of which 12 are female headed households with dependents and economic disadvantages, accounting for 1.3%. The remaining 1% include 01 disabled headed HH, 01 elderly HH, 04 poor HHs and 04 HHs covered under other social policies (Vietnam heroic mother, the revolutionary family, families of war invalids martyrs...) The results of affected land and assets on land are summarized in detail in Table 2.1.

Table 2.1. Summary of the project affected land and other assets

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Kinds of affected assets		Unit	Total		Component 1		Component 2		Component 3	
			Quantity	PAH/ Companies/ Agencies	Quantity	PAH/ Companies/ Agencies	Quantity	PAH/ Companies/ Agencies	Quantity	PAH/ Companies / Agencies
Land										
Non-agriculture	Residential land	m ²	81,342	676	12,521	336	68,821	340	0	0
	Land managed by wards	m ²	50,416	2 WPCs	9,977	1 WPC	18,236	1 WPC	22,203	1 WPC
	Other land (cemetery, transportation, canals)	m ²	3,846	0	967	1 organization	2,879	1 organization	0	0
Agriculture	Annual crops	m ²	151,758	225	461	11	151,297	214	0	0
	Perennial trees	m ²	1,250	2	90	1	1,160	1	0	0
Total affected land			288,612	899 HHs, 3 WPCs, 1 company, 1 organization	24,016	348 HHs, 1 company, 2 WPCs	242,393	555 HHs, 1 organization, 2 WPCs	22,203	1 WPC
Main houses			11,669	268	1,646	68	10,023	200	-	-
	III grade houses	m ²	170	2	-	-	170	2	-	-
	IV grade houses	m ²	10,870	249	1,538	64	9,332	185	-	-
	Temporary houses	m ²	629	17	108	4	521	13	-	-
Totally affected houses		m²	10,738	198	1,067	26	9,671	172	-	-
Partly affected houses		m²	931	70	579	42	352	28	-	-
Structures										
	Kitchens	m ²	77	4	62	2	15	2		
	Barn	m ²	1,089	14	180	3	909	11		
	Power meters	Meter	96	90	31	31	65	59		
	Water meters	Meter	91	87	26	26	65	61		
	Fences	m ²	4,024	349	1,264	149	2,760	200		
	Gates	m ²	1,378	255	435	92	943	163		

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Kinds of affected assets	Unit	Total		Component 1		Component 2		Component 3	
		Quantit y	PAH/ Companies/ Agencies	Quantit y	PAH/ Companies/ Agencies	Quantit y	PAH/ Companies/ Agencies	Quantit y	PAH/ Companies / Agencies
Toilets	m ²	135	9			135	9		
Soil tombs	Tomb	23	11			23	11		
Cement tombs	Tomb	17	11			17	11		
Telephones	Line	4	4			4	4		
Drilled wells	m	47	4			47	4		
Water tanks	m ³	66	5			66	5		
Water pipes	m	71	3			71	3		
Play grounds	m ²	17,601	460	3,564	186	14,037	274		
Fish pond	m ²	17,973	59	2,408	12	15,565	47		
Outdoor altar	Unit	30	25	5	5	25	20		
Perennial and annual trees									
Annual trees	m ²	128,175	188	31	2	128,144	186	-	-
Fruit trees	Tree	4,821	320	604	90	4,217	230	-	-
Wood trees	Tree	1,033	143	156	22	877	121	-	-
Public assets									
Power poles	Pole	75	1	47	1	28	1	-	-
Power substation	Statio n	7	1	4	1	3	1	-	-
Electric lines	m	4,153	1	2,500	1	1,653	1	-	-
Telephone lines	m	3,210	1	2,000	1	1,210	1	-	-
Telephone poles	Pole	45	1	28	1	17	1	-	-
Bus substations	Statio n	-	-	-	-	-	-	-	-
Total of PAHs									
Total PAHs	HH		899		348		551		-

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Kinds of affected assets	Unit	Total		Component 1		Component 2		Component 3	
		Quantit y	PAH/ Companies/ Agencies	Quantit y	PAH/ Companies/ Agencies	Quantit y	PAH/ Companies/ Agencies	Quantit y	PAH/ Companies / Agencies
DHs	HH		198		26		172		-
No of HHs that have productive lands affected	HH		172		2		170		-
No of HHs whose business stores are affected	HH		92		11		81		-
Vulnerable HHs									
Women headed with dependents	HH		12		4		8		-
Minority HHs	HH		0		0		0		-
Disabled headed HHs	HH		1		0		1		-
Poor HHs	HH		4		3		1		-
Elderly headed HHs	HH		1		0		1		-
HHs under supported by social policies	HH		4		0		4		-

2.1.1 Impact on land

The Project's land acquisitions will affect 899 households, 01 company¹, Le Quy Don secondary school and public land under the management of Ward 2 and Ward 4. The total areas of acquired land for the project implementation is 288,658 m², of which the land of households and individuals is 234,250 m²; the acquired land under WPCs' management is 41,006 m²; the acquired land managed by Tan An Electricity Branch and Le Quy Don secondary school is 9,396 m² and other land acquired is 3,846 m² which consists of public land such as transportation land, rivers and canals. Of the 234,250 m² of land acquired from households, the majority is annual crop land (64.78%), followed by the residential land (34.7%); land with perennial trees is the lowest (0.53%). The land acquisition for the project is shown in Table 2.2 and 2.3 per ward.

Table 2.2. Scale of land acquisition per ward

No	Ward/ Commune	Items	HHs/Area	Non – Agricultural land			Agricultural land		Total
				Residential land	Land managed by WPCs	Other land	Annual land	Perennial land	
1	Ward 1	HP1_1	HHs	88					88
			Area (m ²)	929					929
2	Ward 2	HP1_2	HHs	30	1 company				30
			Area (m ²)	519	9,350				9,869
3	Ward 3	HP3_1	HHs		1 WPC				1 WPC
			Area (m ²)		40,393				40,393
		HP2_1	HHs	86					86
			Area (m ²)	18,018					18,018
4	Ward 4	HP2_1	HHs	54	1 WPC				54
			Area (m ²)	20,924	673				21,597
		HP1_3	HHs	39					39
			Area (m ²)	2,694					2,694

¹ Company affected are mainly Tan An Electricity branch at LIA 1 (Mui Tau LIA). Currently, this company has relocated to another place. Le Quy Don secondary has only 46m² of affected land due to the upgrading of Luu Van Te road.

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No	Ward/ Commune	Items	HHs/Area	Non – Agricultural land			Agricultural land		Total
				Residential land	Land managed by WPCs	Other land	Annual land	Perennial land	
		HP2_2	HHs	133	1 organization	1 organization			133
			Area (m ²)	11,130	46	211			11,387
		HP2_3	HHs	15					15
			Area (m ²)	1,415					1,415
5	Ward 6	HP1_4	HHs	157		1 organization	11	1	169
			Area (m ²)	5,162		386	461	90	6,100
6	Ward 7	HP2_1	HHs	33		1 organization			33
			Area (m ²)	3,761		581			4,342
7	Khanh Hau	HP2_4	HHs	35		1 organization	79	1	113 ²
			Area (m ²)	15,020		886	54,717	1,160	71,783
8	Loi Binh Nhon	HP2_4	HHs	6		1 Organization	135		139 ³
			Area (m ²)	1,769		1,782	96,580		100,131
Total			HHs	676	2 WPCs, 1 company, 1 organization	1 organization	225	2	899
			Area (m ²)	81,342	50,462	3,846	151,758	1,250	288,658

² There are 115 land plots affected by the project. However, there are only 113 affected households, as there are two HHs who have two types of affected land.

³ There are 141 land plots affected by the project. However, there are only 139 affected households, as there are two HHs who have two types of affected land.

Notes:

- 01 HH can have more than 01 type of land impacted.
- Tan An Electricity Branch and Le Quy Don secondary school are not included in the number of PAHs (899), the affected land has to be compensated. Non-agricultural Land and other land under the management of WPCs and Agencies, which belongs to the state will be not compensated.

Table 2.3. Scope of land acquisition of HHs

No	Ward/ Commune	Code	Households/ Area (m ²)	Residential land	Agriculture land		Total
					Annual land	Perennial land	
1	Ward 1	HP1_1	HHs	88	0	0	88
			Area (m ²)	929	0	0	929
2	Ward 2	HP1_2	HHs	30	0	0	30
			Area (m ²)	519	0	0	519
3	Ward 3	HP3_1	HHs	0	0	0	
			Area (m ²)	0	0	0	-
		HP2_1	HHs	86	0	0	86
			Area (m ²)	18,018	0	0	18,018
4	Ward 4	HP2_1	HHs	54	0	0	54
			Area (m ²)	20,924	0	0	20,924
		HP1_3	HHs	39	0	0	39
			Area (m ²)	2,694	0	0	2,694
		HP2_2	HHs	133	0	0	133
			Area (m ²)	11,130	0	0	11,130
		HP2_3	HHs	15	0	0	15
			Area (m ²)	1,415	0	0	1,415
5	Ward 6	HP1_4	HHs	157	11	1	169
			Area (m ²)	5,162	461	90	5,714
6	Ward 7	HP2_1	HHs	33	0	0	33
			Area (m ²)	3,761	0	0	3,761
7	Khanh Hau	HP2_4	HHs	35	79	1	113
			Area (m ²)	15,020	54,717	1,160	70,897
8	Loi Binh Nhon	HP2_4	HHs	6	135	0	139
			Area (m ²)	1,769	96,580	0	98,349
Total			HHs	676	225	2	899
			Area (m ²)	81,342	151,758	1,250	234,350

2.1.1.1 Affected residential / non-agricultural land

The whole project has 676 households whose residential lands are affected with a total affected land area of 81,342 m², of which 147 households are affected by more than 70% of their land

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area (21.7%), 105 households affected by 20% - 70% of their land area (15.5%); households affected by less than 20% of their residential area accounting for 62.8% (Table 2.4, 2.5).

Table 2.4. Affected residential land of HHs

No	Ward/Commune	Items	Households/ area (m ²)	Area of affected residential land
1	Ward 1	HP1_1	HHs	88
			Area (m ²)	929
2	Ward 2	HP1_2	HHs	30
			Area (m ²)	519
3	Ward 3	HP3_1	HHs	
			Area (m ²)	
		HP2_1	HHs	86
			Area (m ²)	18,018
4	Ward 4	HP2_1	HHs	54
			Area (m ²)	20,924
		HP1_3	HHs	39
			Area (m ²)	2,694
		HP2_2	HHs	133
			Area (m ²)	11,130
		HP2_3	HHs	15
			Area (m ²)	1,415
5	Ward 6	HP1_4	HHs	157
			Area (m ²)	5,162
6	Ward 7	HP2_1	HHs	33
			Area (m ²)	3,761
7	Khanh Hau	HP2_4	HHs	35
			Area (m ²)	15,020
8	Loi Binh Nhon	HP2_4	HHs	6
			Area (m ²)	1,769
Total			HHs	676
			Area (m ²)	81,342

Table 2.5. Proportion of affected residential land of HHs

No	Ward/ Commune	Items	Proportion of affected residential land of HHs									
			<10%		10% - < 20%		20% - 70%		> 70%		Total	
			Q	%	Q	%	Q	%	Q	%	Q	%
1	Ward 1	HP1_1	44	51.8%	27	31.8%	8	9.4%	6	7.1%	85	100.0%

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No	Ward/ Commune	Items	Proportion of affected residential land of HHs									
			<10%		10% - < 20%		20% - 70%		> 70%		Total	
			Q	%	Q	%	Q	%	Q	%	Q	%
2	Ward 2	HP1_2	17	56.7%	3	10.0%	8	26.7%	2	6.7%	30	100.0%
3	Ward 3	HP3_1										
		HP2_1	21	23.6%	7	7.9%	6	6.7%	55	61.8%	89	100.0%
4	Ward 4	HP2_1	1	1.9%	0	0.0%	1	1.9%	52	96.3%	54	100.0%
		HP1_3	25	64.1%	5	12.8%	8	20.5%	1	2.6%	39	100.0%
		HP2_2	52	39.1%	54	40.6%	24	18.0%	3	2.3%	133	100.0%
		HP2_3	5	33.3%	5	33.3%	4	26.7%	1	6.7%	15	100.0%
5	Ward 6	HP1_4	105	66.9%	30	19.1%	20	12.7%	2	1.3%	157	100.0%
6	Ward 7	HP2_1	9	27.3%	8	24.2%	8	24.2%	8	24.2%	33	100.0%
7	Khanh Hau	HP2_4	2	5.7%	4	11.4%	15	42.9%	14	40.0%	35	100.0%
8	Loi Binh Nhon	HP2_4	0	0.0%	0	0.0%	3	50.0%	3	50.0%	6	100.0%
Total			281	41.6%	143	21.2%	105	15.5%	147	21.7%	676	100.0%

Note: Residential land in the affected area is quite small; after losing 70% of the land, most of the remaining land is not viable.

Non- agricultural land affected: SUUP – Tan An City Subproject impacts on 9,396 m² of non-agricultural land managed by Tan An Electricity branch at LIA Mui Tau belong to Ward 2 and 46m² of land of Le Quy Don secondary school at Luu Van Te road upgrading belonging to Ward 4. In general, the projects' impacts on companies/organizations are insignificant. Currently, Tan An Electricity Branch have been relocated to a new place while only 46m² of Le Quy Don secondary school's land is affected and there is no impact on the infrastructures of the school and its functions.

2.1.1.2 Affected agricultural land

SUUP – Tan An City Subproject focuses its investment on the urban core of Tan An City through upgrading of the infrastructures, dredging of canals, construction of roads etc. The impact of component 1, 3 is therefore trivial and no agriculture land is affected for wards 1,2,3 and 4. However, the agricultural land acquired for the construction of the road connecting Phan Van Tuan road to Nguyen Tan Chinh road belong to component 2 is significant, accounting for 64.78% of the total acquired household land. The affected agriculture land is annual crop land (planting rice) adjacent to perennial tree land such as land with fruit trees.

The total area of farmland affected by the project is 153,009 m², of which land for planting annual crops (vegetables) of 151,758 m² accounts for 99.18%. The remaining 1,250 m² (0.82%) of affected land is under perennial trees (fruit trees) (Table 2.6).

Table 2.6. Affected agricultural land allocated as per ward

No	Ward/ Commune	Items	Households/ Area (m ²)	Agricultural land		Total
				Annual land	Perennial land	
1	Ward 1	HP1_1	HHs	0	0	0
			Area (m ²)	0	0	0
2	Ward 2	HP1_2	HHs	0	0	0
			Area (m ²)	0	0	0
3	Ward 3	HP3_1	HHs	0	0	0
			Area (m ²)	0	0	0
		HP2_1	HHs	0	0	0
			Area (m ²)	0	0	0
4	Ward 4	HP2_1	HHs	0	0	0
			Area (m ²)	0	0	0
		HP1_3	HHs	0	0	0
			Area (m ²)	0	0	0
		HP2_2	HHs	0	0	0
			Area (m ²)	0	0	0
		HP2_3	HHs	0	0	0
			Area (m ²)	0	0	0
5	Ward 6	HP1_4	HHs	11	1	12
			Area (m ²)	461	90	552
6	Ward 7	HP2_1	HHs	0	0	0
			Area (m ²)	0	0	0
7	Khanh Hau	HP2_4	HHs	79	1	79
			Area (m ²)	54,717	1,160	55,877
8	Loi Binh Nhon	HP2_4	HHs	135	0	135
			Area (m ²)	96,580	0	96,580
Total			HHs	225	2	226
			Area (m ²)	151,758	1,250	153,009

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The survey results show that the number of households with 20% or more of their agricultural land affected, accounts for 75.2%; the remaining 24.8% are those whose affected land is less than 20%. Average agricultural land owned by PAHs is quite low (1,845.71m²). Specifically, Loi Binh Nhon Commune is 1,683.52 m² and runs down to ward 6 with 390 m². Wards 1, 2, 3, 4 and 7 have no affected agricultural land belonging to PAHs (Table 2.7).

Table 2.7. Percentage of affected agricultural land of PAHs

Ward/ Commune	Items	Average agricultural land owned by households	Percentage of affected agricultural land of PAHs									
			<10%		10 - < 20%		20% - 70%		> 70%		Total	
			Q	%	Q	%	Q	%	Q	%	Q	%
Ward 6	HP1_4	390.00	5	41.7%	5	41.7%	2	16.7%	0	0.0%	12	100.0%
Khanh Hau	HP2_4	2,343.96	17	21.5%	8	10.1%	38	48.1%	16	20.3%	79	100.0%
Loi Binh Nhon	HP2_4	1,683.52	11	8.1%	10	7.4%	62	45.9%	52	38.5%	135	100.0%
Total		1,845.71	33	14.6%	23	10.2%	102	45.1%	68	30.1%	226	100%

Related to the areas of affected agricultural land, 172 out of 226 households are severely affected, including 170 households with 20% or more of their agricultural land affected and 02 households belonging to vulnerable groups with 10% of agricultural land or more affected. Most of the severely PAHs are male-headed households with 107 HHs (47.3%) while the number of female-headed households being severely affected accounts for a lower proportion with 65 households (28.8%) affected. The PAHs that are affected due to loss of their agricultural land are presented in Table 2.8.

Table 2.8. Severely affected households due to loss of the agricultural land as per sex of household heads

Ward/ Commune	Items	HHs who affected more than 20% of agricultural land				HHs who affected more than 10% of agricultural land (for vulnerable households)					
		Male		Female		Male		Female		Total	
		Q	%	Q	%	Q	%	Q	%		
Ward 6	HP1_4	2	16.7%	0	0.0%	0	0.0%	0	0.0%	0	0
Khanh Hau	HP2_4	30	38.0%	24	30.4%	0	0.0%	2	2.5%	2	2

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Ward/ Commune	Items	HHs who affected more than 20% of agricultural land				HHs who affected more than 10% of agricultural land (for vulnerable households)				
		Male		Female		Male		Female		Total
		Q	%	Q	%	Q	%	Q	%	
Loi Binh Nhon	HP2_4	75	55.6%	39	28.9%	0	0.0%	0	0.0%	0
Total		107	47.3%	63	27.9%	0	0.0%	2	0.9%	2

2.1.1.3 Affected public land

The public affected land includes land used for transportation, rivers, canals and cemeteries and land managed by WPCs and other state organizations. The total public land affected by the project is 44,912 m², of which 18,863 m² is managed by Ward 2, 3,846 m² by Ward 4, 3,846 m² belongs to public transportation land, rivers, canals and 22,203 m² relates to the resettlement site combined with the sports, trading and cultural center of inter-wards 1&3 under the management of Tan An City.

2.1.2 Affected buildings/structures

The total affected area of houses is 11,669 m² belonging to 268 households including 10,807 m² of the houses grade-4 (93.15%); 629m² of the houses grade-3 (5.39%); 4,540m² of the temporary houses (3.2%) and 170m² of the houses grade-3 (1.46%). The number of households and the affected area corresponding to each grade is presented in Table 2.9.

Table 2.9. House area affected as per house levels

No	Ward/ Commune	Items	Households/ Area (m ²)	Grade 3	Grade 4	Temporary house	Total
1	Ward 1	HP1_1	HHs		10	2	12
			Area (m ²)		133	36	169
2	Ward 2	HP1_2	HHs		13		13
			Area (m ²)		124		124
3	Ward 3	HP3_1	HHs				
			Area (m ²)				
		HP2_1	HHs	2	63	10	75
			Area (m ²)	170	3,425	406	4,001
4	Ward 4	HP2_1	HHs		51	2	53
			Area (m ²)		3,147	90	3,237
		HP1_3	HHs		1		1
			Area (m ²)		5		5
		HP2_2	HHs		10		10
			Area (m ²)		228		228
		HP2_3	HHs		4		4

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No	Ward/ Commune	Items	Households/ Area (m ²)	Grade 3	Grade 4	Temporary house	Total
			Area (m ²)		221		221
5	Ward 6	HP1_4	HHs		25		25
			Area (m ²)		573		573
6	Ward 7	HP2_1	HHs		24	2	26
			Area (m ²)		1,227	72	1,299
7	Khanh Hau	HP2_4	HHs		29	1	30
			Area (m ²)		1,133	25	1,158
8	Loi Binh Nhon	HP2_4	HHs		19		19
			Area (m ²)		654		654
Total			HHs	2	249	17	268
			Area (m²)	170	10,870	629	11,669

Notes:

Grade 3 houses: Houses with brick and wood poles, steel foundation reinforced with wood, brick walls, iron sheets and fibro roof with ceiling.

Grade 4 houses: Houses with no steel foundation, wood beams and poles, brick walls, iron sheets and fibro roof with ceilings.

Temporary houses: Houses with normal wood frame, leaf roofs, walls and floor with brick.

Of the 268 households, whose houses are affected, there are 178 households (64.4%) whose houses are wholly affected; 20 households (7.5%) whose houses are partly affected but the remaining parts are not reusable; and 70 households (26.1%) whose houses are also partly affected but the remaining parts could be repaired for living. The impact on these households' houses is presented in Table 2.10.

Table 2.10. PAHs with houses as per impact levels

Ward/ Commune	Items	Project impact levels on PAH's house							
		Partly		Partly affected but the rest is not viable		Totally		Total	
		Q	%	Q	%	Q	%	Q	%
Ward 1	HP1_1	7	58.3%	1	8.3%	4	33.3%	12	100.0%
Ward 2	HP1_2	11	84.6%	2	15.4%	0	0.0%	13	100.0%
Ward 3	HP3_1	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	HP2_1	5	6.7%	0	0.0%	70	93.3%	75	100.0%
Ward 4	HP2_1	0	0.0%	0	0.0%	53	100.0%	53	100.0%
	HP1_3	1	100.0%	0	0.0%	0	0.0%	1	100.0%

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Ward/ Commune	Items	Project impact levels on PAH's house							
		Partly		Partly affected but the rest is not viable		Totally		Total	
		Q	%	Q	%	Q	%	Q	%
	HP2_2	10	100.0%	0	0.0%	0	0.0%	10	100.0%
	HP2_3	1	25.0%	1	25.0%	2	50.0%	4	100.0%
Ward 6	HP1_4	21	84.0%	1	4.0%	3	12.0%	25	100.0%
Ward 7	HP2_1	2	7.7%	2	7.7%	22	84.6%	26	100.0%
Khanh Hau	Hp2_4	5	16.7%	8	26.7%	17	56.7%	30	100.0%
Loi Binh Nhon	Hp2_4	7	36.8%	5	26.3%	7	36.8%	19	100.0%
Total		70	26.1%	20	7.5%	178	66.4%	268	100.0%

In addition to affected houses, several substructures and household equipment/assets are affected by the project, including: Kitchens, livestock pens, toilets, fences, gates, yards, tombs, electric meters, water meters, wells, water pipes and telephones. Details are included in Table 2.11.

Table 2.11. Affected substructures and equipment of households

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Ward/ Commune	Items	HHs /Q	Kitchen (m²)	Breeding (m²)	Electric meter (Unit)	Water meter (Unit)	Fence (m)	Gate (m²)	Toilet room (m²)	Soil grave (Unit)	Built grave (Unit)	Telephone (Unit)	Grill well (m)	Water tank (m³)	water pipe (m)	Fish pond (m²)	Outside Altar (Unit)	Kitchen (m²)
Ward 1	HP1_1	HHs	-	-	6	6	20	15	-	-	-	-	-	-	-	36	-	3
		Q	-	-	6	6	75	44	-	-	-	-	-	-	-	216	-	3
Ward 2	HP1_2	HHs	-	-	5	4	12	4	-	-	-	-	-	-	-	9	-	-
		Q	-	-	5	4	35	8	-	-	-	-	-	-	-	34	-	-
Ward 3	HP3_1	HHs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Q	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	HP2_1	HHs	-	6	28	27	45	30	2	-	-	-	2	3	1	52	6	10
		Q	-	690	32	31	632	155	60	-	-	-	33	44	60	2,170	2,150	10
Ward 4	HP2_1	HHs	1	2	15	17	39	35	5	-	-	3	1	1	2	49	10	4
		Q	5	100	17	17	732	202	63	-	-	3	4	2	11	4,572	2,344	9
	HP1_3	HHs	-	-	2	2	20	16	-	-	-	-	-	-	-	29	1	1
		Q	-	-	2	2	227	67	-	-	-	-	-	-	-	1,048	38	1
	HP2_2	HHs	1	1	10	10	80	70	2	-	-	1	-	-	-	121	5	4
		Q	10	1	10	10	886	337	12	-	-	1	-	-	-	4,745	371	4
	HP2_3	HHs	-	-	1	2	8	8	-	-	-	-	-	-	-	7	2	-
		Q	-	-	1	2	102	35	-	-	-	-	-	-	-	84	200	-
Ward 6	HP1_4	HHs	2	-	6	7	89	53	-	-	-	-	-	-	-	100	7	1
		Q	62	-	6	7	787	296	-	-	-	-	-	-	-	1,864	1,310	1
Ward 7	HP2_1	HHs	-	3	12	7	8	4	-	-	-	-	-	-	-	13	4	-
		Q	-	180	12	7	141	20	-	-	-	-	-	-	-	470	1,060	-
Khanh Hau	HP2_4	HHs	-	1	5	5	13	10	-	4	4	-	1		-	23	11	2
		Q	-	20	5	5	156	124	-	11	10	-	10		-	1,018	5,127	2
Loi Binh Nhon	HP2_4	HHs	-	1	-	-	15	10	-	7	7	-	-	1	-	21	13	-
		Q	-	98	-	-	252	89	-	12	7	-	-	20	-	1,380	5,373	-
Total		HHs	4	14	90	87	349	255	9	11	11	4	4	5	3	460	59	25
		Q	77	1,089	96	91	4,024	1,378	135	23	17	4	47	66	71	17,601	17,973	30

2.1.3 Impact on trees and crops

The Project mostly will not affect any intensive agriculture areas. The types of affected plants include: (i) annual crops; (ii) fruit trees and timber trees which are planted separately by the households. The main affected plant groups are presented in Table 2.12.

Table 2.12. Affected annual, trees

Ward/ Commune	Items	HHs/ Quantity	Annual crops (m²)	Timber trees (Trees)	Fruit trees (Trees)
Ward 1	HP1_1	HHs	-	-	-
		Quantity	-	-	-
Ward 2	HP1_2	HHs	-	-	-
		Quantity	-	-	-
Ward 3	HP3_1	HHs	-	-	-
		Quantity	-	-	-
	HP2_1	HHs	3	6	19
		Quantity	200	27	251
Ward 4	HP2_1	HHs	4	11	32
		Quantity	170	46	753
	HP1_3	HHs	1	6	19
		Quantity	1	78	233
	HP2_2	HHs	7	38	62
		Quantity	155	216	644
	HP2_3	HHs	-	4	3
		Quantity	-	26	15
Ward 6	HP1_4	HHs	1	13	66
		Quantity	30	43	320
Ward 7	HP2_1	HHs	-	3	7
		Quantity	-	35	71
Khanh Hau	HP2_4	HHs	68	21	51
		Quantity	48,207	150	1,298
Loi Binh Nhon	HP2_4	HHs	104	41	61
		Quantity	79,413	412	1,236
Total		HHs	188	143	320
		Quantity	128,175	1,033	4,821

Note:

- Group of annual crops including: Corn, beans, sugarcane, chili, pineapple, melon and other vegetables
- Group of fruit trees including: mango, jackfruit, longan, pomelo, oranges, rambutan, durian, custard apple, star fruit, guava, banana, papaya, water coconut, areca nuts, bowls ...
- Group of timber trees including: Eagle tree, Lagerstroemia tree, Phoenix tree...

2.2 The tenure status of affected households

The project affects 899 households with 903 plots of land. In terms of the ownership status of affected land, the majority of PAPs have formal legal rights to the affected land. The number of land plots with LURCs is 665 out of 903 total plots of land, accounting for 73.6%. The number of affected land plots without LURCs but having a claim on the affected land is 156, accounting for 17.3%. The number of HH with no recognizable legal right or claim to the land is 82 HH (9.1%). These HHs are mainly living along canals (Bao Dinh, Cau Tre canal in Ward 3, 4 and Ward 7), the remaining HHs are located along the connecting road between Phan Van Tuan and Nguyen Tan Chinh road in Loi Binh Nhon Commune and Khanh Hau Ward. The land ownership status of the PAHs is presented in Table 2.13.

Table 2.13. Land Tenure status of PAHs

Ward/ Commune	LURC		Without LURCs but with claim on land		No legal right or claim on land		Total	
	Q	%	Q	%	Q	%	Q	%
Ward 1	81	95.3%	4	4.7%	0	0.0%	85	100%
Ward 2	30	100.0%	0	0.0%	0	0.0%	30	100%
Ward 3	61	68.5%	8	9.0%	20	22.5%	89	100%
Ward 4	165	68.5%	45	18.7%	31	12.9%	241	100%
Ward 6	130	76.9%	39	23.1%	0	0.0%	169	100%
Ward 7	25	75.8%	0	0.0%	8	24.2%	33	100%
Khanh Hau	83	72.2%	31	27.0%	1	0.9%	115	100%
Loi Binh Nhon	90	63.8%	29	20.6%	22	15.6%	141	100%
Total	665	73.6%	156	17.3%	82	9.1%	903	100%

2.3 Others impact

Flooding occurs frequently in the project area at small alleys with 38.5% of household suffering from flooding during the rainy season at a frequency of 1.48 time per month. The average submergence depth is 0.39m with a duration of 3.2 of days. Flooding is one of several issues the city has to face during the development process, and the situation has been worsening. The recent flooding has upset and angered residents, and has also hindered economic development of the City. The main causes of flooding are climate change and the city's outdated and overloaded drainage systems. Therefore, the solution to upgrade and renovate the alleys route to prevent and limit urban flooding is one of the actions that should be of primary concern.

When implementing the rehabilitation of alleys in the LIAs, the project will bring positive impacts on the life of people such as: improvement of road quality, reduction of traffic accidents, improvement of living conditions for people and limiting widespread flooding in the alleys. However, the embankment and elevation of roads will generate risks of local inundation for people living along the upgraded lanes. The difference between the road base and the upgraded base is indicated in the following Table:

Table 2.14. Difference of road elevation with the elevation of the existing road

No	Content	Length (m)	Width after upgrading (m)	Alley's structure	Design elevation (m)	Average elevation difference (m)
I	LIA 1	536				
1	Alley 144 Thu Khoa Huan	154	4	Cement concrete	+1.80	+0.20
2	Alley 148 Thu Khoa Huan	113	4	Cement concrete	+1.80	+0.20
3	Alley 23 Nguyen Cong Trung	104	4	Cement concrete	+2.20	+0.10
4	Alley 53 Nguyen Cong Trung	165	4	Cement concrete	+2.20	+0.10
II	LIA 2	333				
1	Alley 115 Hoang Hoa Tham	104	4	Cement concrete	+1.80	+0.25
2	Alley 107 Hoang Hoa Tham	38.4	2	Cement concrete	+1.80	+0.20
3	Alley 80	191	4	Cement concrete	+1.80	+0.30
III	LIA 3	364				
1	Alley 412	259	4	Cement concrete	+2.30	+0.40
2	Alley Luu Van Te	105	4	Cement concrete	+2.30	+0.40
IV	LIA 4	3252				
1	Alley 20 Le Van Kiet	90	4	Cement concrete	+1.80	+0.20
2	Alley 84 Le Van Kiet	420	4	Cement concrete	+1.80	+0.20
3	Alley 70 Le Van Kiet	197	4	Cement concrete	+1.80	+0.20
4	Alley 70 branch Le Van Kiet	86	2	Cement concrete	+1.80	+0.20
5	Alley 80 Phan Van Lai	127	2	Cement concrete	+1.80	+0.40
6	Canal Rot road	2422	2	Cement concrete	+1.80	+0.50

Through the site survey, most of the households living in the LIAs have built houses with floor higher than the existing road base. Most of the alleys in the areas will be upgraded with an elevation of 0.2 - 0.5m higher from the existing elevation. This elevation is rather low so the upgrading will not affect much the drainage of rainwater and not generating many risks of inundation for the people. During detailed design, this issue will be carefully studied to limit risks of flooding for local residents.

CHAPTER 3. SOCIO – ECONOMIC SURVEY (SES)**3.1 Objectives and method of SES**

The objective of the SES is to establish the baseline data on the socio- economic status of project area, to analysis 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 Socio – Economic data includes information on population size, religion, education, employment, income and expenditure of PAPs. The data also cover means of production and recreation of PAHs, capacity of access to social and physical infrastructure services, environmental conditions, status of flooding and waterborne diseases.

The SES used a structured household questionnaire method to gather the data (Appendix 1). The SES was conducted at the same time as an IOL survey from July to August of 2016. The sample proportion for SES and IOL consists of (i) 100% of the PAHs for IOL; (ii) 100% of the severely PAHs and relocated households and 10 % of the other PAHs for SES.

According to the initial design, the scope of the project affected land includes 8 wards/communes of Tan An City. The number of PAHs selected for SES is summarized in Table 3.1.

Table 3.1. No. of Surveyed HH in the project area

No	Ward	No of PAHs	SES			
			No of samples	Populations	Average populations	%
1	Ward 1	85	30	114	3.8	35.30%
2	Ward 2	30	17	74	4.4	56.70%
3	Ward 3	89	32	109	3.4	36.00%
4	Ward 4	241	102	400	3.9	42.30%
5	Ward 6	169	62	213	3.4	36.70%
6	Ward 7	33	16	56	3.5	48.50%
7	Khanh Hau	113	43	137	3.2	38.10%
8	Loi Binh Nhon	139	64	249	3.9	46.00%
Total		899	366	1,352	3.7	40.70%

3.2 Socio – Economic information in the project area**3.2.1 Summary of key information on the socio – economic status of Tan An city**

Population density: Tan An city has nine Wards and five Communes, of which 09 wards are located in the core area of the city including wards of 1, 2, 3, 4, 5, 6, 7, Tan Khanh and Khanh Hau. The remaining five Communes situated on outskirts of the city are Nhon Thanh Trung, Huong Tho Phu, Loi Binh Nhon, An Vinh Ngai and Binh Tan. The city has a total natural area of 8,194.94ha, of which the residential land area is 1,849.9ha, the agricultural land area is 4,659.19ha and 978.02ha is specific land. In 2014, the city population reached 136,441 persons, of which men account for 47.6% and women with 52.4%.

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The average population densities are 1,665 persons/km² and the population is distributed variously among the Wards/Communes of City. Ward 1 is the most densely populated (14,091 persons/km²), followed by the population density of Ward 2 with 10,301 persons/km² and Ward 3 with 4,496 persons/km². The remaining Wards/Communes have similar population densities with 2,758 persons/km². An Vinh Ngai Commune has the lowest population density in the city with 766 persons/km². The population densities of the Communes on the outskirts are relatively low compared with those in the central area of city. The data is presented in Table 3.2.

Table 3.2. Population size and density of Tan An City

TT	Ward/commune	Area (km ²)	Population (Persons)	Sex		Population densities (Person/km ²)
				Men %	Women %	
1	Ward 1	1	9,524	48.2%	51.8%	14,091
2	Ward 2	2	16,946	47.9%	52.1%	10,301
3	Ward 3	4	16,837	48.8%	51.2%	4,496
4	Ward 4	5	15,009	48.5%	51.5%	2,758
5	Ward 6	7	11,134	46.5%	53.5%	1,706
6	Ward 7	7	12,020	47.2%	52.8%	1,614
7	Ward 7	4	5,157	48.1%	51.9%	1,384
8	Tan Khanh	7	6,344	48.7%	51.3%	927
9	Khanh Hau	4	8,009	46.3%	53.7%	2,060
10	Nhon Thanh Trung	9	7,231	46.6%	53.4%	819
11	Huong Tho Phu	9	6,713	47.7%	52.3%	788
12	Loi Binh Nhon	12	10,656	47.8%	52.2%	894
13	An Vinh Ngai	7	5,267	47.1%	52.9%	776
14	Binh Tam	6	5,594	47.3%	52.7%	939
Total		84	136,441	47.6%	52.4%	43,553

(Source: Tan An City statistics of year book of 2014)

Ethnicity: According to Tan An City year book statistics 2014, the majority of the population in Tan An city is Kinh (96.96%), Chinese, Khmer and others occupy small proportions with (1.19%, 1.8% and 0.05% respectively).

Economic growth: Between 2010 - 2014, Tan An City has experienced an average GDP growth of 12.5%/year; the city's GDP reached 12.4% in 2014, with the total value added reaching 21,044 billion, up 2.1 times compared to 2010. The value of industry in 2014 reached nearly 18,294 billion VND, up 2.3 times compared to 2010; total retail sales of merchandise and service revenues this year gained 2,141 billion VND. A highlight for Tan An city in terms of economic development is that its revenue in 2014 reached nearly 382,895 billion VND up 1.3 times compared to 2013. (Source: Tan An City statistics of year book of 2014).

Poverty in Tan An City: according to DLISA's 2014 report on the City, poverty rates and near-poor rates have been gradually reducing on an annual basis. In 2013, the City had 1,013 poor

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households, accounting for 2.79%. These numbers have declined over the years and by 2014, the number of poor households citywide remains at 793 HHs with 2,346 persons (2.18%), which is a decrease of 37% compared to 2013 (Table 3.3).

Table 3.3. Poverty rate of Tan An City

No	Ward/Commune	2013		2014	
		Poor households	Percentage %	Poor households	Percentage %
1	Ward 1	41	1.75%	34	1.5%
2	Ward 2	73	1.63%	58	1.3%
3	Ward 3	86	1.93%	69	1.6%
4	Ward 4	79	1.79%	59	1.3%
5	Ward 6	89	2.95%	86	2.9%
6	Ward 7	73	2.08%	63	1.8%
7	Ward 7	34	2.49%	27	2.0%
8	Tan Khanh	52	3.19%	39	2.4%
9	Khanh Hau	43	1.90%	41	1.8%
10	Nhon Thanh Trung	56	3.15%	41	2.3%
11	Huong Tho Phu	138	8.12%	93	5.5%
12	Loi Binh Nhon	99	3.86%	83	3.2%
13	An Vinh Ngai	75	5.82%	45	3.5%
14	Binh Tam	75	5.25%	55	3.9%
Total		1,013	2.79%	793	2.18%

(Source: Tan An City statistics of year book - 2014)

Per capita income in Tan An City is improving every year with an increase from 10 -15% per year in the period of 2010 to 2014. The average per capita income of the city is 3,907,000 VND per month. The average per capita income per month in the Tan An City is higher as compared with the national standard on poor and near poor people regulated by the Prime Minister under the Decision No. 09/2011/QĐ-TTg dated 30 January, 2011 for the period of 2011 – 2015 (Maximum 400,000 dong per person per month in rural area and 500,000 dong per person per month in urban area).

Table 3.4. Average income per capital per month of Tan An City

Year	Average income per capita/year (million VND)	Average income per capita /month (million VND)
2010	30,827	2,569
2011	34,538	2,878
2012	38,075	3,173
2013	42,167	3,514
2014	46,880	3,907

(Source: Tan An City statistics of year book of 2014)

3.2.2 Socio – economic information in the project area

3.2.2.1 Population size

Average person per household in the project areas is 3.7 people/household, of which women account for 51.8% and men with 48.2%.

Table 3.5. Samples taken for surveying in project area

No	Ward/ Commune	No of PAHs surveyed	Total of persons	Total of women		Average population size
				Female	%	
1	Ward 1	30	114	61	53.5%	3.80
2	Ward 2	17	74	43	58.1%	4.35
3	Ward 3	32	109	52	47.7%	3.41
4	Ward 4	102	400	203	50.8%	3.92
5	Ward 6	62	213	107	50.2%	3.44
6	Ward 7	16	56	30	53.6%	3.50
7	Khanh Hau	43	137	70	51.1%	3.19
8	Loi Binh Nhon	64	249	135	54.2%	3.89
Total		366	1,352	701	51.8%	3.7

3.2.2.2 Ethnicities

The SES conducted within the project area shows that all of the project population is Kinh, there are no ethnic minority people who were affected by the project.

3.2.2.3 Religious status

Religions in the project area include mainly Catholics, Buddhism and others such as Protestants and Cao Dai, accounting for 91.4%, the remaining 8.6% are not religious. Of the religious households, Buddhism and Catholics account for 63.8% and 20.6% respectively and others have a small percentage of 0.1-4.8%. All residents have right to choose their religion as they wish. Religious buildings on the project site such as churches, pagodas and temples are in convenient locations and are easy for everyone to access. There is no tension and no discrimination between religious groups. Religious status is presented in Table 3.6.

Table 3.6. Religious status of PAHs

Ward/ Commune	Religion of heads of Households												Total	
	Catholics		Buddhism		Cao Dai		Protestant		Hoa Hao		None			
	Q	%	Q	%	Q	%	Q	%	Q	%	Q	%	Q	%
Ward 1	24	28.2%	57	67.1%	0	0.0%	1	1.2%	0	0.0%	3	3.5%	85	100%
Ward 2	7	23.3%	22	73.3%	1	3.3%	0	0.0%	0	0.0%	0	0.0%	30	100%
Ward 3	18	20.2%	61	68.5%	4	4.5%	0	0.0%	0	0.0%	6	6.7%	89	100%
Ward 4	56	23.2%	147	61.0%	15	6.2%	3	1.2%	0	0.0%	20	8.3%	241	100%
Ward 6	35	20.7%	115	68.0%	1	.6%	0	0.0%	0	0.0%	18	10.7%	169	100%
Ward 7	0	0.0%	29	87.9%	1	3.0%	0	0.0%	0	0.0%	3	9.1%	33	100%
Khanh Hau	11	9.7%	65	57.5%	13	11.5%	10	8.8%	0	0.0%	14	12.4%	113	100%
Loi Binh Nhon	34	24.5%	78	56.1%	8	5.8%	5	3.6%	1	.7%	13	9.4%	139	100%
Total	185	20.6%	574	63.8%	43	4.8%	19	2.1%	1	.1%	77	8.6%	899	100%

* Q = Quantity

3.2.2.4 Ages of Household's Head

The number of household heads that are of working age (from 18 to 60 years) is 684 persons, accounting for 76.1% of households. The proportion of heads of PAHs aged from 30 to 60 account for 73.9%, while the proportion of heads of PAHs that are over 60 account for 23.9%. The remaining heads of PAHs between the ages of 18 to 35, account for 2.2% (Table 3.7).

Table 3.7. Range of ages of PAH's headers

Wards/communes	Ages of households' heads							
	18 - 35		36 - 60		Above 60		Total	
	Q	%	Q	%	Q	%	Q	%
Ward 1	1	1.2%	66	77.6%	18	21.2%	85	100.0%
Ward 2	0	0.0%	21	70.0%	9	30.0%	30	100.0%
Ward 3	1	1.1%	76	85.4%	12	13.5%	89	100.0%
Ward 4	8	3.3%	170	70.5%	63	26.1%	241	100.0%
Ward 6	2	1.2%	120	71.0%	47	27.8%	169	100.0%
Ward 7	1	3.0%	29	87.9%	3	9.1%	33	100.0%
Khanh Hau	1	0.9%	80	70.8%	32	28.3%	113	100.0%
Loi Binh Nhon	6	4.3%	102	73.4%	31	22.3%	139	100.0%
Total	20	2.2%	664	73.9%	215	23.9%	899	100.0%

In terms of range of the ages of the PAH's members, most of the members are aged over 18 (623) persons), accounting for 63.2%. The remaining 363 members (36.8%) are aged under 18 (Table 3.8).

Table 3.8. Range of ages of PAH's members (other than head of HH)

No	Ward/ Commune	Under 18		From 18 or more		Total	
		Quantity	%	Quantity	%	Quantity	%
1	Ward 1	26	31.0%	58	69.0%	84	100.0%
2	Ward 2	21	36.8%	36	63.2%	57	100.0%
3	Ward 3	41	53.2%	36	46.8%	77	100.0%
4	Ward 4	106	35.6%	192	64.4%	298	100.0%
5	Ward 6	59	39.1%	92	60.9%	151	100.0%
6	Ward 7	11	27.5%	29	72.5%	40	100.0%
7	Khanh Hau	31	33.0%	63	67.0%	94	100.0%
8	Loi Binh Nhon	68	36.8%	117	63.2%	185	100.0%
Total		363	36.8%	623	63.2%	986	100%

(Note: Above data doesn't include age of 366 headed of affected households)

3.2.2.5 Education

The SES shows that PAHs' educational levels in the project area are quite low. The number of people who have graduated high school or have achieved higher levels of education account for 19.1% (men 12.3%, women 6.8%), the remaining 80.9% (men 45.4%, women 32.2%) belong to the lower levels (who have not graduated high school or lower levels) and 3.3% of people who did not recall their educational level. The proportion of people who have graduated secondary

school is 48.6% (men 29.8%, women 18.9%), with those who have graduated from the primary school level at 18.6% (men 8.7%, women 9.8%). The literacy rate is about 2.2%. Gender analysis in education shows that the men's educational levels are higher than that of women. Educational level of PAHs headed is presented in Table 3.9.

Table 3.9. Educational level of head of PAHs as per sex

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Ward/Commune	Education levels of heads of PAHs																	
	Illiteracy		Primary		Secondary		Have not graduated from high school		High school		Vacation		University		Don't remember		Total	
	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Ward 1	0	1	0	1	5	8	1	2	5	4	0	1	2	0	0	0	13	17
Ward 2	0	0	3	8	2	2	0	0	0	2	0	0	0	0	0	0	5	12
Ward 3	0	0	1	1	8	8	5	2	2	0	0	0	2	2	0	1	18	14
Ward 4	1	1	4	7	36	20	6	1	14	1	0	1	4	4	1	1	66	36
Ward 6	2	2	6	5	14	12	4	1	3	3	1	0	1	1	6	1	37	25
Ward 7	0	0	0	4	7	3	1	0	1	0	0	0	0	0	0	0	9	7
Khanh Hau	0	0	4	4	13	9	3	0	4	1	0	0	2	1	2	0	28	15
Loi Binh Nhon	0	1	14	6	24	7	2	2	2	3	0	0	2	1	0	0	44	20
Total	3	5	32	36	109	69	22	8	31	14	1	2	13	9	9	3	220	146
	0.8%	1.4%	8.7%	9.8%	29.8%	18.9%	6.0%	2.2%	8.5%	3.8%	0.3%	0.5%	3.6%	2.5%	2.5%	0.8%	60.1%	39.9%
	2.2%		18.6%		48.6%		8.2%		12.3%		0.8%		6.0%		3.3%		100.0%	

In terms of educational levels of PAHs' member, SES shows that the members of PAPs who have educational levels of college and university or over account for 6.09% (50 persons), of which men account for 1.93% and women 4.16%. Those who graduated high school and under account for 85.29% with 841 persons, of which men are 367 persons, accounting for 37.22%, female members are 474 equivalent to 48.07%. The percentage of illiteracy is low (1.72% of men and 2.54% of women). In general, educational levels among men and women in PAHs' members are relatively equal, which is illustrated in Table 3.10.

Table 3.10. Educational level of all members in PAHs as per sex

Ward/ Commune	Illiteracy		Primary		Secondary		Have not graduated from high school		High school		Vocational training		University		Total	
	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Ward 1	2	2	7	8	9	8	7	9	8	11	5	3	2	3	40	44
Ward 2	2	1	4	6	6	6	5	6	5	8	3	2	1	2	26	31
Ward 3	2	2	6	7	10	7	7	7	8	9	4	3	2	3	39	38
Ward 4	4	8	22	32	34	30	24	33	28	40	13	12	6	12	131	167
Ward 6	4	4	11	15	16	15	13	16	15	20	7	6	3	6	69	82
Ward 7	1	1	3	4	4	4	3	4	4	6	2	2	-	2	17	23
Khanh Hau	2	2	6	10	9	10	8	12	8	13	4	4	2	4	39	55
Loi Binh Nhon	-	5	15	21	16	21	14	23	15	28	7	8	3	9	70	115
Total	17	25	74	103	104	101	81	110	91	135	45	40	19	41	431	555
Percentage %	1.72%	2.54%	7.51%	10.45%	10.55%	10.24%	8.22%	11.16%	9.23%	13.69%	4.56%	4.06%	1.93%	4.16%	43.71%	56.29%
	4.26%		17.95%		20.79%		19.37%		22.92%		8.62%		6.09%		100.00%	

3.2.2.6 Occupation and employment

The project area shows that the major sector of employment is services such as sellers, driver etc. accounting for 26% followed by farmers, husbandry and workers accounting for 14.2%, 3.8% and 11.7% respectively; People working as civil servants account for 6.6% and small business trade for 2.5%. The proportion of people who are retired with pension accounts for 11.2%. In addition, the unemployed account for 5.7% and 4.6% of people worked as housewives (Table 3.11).

Table 3.11. Occupation of Heads of PAHs

Ward/ Commune	Occupation of PAHs' heads												
	Farming	Breeding	Retired	Handicraft	Service (seller/driver)	State employee	Worker	Aquaculture	Private business	House wife	Hired labor	Unemployment	Other
Ward 1	3.3%	3.3%	10.0%	6.7%	53.3%	0.0%	6.7%	0.0%	3.3%	0.0%	0.0%	6.7%	6.7%
Ward 2	0.0%	0.0%	0.0%	0.0%	29.4%	0.0%	5.9%	0.0%	5.9%	5.9%	23.5%	17.6%	11.8%
Ward 3	0.0%	3.1%	12.5%	0.0%	34.4%	9.4%	12.5%	3.1%	3.1%	3.1%	9.4%	3.1%	6.3%
Ward 4	6.9%	2.0%	11.8%	1.0%	33.3%	13.7%	8.8%	0.0%	3.9%	5.9%	3.9%	7.8%	1.0%
Ward 6	3.2%	8.1%	14.5%	3.2%	29.0%	4.8%	19.4%	1.6%	0.0%	3.2%	6.5%	6.5%	0.0%
Ward 7	12.5%	12.5%	18.8%	0.0%	18.8%	0.0%	25.0%	0.0%	6.3%	6.3%	0.0%	0.0%	0.0%
Khanh Hau	30.2%	0.0%	11.6%	2.3%	9.3%	7.0%	11.6%	0.0%	2.3%	2.3%	16.3%	2.3%	4.7%
Loi Binh Nhon	42.2%	4.7%	7.8%	0.0%	10.9%	1.6%	9.4%	0.0%	0.0%	7.8%	10.9%	3.1%	1.6%
Total	14.2%	3.8%	11.2%	1.6%	26.8%	6.6%	11.7%	0.5%	2.5%	4.6%	7.9%	5.7%	2.7%

- Q= quantity.

Gender analysis shows that employment rates between men and women vary. The proportion of male headed households working in the service sector are lower than the proportion of female headed households (men 25%, women 29.5%), For state employees men account for 6.4% and women for 6.8%, handicraft for men accounts for 1.4% and women 2.1% and house wife role is filled 2.7% by men and 7.5% by women. Meanwhile, the proportion of male headed households working in fields of hard physical jobs are higher than that of female headed households such as farmers and breeding (men 18.1%, women 17.8%), worker (men 15%, women 6.8%) and hired labor (men 9.1%, women 6.2%). Additionally, the unemployed proportion of female headed households is also higher than for male headed households (men 5%, women 6.8%). The data also shows that the employment status of both male and female headed households is quite stable. (Table 3.12 & 3.13).

Table 3.12. Occupation of Male head of PAHs

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Ward/ Commune	Occupation of male headed of households												
	Farming	Breeding	Retired	Handicraft	Service (driver/seller)	State Employee	Worker	Aquaculture	Private business	House wife	Hired labor	Unemployment	Other
Ward 1	0.0%	0.0%	15.4%	7.7%	46.2%	0.0%	15.4%	0.0%	7.7%	0.0%	0.0%	7.7%	0.0%
Ward 2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	0.0%	60.0%	20.0%	0.0%
Ward 3	0.0%	5.6%	11.1%	0.0%	55.6%	5.6%	0.0%	5.6%	0.0%	0.0%	11.1%	0.0%	5.6%
Ward 4	4.5%	3.0%	10.6%	0.0%	34.8%	13.6%	9.1%	0.0%	6.1%	3.0%	4.5%	9.1%	1.5%
Ward 6	5.4%	5.4%	18.9%	2.7%	27.0%	2.7%	29.7%	0.0%	0.0%	2.7%	0.0%	5.4%	0.0%
Ward 7	22.2%	22.2%	11.1%	0.0%	11.1%	0.0%	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Khanh Hau	21.4%	0.0%	7.1%	3.6%	7.1%	7.1%	17.9%	0.0%	3.6%	0.0%	21.4%	3.6%	7.1%
Loi Binh Nhon	43.2%	2.3%	9.1%	0.0%	6.8%	2.3%	13.6%	0.0%	0.0%	6.8%	13.6%	0.0%	2.3%
Total	14.5%	3.6%	11.4%	1.4%	25.0%	6.4%	15.0%	0.5%	3.2%	2.7%	9.1%	5.0%	2.3%

Table 3.13. Occupation of Female head of PAHs

Ward/ Commune	Occupation of Female headed of households												
	Farming	Breeding	Retired	Handicraft	Service (driver/seller)	State Employee	Worker	Aquaculture	Private business	House wife	Hired labor	Unemployment	Other
Ward 1	5.9%	5.9%	5.9%	5.9%	58.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.9%	11.8%
Ward 2	0.0%	0.0%	0.0%	0.0%	41.7%	0.0%	8.3%	0.0%	0.0%	8.3%	8.3%	16.7%	16.7%
Ward 3	0.0%	0.0%	14.3%	0.0%	7.1%	14.3%	28.6%	0.0%	7.1%	7.1%	7.1%	7.1%	7.1%
Ward 4	11.1%	0.0%	13.9%	2.8%	30.6%	13.9%	8.3%	0.0%	0.0%	11.1%	2.8%	5.6%	0.0%
Ward 6	0.0%	12.0%	8.0%	4.0%	32.0%	8.0%	4.0%	4.0%	0.0%	4.0%	16.0%	8.0%	0.0%
Ward 7	0.0%	0.0%	28.6%	0.0%	28.6%	0.0%	14.3%	0.0%	14.3%	14.3%	0.0%	0.0%	0.0%

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Ward/ Commune	Occupation of Female headed of households												
	Farming	Breeding	Retired	Handicraft	Service (driver/seller)	State Employee	Worker	Aquaculture	Private business	House wife	Hired labor	Unemployment	Other
Khanh Hau	46.7%	0.0%	20.0%	0.0%	13.3%	6.7%	0.0%	0.0%	0.0%	6.7%	6.7%	0.0%	0.0%
Loi Binh Nhon	40.0%	10.0%	5.0%	0.0%	20.0%	0.0%	0.0%	0.0%	0.0%	10.0%	5.0%	10.0%	0.0%
Total	13.7%	4.1%	11.0%	2.1%	29.5%	6.8%	6.8%	0.7%	1.4%	7.5%	6.2%	6.8%	3.4%

In terms of job stability of the affected headed households, there are 219 people with stable/formal jobs (HH receiving wages such as company workers, civil servants) accounting for 59.8%, 102 people have unstable/informal jobs (27.9%) and 45 are unemployed, accounting for 12.3%. The percentage of male headed households with stable jobs is higher than that of female headed households (36.1% for men (132 people), 23.8% for women (87 people)). Those with the status of unemployed is similar for men and women (Table 3.14).

Table 3.14. Status of employment of PAHs

Ward/ Commune	Status of career of PAHs' head														
	Quantity						Percentage %						Total		
	Having stable job		Having unstable job		Jobless		Having stable job		Having unstable job		Jobless				
	M	F	M	M	F	M	M	F	M	M	F	M	Total	M	F
Ward 1	8	12	2	3	3	2	26.7%	40.0%	6.7%	10.0%	10.0%	6.7%	30	43.3%	56.7%
Ward 2	3	5	1	4	1	3	10.0%	16.7%	3.3%	13.3%	3.3%	10.0%	17	29.4%	70.6%
Ward 3	14	11	4	2	0	1	46.7%	36.7%	13.3%	6.7%	0.0%	3.3%	32	56.3%	43.8%
Ward 4	40	21	15	8	11	7	133.3%	70.0%	50.0%	26.7%	36.7%	23.3%	102	64.7%	35.3%
Ward 6	20	14	12	9	5	2	66.7%	46.7%	40.0%	30.0%	16.7%	6.7%	62	59.7%	40.3%
Ward 7	5	2	3	4	1	1	16.7%	6.7%	10.0%	13.3%	3.3%	3.3%	16	56.3%	43.8%
Khanh Hau	15	10	10	3	3	2	50.0%	33.3%	33.3%	10.0%	10.0%	6.7%	43	65.1%	34.9%
Loi Binh Nhon	27	12	15	7	2	1	90.0%	40.0%	50.0%	23.3%	6.7%	3.3%	64	68.8%	31.3%

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Ward/ Commune	Status of career of PAHs' head												Total		
	Quantity						Percentage %								
	Having stable job		Having unstable job		Jobless		Having stable job		Having unstable job		Jobless				
	M	F	M	M	F	M	M	F	M	M	F	M			
Total	132	87	62	40	26	19	36.1%	23.8%	16.9%	10.9%	7.1%	5.2%	366	60.1%	39.9%

In terms of the occupation of PAH's members, of the majority are workers (21.8%), followed by services (seller, driver), traders and students (18%, 16% and 15% respectively). The proportion working as farmers is low (11.7%) and other employments such as handicraft, state employees, housewives and seasonal workers are under 10%. From a gender perspective, the distribution of occupations of all members of the affected families is similar for male and female members. For example, as workers, men account for 21.8% and women for 20.2%, while men are involved in more in farming (13.2%) compared with women with (11.8%); the percentage of female students and pupils is higher than male (women 16.1%, men 15%). The allocation of occupation of PAH's members in the project area is presented in Tables 3.15, 3.16 and 3.17.

Table 3.15. Occupation of members in PAHs

Ward/ Commune	Farming	Breeding	Retied	Handicraft	Service (driver/seller)	State Employee	Worker	Private business	Student	House wife	Hired	Unemployment	Total
Ward 1	0.0%	0.0%	2.0%	5.3%	21.7%	2.4%	18.6%	16.2%	21.3%	8.6%	2.1%	1.8%	100.0%
Ward 2	0.0%	0.0%	3.3%	6.9%	27.1%	3.7%	15.5%	19.7%	14.5%	9.3%	0.0%	0.0%	100.0%
Ward 3	0.0%	0.0%	0.0%	0.0%	33.2%	1.0%	17.0%	28.5%	13.6%	4.7%	2.0%	0.0%	100.0%
Ward 4	0.0%	0.0%	0.0%	2.6%	22.7%	6.5%	22.1%	22.8%	16.1%	7.2%	0.0%	0.0%	100.0%
Ward 6	8.9%	0.0%	0.0%	1.1%	12.4%	0.0%	29.2%	18.8%	18.5%	7.8%	1.5%	1.8%	100.0%
Ward 7	11.8%	1.1%	1.8%	6.7%	9.5%	0.0%	32.2%	11.1%	14.6%	5.7%	5.5%	0.0%	100.0%
Khanh Hau	32.4%	8.0%	0.0%	0.0%	10.5%	2.3%	23.0%	4.0%	11.0%	3.1%	5.7%	0.0%	100.0%
Loi Binh Nhon	39.5%	3.7%	0.0%	1.9%	6.5%	0.0%	16.9%	6.8%	10.1%	4.7%	8.8%	1.1%	100.0%
Total	11.6%	1.6%	0.9%	3.1%	18.0%	2.0%	21.8%	16.0%	15.0%	6.4%	3.2%	0.6%	100.0%

Table 3.16. Occupation of male members in PAHs

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Ward/ Commune	Farming	Breeding	Retied	Handicraft	Service (driver/seller)	State Employee	Worker	Private business	Student	House wife	Hired	Unemployment	Total
Ward 1	0.0%	0.0%	2.0%	5.3%	21.7%	2.4%	18.6%	16.2%	21.3%	8.6%	2.1%	1.8%	100.0%
Ward 2	0.0%	0.0%	3.3%	6.9%	27.1%	3.7%	15.5%	19.7%	14.5%	9.3%	0.0%	0.0%	100.0%
Ward 3	0.0%	0.0%	0.0%	0.0%	33.2%	1.0%	17.0%	28.5%	13.6%	4.7%	2.0%	0.0%	100.0%
Ward 4	0.0%	0.0%	0.0%	2.6%	22.7%	6.5%	22.1%	22.8%	16.1%	7.2%	0.0%	0.0%	100.0%
Ward 6	8.9%	0.0%	0.0%	1.1%	12.4%	0.0%	29.2%	18.8%	18.5%	7.8%	1.5%	1.8%	100.0%
Ward 7	11.8%	1.1%	1.8%	6.7%	9.5%	0.0%	32.2%	11.1%	14.6%	5.7%	5.5%	0.0%	100.0%
Khanh Hau	32.4%	8.0%	0.0%	0.0%	10.5%	2.3%	23.0%	4.0%	11.0%	3.1%	5.7%	0.0%	100.0%
Loi Binh Nhon	39.5%	3.7%	0.0%	1.9%	6.5%	0.0%	16.9%	6.8%	10.1%	4.7%	8.8%	1.1%	100.0%
Total	11.6%	1.6%	0.9%	3.1%	18.0%	2.0%	21.8%	16.0%	15.0%	6.4%	3.2%	0.6%	100.0%

Table 3.17. Occupation of female members in PAHs

Ward/ Commune	Farming	Breeding	Retied	Handicraft	Service (driver/seller)	State Employee	Worker	Private business	Student	House wife	Hired	Unemployment	Total
Ward 1	0.0%	0.0%	2.0%	5.3%	21.7%	2.4%	18.6%	16.2%	21.3%	8.6%	2.1%	1.8%	100.0%
Ward 2	0.0%	0.0%	3.3%	6.9%	27.1%	3.7%	15.5%	19.7%	14.5%	9.3%	0.0%	0.0%	100.0%
Ward 3	0.0%	0.0%	0.0%	0.0%	33.2%	1.0%	17.0%	28.5%	13.6%	4.7%	2.0%	0.0%	100.0%
Ward 4	0.0%	0.0%	0.0%	4.6%	13.8%	9.5%	22.1%	26.7%	16.1%	7.2%	0.0%	0.0%	100.0%
Ward 6	5.5%	0.0%	0.0%	1.1%	12.4%	0.0%	29.2%	18.8%	19.9%	7.8%	3.5%	1.8%	100.0%
Ward 7	27.5%	1.1%	1.8%	6.7%	9.5%	0.0%	19.5%	11.1%	14.6%	5.7%	2.5%	0.0%	100.0%
Khanh Hau	30.1%	8.0%	0.0%	0.0%	10.5%	2.3%	23.0%	4.0%	13.3%	3.1%	5.7%	0.0%	100.0%
Loi Binh Nhon	18.6%	3.7%	0.0%	3.9%	11.5%	0.0%	16.9%	12.8%	15.1%	7.6%	8.8%	1.1%	100.0%
Total	10.2%	1.6%	0.9%	3.6%	17.5%	2.4%	20.2%	17.2%	16.1%	6.8%	3.1%	0.6%	100.0%

In relation to employment stability for PAHs members, the survey results in Table 3.19 show that 699 people have stable jobs accounting for 84.52%, 79 people have unstable employment (7.13%), while the number of unemployed people accounts for 0.6%. The occupational status of male and female members of PAHs does not differ greatly. The proportion of men who have stable jobs accounts for 79.28% while the percentage of women is 88.6%. The rate of unstable jobs for men and women in the project area account for 9.6% and 5.16% respectively; 1.38% of men are unemployed

however there are no jobless women in the project area. This shows that most of PAPs within working age have stable jobs, which is distributed quite equally between men and women.

Table 3.18. Status of occupation of members in PAHs

Ward/ Commune	Quantity								Percentage %												Total	
	Having stable job		Having unstable job		Jobless		Other		Having stable job			Having unstable job			Jobless			Other				
	M	F	M	F	M	F	M	F	M	F	Total	M	F	Total	M	F	Total	M	F	Total	M	F
Ward 1	23	32	6	3	2	-	2	2	69.70%	86.49%	78.57%	18.18%	8.11%	12.86%	6.06%	0.00%	2.86%	6.06%	5.41%	5.71%	33	37
Ward 2	16	21	-	1	1	-	5	4	72.73%	80.77%	77.08%	0.00%	3.85%	2.08%	4.55%	0.00%	2.08%	22.73%	15.38%	18.75%	22	26
Ward 3	28	31	2	-	-	-	3	1	84.85%	96.88%	90.77%	6.06%	0.00%	3.08%	0.00%	0.00%	0.00%	9.09%	3.13%	6.15%	33	32
Ward 4	93	128	11	8	-	-	6	4	84.55%	91.43%	88.40%	10.00%	5.71%	7.60%	0.00%	0.00%	0.00%	5.45%	2.86%	4.00%	110	140
Ward 6	49	61	5	3	-	-	4	5	84.48%	88.41%	86.61%	8.62%	4.35%	6.30%	0.00%	0.00%	0.00%	6.90%	7.25%	7.09%	58	69
Ward 7	8	10	2	3	1		3	6	57.14%	52.63%	54.55%	14.29%	15.79%	15.15%	7.14%	0.00%	3.03%	21.43%	31.58%	27.27%	14	19
Khanh Hau	22	41	3	1	-	-	8	4	66.67%	89.13%	79.75%	9.09%	2.17%	5.06%	0.00%	0.00%	0.00%	24.24%	8.70%	15.19%	33	46
Loi Binh Nhon	48	88	6	5	1	-	4	3	81.36%	91.67%	87.74%	10.17%	5.21%	7.10%	1.69%	0.00%	0.65%	6.78%	3.13%	4.52%	59	96
Total	287	412	35	24	5	-	35	29	79.28%	88.60%	84.52%	9.67%	5.16%	7.13%	1.38%	0.00%	0.60%	9.67%	6.24%	7.74%	362	465

3.2.2.7 Income and expenditures of households

Main sources of income: The survey shows that the main sources of income of PAH's is wages from employment, accounting for 37.7%, followed by trading and services at 32%. The income derived from agricultural activities is quite low at 22.1% mainly focusing on communes on the outskirts of the city respectively Loi Binh Nhon (57.8%) Khanh Hau (37,2%). The income sources from pensions and social assistance account for 8.2% (Table 3.19).

Table 3.19. Main income sources of PAHs

Ward/ Commune	Income source of households									
	Farming		Employee		Business/service		Retired/social assistance		Total	
	Q	%	Q	%	Q	%	Q	%	Q	%
Ward 1	1	3.3%	13	43.3%	15	50.0%	1	3.3%	30	100%
Ward 2	-	0.0%	4	23.5%	9	52.9%	4	23.5%	17	100%
Ward 3	2	6.3%	18	56.3%	10	31.3%	2	6.3%	32	100%
Ward 4	12	11.8%	38	37.3%	43	42.2%	9	8.8%	102	100%
Ward 6	10	16.1%	23	37.1%	22	35.5%	7	11.3%	62	100%
Ward 7	3	18.8%	10	62.5%	3	18.8%	-	0.0%	16	100%
Khanh Hau	16	37.2%	18	41.9%	7	16.3%	2	4.7%	43	100%
Loi Binh Nhon	37	57.8%	14	21.9%	8	12.5%	5	7.8%	64	100%
Total	81	22.1%	138	37.7%	117	32.0%	30	8.2%	366	100%

The survey shows that the average income of PAPs in the project area is similar to that of those in the city of Tan An. The average monthly income of each PAH is approximately 10,189,932 VND, which is equivalent to an income for each member of 2,758,517 dong per month. PAHs who have incomes exceeding 5 million/month, account for 81.8%, followed by the PAHs with incomes of 5-10 million per month (44%) and above and 10 million per month at 41.8%. The proportion of PAHs earning less than 5 million per month accounts for 14.2%, of which 13.9% of PAHs have income of 2-5 million/month. 0.3% of the PAHs only earn from 1-<2 million/month. But fortunately, none of the PAHs gains below 1 million/month (Table 3.20). The average monthly income per person in the project area (2,758,517 VND) is higher than the national standard for poor and near poor people as regulated by the Prime Minister under the Decision No 59/2015/QĐ-TTg dated 19 November, 2015 for the period of 2016 – 2020 (Maximum 700,000 dong or per person per month in rural areas and 900,000 dong per person per month in urban areas).

Table 3.20. Average income per month of PAHs

Ward/Commune	Average income per month of PAHs									
	1 - < 2 mil		2 - < 5 mil		5 - < 10 mil		Above 10 mil		Total	
	Q	%	Q	%	Q	%	Q	%	Q	%
Ward 1	0	0.0%	1	3.3%	17	56.7%	12	40.0%	30	100.0%
Ward 2	0	0.0%	2	11.8%	8	47.1%	7	41.2%	17	100.0%
Ward 3	0	0.0%	4	12.5%	10	31.3%	18	56.3%	32	100.0%
Ward 4	1	1.0%	18	17.6%	42	41.2%	41	40.2%	102	100.0%
Ward 6	0	0.0%	4	6.5%	25	40.3%	33	53.2%	62	100.0%
Ward 7	0	0.0%	4	25.0%	10	62.5%	2	12.5%	16	100.0%
Khanh Hau	0	0.0%	10	23.3%	22	51.2%	11	25.6%	43	100.0%
Loi Binh Nhon	0	0.0%	8	12.5%	27	42.2%	29	45.3%	64	100.0%
Total	1	0.3%	51	13.9%	161	44.0%	153	41.8%	366	100.0%
Average income /HH/month	10,189,932									
Average income / per capita/month	2,758,517									

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The survey also indicates that the average monthly expenditure of PAPs is 6,885,150 dong and the average monthly expenditure per person about 1,863,879 dong. Amongst the PAHs, the majority of households (49.2%) spend between 5 million/ to 10 million/month. The proportion of households spending between 2 million to 5 million account for 32%, the remaining 17.2% of the households have monthly expenditure of more than 10 million and 1.6 % of households spend below million / month (Table 3.21).

Table 3.21. Average expenditure per month of PAHs

Ward/Commune	Average expenditure per month of PAHs									
	1 - < 2 mil		2 - < 5 mil		5 - < 10 mil		Above 10 mil		Total	
	Q	%	Q	%	Q	%	Q	%	Q	%
Ward 1	0	0.0%	10	33.3%	16	53.3%	4	13.3%	30	100.0%
Ward 2	1	5.9%	6	35.3%	3	17.6%	7	41.2%	17	100.0%
Ward 3	0	0.0%	5	15.6%	19	59.4%	8	25.0%	32	100.0%
Ward 4	1	1.0%	34	33.3%	47	46.1%	20	19.6%	102	100.0%
Ward 6	1	1.6%	17	27.4%	34	54.8%	10	16.1%	62	100.0%
Ward 7	2	12.5%	6	37.5%	7	43.8%	1	6.3%	16	100.0%
Khanh Hau	1	2.3%	20	46.5%	20	46.5%	2	4.7%	43	100.0%
Loi Binh Nhon	0	0.0%	19	29.7%	34	53.1%	11	17.2%	64	100.0%
Total	6	1.6%	117	32.0%	180	49.2%	63	17.2%	366	100.0%
Average expend./ HH/month	6,885,150									
Average expend./ per capital /month	1,863,879									

Looking at the data collected on the income levels and average expenditure of PAPs, it could be argued that PAPs could accumulate 3.1 million every month. However, there are differences among PAPs in terms of income within the project area, therefore poor and vulnerable PAHs may continue to face some income insecurity.

3.2.2.8 Households Assets

Regarding transport: 94.5% of PAHs in the project area travel by motorcycle and 49.7% by bicycle. The number of households owning and traveling by car accounts for a very small percentage (2.7%). Only 0.5% of the PAHs use ships / boats as a means of transport.

For communication and entertainment: Most households have a television and DVD at home (98.1% and 34.2% respectively), 84.7% of the households have telephones, 22.1% of households have computers which connect to the internet.

Device for domestic activities: Almost all PAHs use electric rice cookers and gas stoves for cooking (91%, 92.3% respectively). The proportion of households using electric devices is quite high (washing machine 47.5%, fridge 78.1%. In addition, 15.3% of the households use air conditioners and 7.9% of them have water heaters.

Table 3.22. Households Assets

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Ward/ Commune	Car	Moto bike	Bicycle	Small boat	Gas stove	Coal stove	Electric rice cooker	Microwave oven	Washing machine	Fridge	DVD	TV	Air Conditioner	Water heater	Internet	Phone
Ward 1	0.0	96.7	43.3	0.0	93.3	13.3	86.7	6.7	56.7	73.3	50.0	96.7	13.3	6.7	26.7	96.7
Ward 2	5.9	76.5	41.2	0.0	88.2	23.5	82.4	5.9	58.8	70.6	41.2	70.6	23.5	5.9	29.4	70.6
Ward 3	3.1	96.9	50.0	3.1	93.8	31.3	96.9	31.3	56.3	84.4	46.9	87.5	21.9	18.8	31.3	81.3
Ward 4	2.9	91.2	61.8	1.0	92.2	11.8	93.1	9.8	65.7	80.4	35.3	84.3	23.5	14.7	31.4	93.1
Ward 6	3.2	100.0	37.1	0.0	91.9	14.5	93.5	8.1	35.5	79.0	21.0	95.2	14.5	3.2	12.9	74.2
Ward 7	0.0	100.0	37.5	0.0	75.0	18.8	81.3	0.0	37.5	75.0	25.0	62.5	12.5	6.3	12.5	100.0
Khanh Hau	4.7	95.3	51.2	0.0	95.3	20.9	83.7	4.7	41.9	79.1	34.9	97.7	7.0	0.0	14.0	81.4
Loi Binh Nhon	1.6	95.3	50.0	0.0	95.3	25.0	93.8	10.9	25.0	75.0	31.3	93.8	4.7	3.1	15.6	79.7
Total	2.7	94.5	49.7	0.5	92.3	18.3	91.0	10.1	47.5	78.1	34.2	89.1	15.3	7.9	22.1	84.7

3.2.2.9 Energy used for lighting and cooking in families

100% of the PAHs have access to the national grid and use the grid as a major energy source for lighting and production activities of the family. The main source of energy for cooking in households is oil / gas, accounting for 92.9%, a very small number of households use firewood, biogas and electric for cooking (4.1%, 1.6% and 1.4% respectively). See Table 3.23.

Table 3.23. Energy for lighting and cooking in PAHs

Ward/ Commune	Power for lighting		Power for cooking								Total	
	Electric		Electric		Oil/Gas		Wood		Biogas			
	Q	%	Q	%	Q	%	Q	%	Q	%	Q	%
Ward 1	30	100.0%	1	3.3%	29	96.7%	0	0.0%	0	0.0%	30	100.0%
Ward 2	17	100.0%	0	0.0%	17	100.0%	0	0.0%	0	0.0%	17	100.0%
Ward 3	32	100.0%	0	0.0%	32	100.0%	0	0.0%	0	0.0%	32	100.0%
Ward 4	102	100.0%	1	1.0%	101	99.0%	0	0.0%	0	0.0%	102	100.0%
Ward 6	62	100.0%	3	4.8%	57	91.9%	2	3.2%	0	0.0%	62	100.0%
Ward 7	16	100.0%	0	0.0%	10	62.5%	4	25.0%	2	12.5%	16	100.0%
Khanh Hau	43	100.0%	0	0.0%	39	90.7%	4	9.3%	0	0.0%	43	100.0%
Loi Binh Nhon	64	100.0%	0	0.0%	55	85.9%	5	7.8%	4	6.3%	64	100.0%
Total	366	100.0%	5	1.4%	340	92.9%	15	4.1%	6	1.6%	366	100.0%

3.2.2.10 Water supply

The proportion of households who have access to clean water is quite high accounting (73.5%). The remaining households (26.5%) use water from drilled wells for cooking. In Wards 1, 2 and 3, 100% of households use tap water for cooking. While this proportion decreases for communes on the outskirts. Similarly, 71% of households use tap water for domestic activities and 29% of households using water from drilled wells for this purpose (Table 3.24).

Table 3.24. Water supply for drinking in PAHs

Ward/ Commune	Water for cooking				Water for domestic activities				Total	
	Drill well		Tap water		Drill well		Tap water			
	SL	%	SL	%	SL	%	SL	%	SL	%
Ward 1	0	0.0%	30	100.0%	0	0.0%	30	100.0%	30	100.0%
Ward 2	0	0.0%	17	100.0%	0	0.0%	17	100.0%	17	100.0%
Ward 3	0	0.0%	32	100.0%	2	6.3%	30	93.8%	32	100.0%
Ward 4	18	17.6%	84	82.4%	25	24.5%	77	75.5%	102	100.0%
Ward 6	9	14.5%	53	85.5%	6	9.7%	56	90.3%	62	100.0%
Ward 7	5	31.3%	11	68.8%	4	25.0%	12	75.0%	16	100.0%
Khanh Hau	14	32.6%	29	67.4%	15	34.9%	28	65.1%	43	100.0%
Loi Binh Nhon	51	79.7%	13	20.3%	54	84.4%	10	15.6%	64	100.0%
Total	97	26.5%	269	73.5%	106	29.0%	260	71.0%	366	100.0%

3.2.2.11 Environmental sanitation

Sanitation: URENCO of Tan An city undertakes daily garbage collection and 81.8% of the households use the service daily; 9% of the HHs using a private local garbage collection service, 8.5% of HHs treat their waste themselves and 1.1% of HHs do not treated their waste.

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Regarding wastewater collection, 60.1 % of the households are connected to the public wastewater collection system, the remaining 37.7 % discharge wastewater directly into the surrounding environment and 2.2% of HHs have a septic tank in their houses.

Most households have septic toilets accounting for 87.5 %, the remaining 12% use unhygienic toilets by GoV standards and 0.5% of them use toilets canals. (Tables 3.25, 3.26 and 3.27).

Table 3.25. Models of collecting garbage

Ward/Commune	Models of collecting garbage									
	Local public service		Private contractor		Treatment self		No		Total	
	Q	%	Q	%	Q	%	Q	%	Q	%
Ward 1	30	100.0%	0	0.0%	0	0.0%	0	0.0%	30	100.0%
Ward 2	17	100.0%	0	0.0%	0	0.0%	0	0.0%	17	100.0%
Ward 3	30	93.8%	0	0.0%	2	6.3%	0	0.0%	32	100.0%
Ward 4	96	94.1%	0	0.0%	5	4.9%	1	1.0%	102	100.0%
Ward 6	52	83.9%	0	0.0%	10	16.1%	0	0.0%	62	100.0%
Ward 7	3	18.8%	0	0.0%	13	81.3%	0	0.0%	16	100.0%
Khanh Hau	27	62.8%	15	34.9%	0	0.0%	1	2.3%	43	100.0%
Loi Binh Nhon	42	65.6%	18	28.1%	2	3.1%	2	3.1%	64	100.0%
Total	297	81.1%	33	9.0%	32	8.7%	4	1.1%	366	100.0%

Table 3.26. Models of collecting waste water

Ward/Commune	Models of collecting waste water							
	Connected to the public system		Discharged into natural		Permeability reservoir		Total	
	Q	%	Q	%	Q	%	Q	%
Ward 1	24	80.0%	6	20.0%	0	0.0%	30	100.0%
Ward 2	17	100.0%	0	0.0%	0	0.0%	17	100.0%
Ward 3	30	93.8%	2	6.3%	0	0.0%	32	100.0%
Ward 4	63	61.8%	38	37.3%	1	1.0%	102	100.0%
Ward 6	35	56.5%	26	41.9%	1	1.6%	62	100.0%
Ward 7	1	6.3%	14	87.5%	1	6.3%	16	100.0%
Khanh Hau	28	65.1%	12	27.9%	3	7.0%	43	100.0%
Loi Binh Nhon	22	34.4%	40	62.5%	2	3.1%	64	100.0%
Total	220	60.1%	138	37.7%	8	2.2%	366	100.0%

Table 3.27. Types of toilets in PAHs

Ward/ Commune	Types of toilets in PAHs							
	Rudimentary toilet		Septic toilets		Rudimentary toilet on river, canal		Total	
	Q	%	Q	%	Q	%	Q	%
Ward 1	5	16.7%	25	83.3%	0	0.0%	30	100.0%
Ward 2	1	5.9%	16	94.1%	0	0.0%	17	100.0%
Ward 3	0	0.0%	32	100.0%	0	0.0%	32	100.0%
Ward 4	6	5.9%	96	94.1%	0	0.0%	102	100.0%
Ward 6	12	19.4%	48	77.4%	2	3.2%	62	100.0%
Ward 7	4	25.0%	12	75.0%	0	0.0%	16	100.0%
Khanh Hau	2	4.7%	41	95.3%	0	0.0%	43	100.0%
Loi Binh Nhon	14	21.9%	50	78.1%	0	0.0%	64	100.0%
Total	44	12.0%	320	87.4%	2	0.5%	366	100.0%

Flooding occurs frequently in the project area with 38.5% of household suffering from flooding during the rainy season at a frequency of 1.48 times per month. The average submergence depth is 0.39m with a duration of 3.2 of days (Table 3.28).

Table 3.28. Status of flood in the past 5 years

Ward/ Commune	Status of flood in the past 5 years						
	No		Yes		Average flooding frequency (Times/month)	Average flooding deep (m)	Average flooding period (Days)
	Q	%	Q	%			
Ward 1	12	40.0%	18	60.0%	1.61	0.44	3.83
Ward 2	2	11.8%	15	88.2%	1.00	0.42	6.20
Ward 3	21	65.6%	11	34.4%	1.00	0.38	4.25
Ward 4	42	71.2%	17	28.8%	1.12	0.35	3.18
Ward 6	13	21.0%	49	79.0%	1.61	0.37	2.11
Ward 7	7	43.8%	9	56.3%	2.67	0.37	1.94
Khanh Hau	42	97.7%	1	2.3%	1.00	0.50	3.00
Loi Binh Nhon	59	93.7%	4	6.3%	1.50	0.40	3.00
Total	198	61.5%	124	38.5%	1.48	0.39	3.20

3.2.2.12 Community health care

The flooding situation often leads to infectious diseases for households living in the project area. Survey results for the most common diseases in the project area show that 13.1% of households have currently dengue, 9% of common diseases related to scabies, 0.8% of households have dysentery, 0.8% of households have cholera and 2% of households have typhoid.

Table 3.29. Diseases currently encountered

Ward/ Commune	Diseases currently encountered												Total
	Typhoid		Dengue		Cholera		Dysentery		Scabies		No		
	Q	%	Q	%	Q	%	Q	%	Q	%	Q	%	
Ward 1	0	0.0%	13	43.3%	0	0.0%	0	0.0%	8	26.7%	9	30.0%	30
Ward 2	1	5.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	16	94.1%	17
Ward 3	0	0.0%	3	9.4%	0	0.0%	2	6.3%	1	3.1%	26	81.3%	32
Ward 4	0	0.0%	9	8.8%	2	2.0%	1	1.0%	8	7.8%	82	80.4%	102
Ward 6	0	0.0%	15	24.2%	0	0.0%	0	0.0%	11	17.7%	36	58.1%	62
Ward 7	0	0.0%	4	25.0%	0	0.0%	0	0.0%	3	18.8%	9	56.3%	16
Khanh Hau	0	0.0%	2	4.7%	0	0.0%	0	0.0%	1	2.3%	40	93.0%	43
Loi Binh Nhon	0	0.0%	2	3.1%	1	1.6%	0	0.0%	1	1.6%	60	93.8%	64
Total	1	0.3%	48	13.1%	3	0.8%	3	0.8%	33	9.0%	278	76.0%	366

Access health care: PAPs recognized that the health care system in the project area is advantageous. 76.5% of the PAPs select the city hospitals to have a health check when they get sick, 50.3% of the PAPs go to medical station and 21.9% used private health care centers. In addition, 56.6% of the households go to local pharmacies to buy medicines for normal sickness (Table 3.30).

Table 3.30. Health care places of PAHs

Ward/commune	Medical station		City's hospital		Private hospital		Pharmacy		Total
	Q	%	Q	%	Q	%	Q	%	
Ward 1	20	66.7%	25	83.3%	9	30.0%	24	80.0%	30
Ward 2	4	23.5%	15	88.2%	9	52.9%	11	64.7%	17
Ward 3	19	59.4%	23	71.9%	10	31.3%	15	46.9%	32
Ward 4	64	62.7%	82	80.4%	34	33.3%	80	78.4%	102
Ward 6	34	54.8%	41	66.1%	9	14.5%	33	53.2%	62
Ward 7	5	31.3%	16	100.0%	0	0.0%	2	12.5%	16
Khanh Hau	13	30.2%	31	72.1%	8	18.6%	21	48.8%	43
Loi Binh Nhon	25	39.1%	47	73.4%	1	1.6%	21	32.8%	64
Total	184	50.3%	280	76.5%	80	21.9%	207	56.6%	366

3.2.2.13 Access to other public services

Access to education: PAPs indicated that the educational system from kindergartens to universities in Tan An city is satisfactory for most of the people. Roads and transportation means allow easy access to educational services within the city. In the project area, the education system meets the residents' demand. Each ward has at least one kindergarten and one primary school. All PAHs can select an appropriate school to send their children to for their education. The number of PAHs with children within school ages and who accesses the educational system is presented in Table 3.31.

Table 3.31. Access to educational services by PAPs

Ward/ commune	Kindergarten		Primary		Secondary		High school		vocational training		University		Total
	Q	%	Q	%	Q	%	Q	%	Q	%	Q	%	
Ward 1	5	16.7%	6	20.0%	4	13.3%	7	23.3%	1	3.3%	9	30.0%	30
Ward 2	11	64.7%	13	76.5%	13	76.5%	12	70.6%	7	41.2%	7	41.2%	17
Ward 3	7	21.9%	6	18.8%	8	25.0%	6	18.8%	2	6.3%	6	18.8%	32
Ward 4	40	39.2%	46	45.1%	47	46.1%	43	42.2%	18	17.6%	33	32.4%	102
Ward 6	12	19.4%	5	8.1%	6	9.7%	8	12.9%	4	6.5%	6	9.7%	62
Ward 7	1	6.3%	5	31.3%	3	18.8%	1	6.3%	0	0.0%	1	6.3%	16
Khanh Hau	12	27.9%	8	18.6%	7	16.3%	11	25.6%	4	9.3%	4	9.3%	43
Loi Binh Nhon	11	17.2%	8	12.5%	7	10.9%	8	12.5%	5	7.8%	2	3.1%	64
Total	99	27.0%	97	26.5%	95	26.0%	96	26.2%	41	11.2%	68	18.6%	366

Access to market: The survey shows that PAPs could have access to markets for business or shopping at local markets, shops and supermarkets, of which the number of PAPs with access to market accounts for 96.4% (Table 3.32).

Access to other social infrastructures: PAPs could have convenient and easy access to entertainment centers and local cultural buildings. The number of PAPs responded they like to have access to their block and ward's cultural buildings (34.9% and 30.2% respectively. 79.1% of the PAPs responded they like to visit pagoda and temples. In addition, 4.7% of the PAPs like to visit their district sport centers.

Table 3.32. Access to other social services by PAPs

Ward/ Commune	Market		Community house village		Community house ward		Church, temple, shrine		Sport center		Total
	Q	%	Q	%	Q	%	Q	%	Q	%	
Ward 1	28	93.3%	5	16.7%	26	86.7%	28	93.3%	13	43.3%	30
Ward 2	17	100.0%	11	64.7%	10	58.8%	13	76.5%	6	35.3%	17
Ward 3	29	90.6%	22	68.8%	21	65.6%	24	75.0%	11	34.4%	32
Ward 4	99	97.1%	71	69.6%	57	55.9%	75	73.5%	65	63.7%	102
Ward 6	60	96.8%	28	45.2%	35	56.5%	46	74.2%	16	25.8%	62
Ward 7	16	100.0%	0	0.0%	15	93.8%	14	87.5%	1	6.3%	16
Khanh Hau	41	95.3%	15	34.9%	13	30.2%	34	79.1%	2	4.7%	43
Loi Binh Nhon	63	98.4%	20	31.3%	38	59.4%	41	64.1%	4	6.3%	64
Total	353	96.4%	172	47.0%	215	58.7%	275	75.1%	118	32.2%	366

3.2.2.14 Transportation infrastructure

The types of main road in the project area include asphalt roads, concrete roads and soil roads. Asphalt roads account for the highest percentage (35.8%) in the project area, followed by concrete roads (35.5%). There are still soil roads in some places, accounting for 28.7% (Table 3.33).

Table 3.33. Kinds of transportation roads in project area

Ward/Commune	Kinds of transportation roads in project area						
	Soil road		Cement road		Asphalt road		Total
	Quantity	%	Quantity	%	Quantity	%	
Ward 1	0	0.0%	25	83.3%	5	16.7%	30
Ward 2	0	0.0%	17	100.0%	0	0.0%	17
Ward 3	0	0.0%	2	6.3%	30	93.8%	32
Ward 4	26	25.5%	27	26.5%	50	49.0%	102
Ward 6	2	3.2%	46	74.2%	13	21.0%	62
Ward 7	15	93.8%	1	6.3%	0	0.0%	16
Khanh Hau	25	58.1%	5	11.6%	13	30.2%	43
Loi Binh Nhon	37	57.8%	7	10.9%	20	31.3%	64
Total	105	28.7%	130	35.5%	131	35.8%	366

(Source: This data was combined from the result of SES and the secondary information supplied by local authorities)

3.2.2.15 Housing Conditions of households affected

Most of the people believe that their housing condition is still relatively good. The percentage of households with normal condition housing status is 46.4%, households with good condition housing account for 44.8% and 5.7% have very good housing conditions. Only 2.7% of the surveyed households said that they have poor housing conditions (Table 3.34).

Table 3.34. PAHs Housing Conditions

Ward/Commune	PAHs Housing Conditions								Total
	Very good		Good		Average		Poor		
	%	Q	%	Q	%	Q	%	Q	
Ward 1	1	3.3%	12	40.0%	14	46.7%	3	10.0%	30
Ward 2	1	5.9%	11	64.7%	4	23.5%	1	5.9%	17
Ward 3	2	6.3%	17	53.1%	12	37.5%	1	3.1%	32
Ward 4	9	8.8%	46	45.1%	45	44.1%	2	2.0%	102
Ward 6	2	3.2%	24	38.7%	35	56.5%	1	1.6%	62
Ward 7	1	6.3%	7	43.8%	7	43.8%	1	6.3%	16
Khanh Hau	0	0.0%	18	41.9%	25	58.1%	0	0.0%	43
Loi Binh Nhon	5	7.8%	29	45.3%	28	43.8%	1	1.6%	64
Total	21	5.7%	164	44.8%	170	46.4%	10	2.7%	366

3.2.2.16 Households with Loans

Of the 366 surveyed households, there were 84 households (23%) that had outstanding loans, of which 16.1% of the households borrow from the State Bank, 6% take loans through credit institutions/organizations and 0.8% belong use personal loans. Loans were being used for the purpose of investing in their business or agricultural production /breeding which accounted for 16.7% and 26.2% respectively. Some households borrowed money for household consumption, building houses and others for spending on children's educational expenses, accounting for 9.5%, 9.5% and 6% respectively (Table 3.35 and 3.36).

Table 3.35. Status of HHs with current loan

Ward/Commune	Bank		Credit fund		Private		Have no loan		Total
	Q	%	Q	%	Q	%	Q	%	
Ward 1	3	10.0%	1	3.3%	1	3.3%	25.0	83.3%	30
Ward 2	1	5.9%		0.0%		0.0%	16.0	94.1%	17
Ward 3	2	6.3%		0.0%		0.0%	30.0	93.8%	32
Ward 4	15	14.7%	1	1.0%		0.0%	86.0	84.3%	102
Ward 6	13	21.0%	7	11.3%		0.0%	42.0	67.7%	62
Ward 7	4	25.0%	1	6.3%		0.0%	11.0	68.8%	16
Khanh Hau	6	14.0%	4	9.3%		0.0%	33.0	76.7%	43
Loi Binh Nhon	15	23.4%	8	12.5%	2	3.1%	39.0	60.9%	64
Total	59	16.1%	22	6.0%	3	0.8%	282.0	77.0%	366

Table 3.36. Purpose of Getting Loan of PAHs

Ward/Commune	Purpose of Getting Loan of PAHs												Total
	Household Spending		Investment in agriculture		Investment trade		Building housing		Payment of school fees		Other		
	Q	%	Q	%	Q	%	Q	%	Q	%	Q	%	
Ward 1	1	20.0%	0	0.0%	3	60.0%	0	0.0%	1	20.0%	0	0.0%	5
Ward 2	0	0.0%	0	0.0%	1	100.0%	0	0.0%	0	0.0%	0	0.0%	1
Ward 3	1	50.0%	0	0.0%	0	0.0%	0	0.0%	1	50.0%	0	0.0%	2
Ward 4	2	12.5%	3	18.8%	6	37.5%	3	18.8%	2	12.5%	0	0.0%	16
Ward 6	4	20.0%	5	25.0%	5	25.0%	5	25.0%	0	0.0%	1	5.0%	20
Ward 7	0	0.0%	3	60.0%	2	40.0%	0	0.0%	0	0.0%	0	0.0%	5
Khanh Hau	2	20.0%	7	70.0%	0	0.0%	0	0.0%	0	0.0%	1	10.0%	10
Loi Binh Nhon	0	0.0%	18	72.0%	3	12.0%	2	8.0%	1	4.0%	1	4.0%	25
Total	8	9.5%	22	26.2%	14	16.7%	8	9.5%	5	6.0%	3	3.6%	84

3.2.2.17 Vulnerable households

Survey results with the group of 20 vulnerable households: There are 12 (1.3%) female headed HHs with dependents experiencing economic difficulties and 3 poor households accounting for 0.3%. Furthermore, among vulnerable HHs, there is 1 household with a single elderly person accounting for 0.1% and 1 household headed by a disabled person, accounting for 0.1% (Table 3.37).

Table 3.37. Vulnerable PAHs

Ward/ commune	Vulnerable PAHs										Total
	Female headed		Disabled		Poor		Single elderly		Social policy family		
	Q	%	Q	%	Q	%	Q	%	Q	%	
Ward 1	2	2.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	85
Ward 2	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	30
Ward 3	2	2.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	89
Ward 4	3	1.2%	1	0.4%	3	1.2%	1	0.4%	2	0.8%	241
Ward 6	1	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	169
Ward 7	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	33
Khanh Hau	3	2.7%	0	0.0%	1	0.9%	0	0.0%	1	0.9%	113
Loi Binh Nhon	1	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	139
Total	12	1.3%	1	0.1%	4	0.4%	1	0.1%	3	0.3%	899

3.3 Social Network and Support Systems

In Tan An City the social network and support system includes: i) government support through various programs; ii) mass organization; iii) NGOs and iv) citizen groups.

3.3.1 Government Programs

The Office of Labour Invalids and Social Affairs of Tan An City under DOLISA Long An Province has specific policies for poor HH. DOLISA provides specific trainings in livelihoods skills free of charge for poor HH.

HH registered as poor at the ward level (with certificate of poor HH) are entitled to range of benefits including lower fees for services and reduced cost health care.

The Social Policy Bank of Tan An City offers micro-credit loans to poor Households with no interest rate and long term reimbursement.

Schools and health centers are present in all of the project area and cover the needs of the citizens.

There is a pension system in Vietnam for all workers if they have sufficient social insurance qualifying years as regulated by the Government. Other workers can rely only on their family for their retirement if they have an insufficient number of qualifying years.

3.3.2 Mass Organizations

The mass organizations include, among others, the Women's Union, Farmer's Union, Veterans Union and Youth Union which are under the umbrella organization of the Fatherland Front. They operate at central/national down to provincial/city, district and commune/ward levels. Their main role is mobilization, mediating problems and dissemination of information through their members. They play a dominant role in civic life in Vietnam and in Tan An City, hence, development projects are most often undertaken in partnership with them.

Women's Union (WU) in particular is a key organization to provide information to HH and to implement development programs. WU is present at all administrative levels (province, City, ward/commune and village). Among other activities, WU implements livelihood skills programs for women, environmental awareness programs and credit programs to HH, especially for poor HH and women.

These organizations through their network get feedback from the population and can channel complaints and concerns regarding any impacts of development projects on the community. They are also key partners for the implementation of project programs (i.e. monitoring of resettlement, income restoration programs) and for the monitoring of resettlement activities.

3.3.3 Non-Governmental Organizations (NGOs)

Tan An City is the home of a strong network of NGOs both national and international. The main fields where NGOs are involved are climate change adaption (Challenge to Change (CtC)), poverty reduction (East Meet West Foundation, Save the Children in Vietnam, CARE Vietnam) and health care (Family Health International, Health Bridge Foundation of Canada). NGOs may also be key partners for the implementation of the project especially regarding climate change adaptation and income restoration.

3.3.4 Citizen Groups

Mass organizations, such as Women's Union, Farmer's Union, Veterans Union, Youth's Union, Fatherland Front, continue to dominate the space for civil society in Vietnam and in Tan An City, few citizen organization are present. However, there is possibility for the development of citizen groups. The Decree No. 79/2003/ND-CP on Promulgating the Regulation on the Exercise of Democracy in the Communes provides as a strong framework for ensuring a consultative process from the design of the Program and its specific projects, through implementation and monitoring. For example, for resettlement, groups of representatives of affected people are part of the resettlement process and can channel concerns from affected households. Community groups could also be involved in the monitoring of activities such as resettlement or environment.

3.4 Social characteristics of the displaced groups

Based on the scope of land acquisition presented in Chapter 2 and on socioeconomic surveys presented in section 3.2., the social characteristics of the displaced groups are presented in the table below. The table also presents the impacts on different types of household and how they will be affected by the Project and which mitigation measures will be proposed.

Table 3.38. Social Characteristics of the Affected Groups

Displaced Group	Social Trends	Impacts	Mitigation measures
Non-relocated Households			
Severely affected farmers (more than 20% of productive land affected)	<ul style="list-style-type: none"> Stable income; Low education. 	<ul style="list-style-type: none"> Income affected; No agricultural land available in the area; Need to switch to non-agricultural 	<ul style="list-style-type: none"> Compensation at replacement costs and various allowances; Income Restoration Program.

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Displaced Group	Social Trends	Impacts	Mitigation measures
		activities.	
Marginally affected farmers (less than 20% of productive land affected)	<ul style="list-style-type: none"> • Stable income; • Low education. 	<ul style="list-style-type: none"> • Income marginally affected. 	<ul style="list-style-type: none"> • Compensation at replacement costs and various allowances.
Marginally affected residential land with or without houses that are partially affected (legal land user)	<ul style="list-style-type: none"> • Various 	<ul style="list-style-type: none"> • Can use remaining land and/or repair house; • No disruption of social activities and no impact on income. 	<ul style="list-style-type: none"> • Compensation at replacement costs and various allowances; • Repair allowance.
Relocated Households			
Households encroaching on River and Canal Banks	<ul style="list-style-type: none"> • Landless Households; • Poor or near poor households; • Low education and skills; • Poor sanitation and housing conditions; • Exposed to flooding; • Rely mainly on informal livelihood (small business) or hired labour; unstable income; • More affected by diseases due to poor sanitation conditions. 	<ul style="list-style-type: none"> • Need to be relocated to serviced resettlement site; • Disruption of business activities (distance from the site to their former location). 	<ul style="list-style-type: none"> • Assistance for compensation for land (60%); • Secure land plot on resettlement site and improved housing and sanitation conditions; • Income Restoration Program.
Relocated shopkeepers (informal business)	<ul style="list-style-type: none"> • Poor or near poor households; • Mainly women; • Low education and skills; • Unstable income. 	<ul style="list-style-type: none"> • Distance from the resettlement site to their former business location may affect their income. 	<ul style="list-style-type: none"> • Compensation at replacement costs and various allowances; • Income Restoration Program; • Assistance for loss of business.
Relocated shopkeepers (registered business)	<ul style="list-style-type: none"> • Medium education and skills; • Stable and medium to high income. 	<ul style="list-style-type: none"> • Change of location and loss of current customers; • Loss of income during transition period until reinstallation. 	<ul style="list-style-type: none"> • Compensation at replacement costs and various allowances; • Compensation for loss of business; • Assistance to find new business

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Displaced Group	Social Trends	Impacts	Mitigation measures
			location.
There is an affected company within the project area of LIA 1 (Mui Tau LIA). However, it has been relocated so there are no employees who will be affected by the project.			
Other relocated households (not shopkeepers or farmers)	<ul style="list-style-type: none"> • Various 	<ul style="list-style-type: none"> • Income not affected; • Disruption of social activities. 	<ul style="list-style-type: none"> • Compensation at replacement costs and various allowances; • Allocation of plots in RS or self-relocation.

CHAPTER 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 RPF 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).

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- 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.

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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 PAH; 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/QĐ-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/QĐ-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/QĐ-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 and
- Decision No 96/2006/QĐ-TTg dated 4/5/2006 by the Prime Minister on the management and implementation of demining and explosives.
- Each province Peoples' Committee issued decisions on compensation, assistance and resettlement when the State acquires land, based on the Land Law and implementing decrees. For Long An Province, decisions have been issued for compensation, support and resettlement as described below:
 - Decision No. 60/2014/QĐ-UBND dated December 19th 2014 of Long An Province PPC on promulgating table of land price in period from 2015 to 2020 in Long An Province;
 - Decision No. 56/2014/QĐ-UBND dated November 13th 2014 of Long An PPC on promulgating regulations of compensation, support when the state recover land in the Long An Province;
 - Decision No. 30/2015/QĐ-UBND dated July 27th 2015 of Long An PC on promulgating price unit of new construction of house, secondary structure and price unit of tombs/graves in the Long An Province;

- Decision No. 22/2011/QĐ-UBND dated July 20th 2011 of Long An PPC on promulgating price unit of trees, domestic animal, remaining cost invested land, graves on land.

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 includes:

- 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 persons displaced by the project to share in project benefits. PAPs should be meaningfully consulted and should have opportunities to participate in planning and implementing 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, support, vocational training and income assistance to facilitate their relocation;
- Identifying special support 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 follow 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

GOV's policies and practices both in policy and reality 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.

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- 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 in Table 4. 1.

Table 4.1. Summary of differences between the GOV's policies and WB's policies and proposed policies for the Project.

<i>Subjects</i>	Bank's OP 4.12	Government of Vietnam	Project Measures
<i>Land Property</i>			
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.	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). 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. (Clause 4, Article 86 of Land Law 2013 and Article 27 of Decree 47)	Livelihoods and income sources will be restored in real terms, at least, to the pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
Support for affected households who have no recognizable legal right or claim to the	No compensation but giving financial assistance to all PAPs to achieve the policy objective (to	Only agricultural land used before July 1, 2004 is eligible for compensation. Other cases may be considered for assistance by	Support and restore livelihoods for all affected people regardless of their legal status or land use right. Agricultural land used prior to 1/7/2004 is supported with an amount of equal to 100%

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<i>Subjects</i>	Bank's OP 4.12	Government of Vietnam	Project Measures
land they are occupying	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)	PPC/CPC if needed (Clause 2, Article 77 of Land Law, 2013)	of the land at full replacement cost; Agricultural land used after 1/7/2004 will be supported with an amount of 60% of the land value Residential land and non-agricultural land will be supported with an amount of at least 60% of the land at the replacement cost
Methods for determining compensation rates	Compensation for lost land and other assets should be paid at full replacement costs,	Compensation for lost assets is calculated at the price 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/assurances			
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	Only apply to relocated households whose land and houses are eligible for the compensation. In case of ineligibility for compensation, if DPs	households and individuals whose entire houses and land are acquired and eligible for compensation or for whom the remaining area after

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<i>Subjects</i>	Bank's OP 4.12	Government of Vietnam	Project Measures
		have no other accommodations, they will be considered on a case by case basis.	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) resettled, 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 local minimum allocation quotas of residential land 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 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)	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; Permanently affected DPs who are running small businesses or services at home and who do not declare

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<i>Subjects</i>	Bank's OP 4.12	Government of Vietnam	Project Measures
			<p>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 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 impacts on income resources due to acquiring agricultural land	Losing 20% or more (10% or more for the vulnerable) of agricultural land.	Losing over 30% of agricultural land	Losing 20% or more (10% or more for the vulnerable) of agricultural land.
Compensation for indirect impact caused by losses of land or structures	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	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.

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<i>Subjects</i>	Bank's OP 4.12	Government of Vietnam	Project Measures
	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	PAPs are entitled to send complaints/grievances of any issues related to the compensation, assistance and resettlement to the competent agencies to handle the grievances at the first and second stages. At the same time, complaints may be taken to court at any stage as the PAP wishes (Articles 28, 32, 33 of Law on Grievance No. 02/2011/QH13 dated 11 November, 2011)	More effective Grievance and Redress mechanisms are to be established, built on the existing governmental system, with monitoring by an independent monitoring consultant;
<i>Monitoring & Evaluation</i>			
Monitoring and evaluation Mechanisms on compensation & resettlement	Internal and independent monitoring are required	Citizens are allowed to supervise and report on breaches in land use and management on their own (or through representative organizations), including	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

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<i>Subjects</i>	Bank's OP 4.12	Government of Vietnam	Project Measures
		land recovery, compensation, support and resettlement (Article 199, Land Law 2013). There are no explicit requirements on monitoring of the resettlement works, including both internal and independent (external) monitoring	be completed 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, 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.

CHAPTER 5. RESETTLEMENT MEASURES

In order to overcome the differences and gaps between compensation, supporting and resettlement policies of the WB and GOV which was mentioned in Chapter 4, the compensation, supporting and resettlement plan of the project will be implemented under the project's RPF approved by the Prime Minister.

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).

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- 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

a. *Land users are entitled to be compensated (Legal and legalizable land users)*

- The project affected land-users will be compensated for the actually affected area in cash at 100% of the replacement cost;

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- 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.
- b. 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 Long An PPC.

5.2.2 Compensating policies for 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

i. For land users entitled to the compensation (Legal and Legalizable 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 landholding or the remaining area is not economically viable according to threshold identified in Long An 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.

ii. 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.

iii. 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

- (i) Regardless of their titles to the affected land or possession of a construction permit for the affected structures/houses⁴, 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.
- (ii) 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.
- (iii) 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

- (i) Tenants who are residing in leased state houses: (i) will not be compensated for the land area and houses owned by the state but fully compensated in cash at the replacement costs for the improved, repaired and upgraded works; (ii) will be entitled to rent or buy plots in the project resettlement area to resettle with minimum area; (iii) if the project has no plot in its resettlement site for them to rent/buy, DPs will be supported in cash with not less than 60% of the replacement cost of land and house to be self - resettled (Item 2, Article 14, Decree 47/2014/ND-CP dated May 15, 2015);
- (ii) Tenants who are residing in leased private houses will be provided with a transportation allowance for moving assets to their new residential areas.

⁴ Including organizations not belonging to the State

5.2.6 Compensation policies for Loss of trees and domestic animals

- (i) 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.
- (ii) 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.

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:

- Allowance for Business Loss: All affected businesses and production households having 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.
- For PAPs with small business or service establishments at home, without license, that are not tax registered and who are permanently affected by the project, will receive an allowance of VND 2,000,000 to 10,000,000. The support level is based on their monthly average income and will be at least 2,000,000 VND/HHs. PAPs with monthly average income more than 10,000,000VND from affected business will be supported 10,000,000 VND per PAHs. PAH is responsible to supply documents to prove for amount of their monthly income.
- PAPs with small business or service establishments at home, without license, that are not tax registered and who are temporarily affected will receive an allowance of VND 1,000,000 – 5,000,000.
- Employees who have had labor contracts at least for 12 months with 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.
- 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. Alternatively, the PAP will receive compensation in cash for the affected land and attached structures at replacement cost, plus transportation allowance for movable assets.
- 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 impacts.

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 ensure that 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 Provincial regulation at the time of compensation.

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;
- Cable TV, internet access (subscription) well of households/communities are affected by the project, PAPs shall be compensated in cash at the new installation.

5.2.11 Compensation policies for temporary impacts during construction

If private or state structures are temporarily affected by contractors during the 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.

5.2.12 Allowance and rehabilitation assistance in the transition period

In addition to direct compensation for property damage, the PAPs will receive additional payments to cover the costs of 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 to:

i. Supporting for moving and temporary residence

a. Support moving to new residential areas:

- (i) RPs whose multi-floor houses (two floors more) are affected will be supported in transporting their assets and belongings to the new residential places with an amount of 10,000,000 VND/household;
- (ii) RPs whose affected houses different from case (i) will be assisted in moving their assets and belongings to the new residential places with an amount of 7,000,000 VND/household.
- (iii) In case, PAHs must be moved more than one times will be supported equivalent to times of moving according to supporting rates in the items (i) and (ii) above.

b. Support for temporary residence:

- (i) PAPs who are planning to resettle on the project resettlement site must hand over their land to the project. Prior to the completion of the resettlement area, they will be supported through temporary resettlement while waiting, with an additional six months of time for constructing a house with a rental rate not exceeding twice of that regulated by Long An PPC.

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- (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 Long An PPC.
- (iii) PAPs with main houses that are partially acquired and who need to rehabilitate their houses will be supported through temporary resettlement for two months with a rental rate not exceeding twice that regulated by Long An PPC.
- (iv) RPs who choose to resettle themselves (with written commitments that they will relocate themselves) will be assisted in temporary resettlement for three months with a rental rate not exceeding twice that regulated by Long An province

ii. Support for training for career change

- i. PAPs whose cultivated agricultural land is affected (confirmed by their WPCs) will be supported by job training and career change through an amount of 1.5 to five times the land price for the acquired land area based on the relevant provincial regulation; and
- ii. Where the agricultural land of PAPs is affected and PAPs require training or an apprenticeship, they will be admitted to a vocational center within the city with exemption from tuition fees for the training course for those PAPs that are of a working age (not applicable for those who enroll for vocational trainings outside the city).

iii. 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
- ii. PAPs with more than 70% of their agricultural land affected will be supported with the amount mentioned under point (i) above within 12 months if not relocated and within 24 months if relocated.

iii. Allowances targeted to the vulnerable to be relocated

Apart from the compensation and support regulated by the policies, the vulnerable who must relocate will have a further allowance to facilitate them in rehabilitating their life sooner with the following specific amount:

- DPs who belong to poor households with poor certified records will receive a support an amount equivalent to value of 30kg rice/household/month within 3 years if not relocated and within 6 years if relocated.
- PAHs of social policy including Vietnam heroic mother, people having contribution to revolution, veterans, wounded soldiers, martyr's families.... will get an allowance with an amount of 5.000.000VND if they affected entire house and still rebuild new house on remaining land and an amount of 10.000.000VND if relocated.

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- DPs who are the other vulnerable will be supported with 3,000,000 to 5,000,000 VND/household.
- Retirees and who are beneficiaries of other social assistance will be support 1,000,000/HH.

5.2.13 Rewards for handing over land on schedule: According to the regulation of Long An PPC, households whose land was acquired, if they hand over their affected land to the project on time, they will receive a bonus of 5.000.000 VND/households.

5. 3 Policy for Resettlement Issue

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 select self-relocation will be supported based on the relevant Provincial regulation.

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 a resettlement demand. The resettlement site must ensure that basic social infrastructure and services for people living at new places are at least equal to or better than their previous places.

Table 5.1. Entitlement Matrix

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
1	Residential land is permanently acquired	Residential land is acquired and DPs are eligible for land compensation.	All households whose residential land acquired	<u>Compensation for lost land</u> <ul style="list-style-type: none"> - The project affected land-users will be compensated for the area actually affected in cash at 100% of the replacement cost; - In the case of PAPs losing residential land where 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; - Land-users who are eligible for compensation of acquired land (legal and legalizable land-users) but who's 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	<u>Relocation</u> <ul style="list-style-type: none"> - 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 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. 	
2	Residential land is permanently	Land users, (including those who live	All households are acquired with	<u>Land compensation/assistance</u> <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>	

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
	acquired	beyond rivers/canals) whose acquired residential land is ineligible for land compensation	residential land	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 Long An PPC.	
			Households have to relocate	<u>Relocation</u> Relocated persons who have no shelters in the city, as confirmed by local authorities (i) will be allocated minimum land plots in the project resettlement site for building houses and (ii) pay land-use fees.	
3	Residential land is permanently acquired	Acquired residential lands which are rented from the State have to relocate.	Relocated households are using state-owned land	In addition to the compensation for their affected property on land at replacement cost, RPs will be entitled to rent/buy apartments in the project 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 price regulated by Long An PPC. Relocated persons are also supported to move their assets and belongings to their new residence.	
4	Non-agricultural land other residential land with structures on land	Non-agricultural land is acquired	All households are acquired with non-agricultural land	<u>Land compensation/assurances</u> If affected lands are eligible to be compensated, PAPs will be compensated in cash at 100% of the replacement cost. 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.	
			Relocated households	<u>Relocation</u> In case RPs 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;	
5	Permanent loss	Households whose	PAPs are eligible for	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	

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
	of arable land	agricultural land is acquired permanently	compensation	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. If PAPs have losses 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 on aspiration of the PAPs.	
		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 is used before 01 July 2004 will be compensated in cash with 100% of the land at the replacement cost. PAPs whose affected land is used after 01 July 2004 will be assisted in cash at 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 auction land or rent public land with a previous agreement on returning the land to Government whenever it requests.	PAPs will not be compensated for the acquired land, but will be 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, compensation money on land will be paid to land-owners.

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
6	Housing/ structures	Housing/ structures in land acquiring area.	Owners of the affected structures are households and individuals	<p>Regardless their titles to the affected land or possession of 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</p> <p>For houses/structures being partly affected but the remaining area is not sufficient to be used, compensation or 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>	Compensation at replacement cost without deductions of depreciation or salvageable materials.
7	Tenants	State ownership	Tenants (who rent safe houses) have to relocate	Tenants who are leasing state houses for living will (i) not be compensated for the land area and houses owned by the state but will be fully compensated in cash at the replacement costs for the improved, repaired and upgraded works; (ii) will be entitled to rent or buy plots in the project resettlement area to resettle with minimum area; (iii) if the project has no plot in its resettlement site for them to rent/buy in order to resettle, PAPs will be supported in cash with not less than 60% replacement cost of land and house to resettle (Clause 2, Article 14, Decree 47/2014/ND-CP dated May 15, 2015).	
		Private ownership	Tenants (who rent private houses) have	PAPs will be provided with transportation allowance for moving their assets and belongings to new residential places.	

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
			to relocate		
8	Annual crops and perennial trees	Trees and domestic animals affected	Owners of affected trees and domestic animals	<p>Cash compensation at full replacement cost will be made to PAPs at the 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.
9	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	<p><u>Allowance for Business Loss:</u></p> <p>All Affected businesses and production households having register business whose income is affected will be compensated and/or supported for losses in business equivalent to 50% of their actual annual income approved by their 03 years continue of tax obligations;</p> <p>For PAPs with small business or service establishments at home, without license, that are not tax registered and who are permanently affected by the project, will receive an allowance of VND 2,000,000 to 10,000,000. The support level is based on their monthly average income and will be at least 2,000,000 VND/HHs. PAPs with monthly average income more than 10,000,000VND from affected business will be supported 10,000,000 VND per PAHs. PAH is responsible to supply documents to prove for amount of their monthly income.</p> <p>PAPs with small business or service establishments at home, without license, that are not tax registered and who are temporarily affected will receive an allowance of VND 1,000,000 – 5,000,000.</p>	<p>PAPs are responsible to supply documents to prove the amount of their monthly income.</p> <p>If the business has to be relocated, the project will provide an alternative site with local advantage and physical attributes similar to the land lost with easy access to the customers' base, satisfactory to the PAP.</p> <p>This compensation and assistance will be provided in baseline information and will</p>

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				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.	be monitored during project implementation. In case that their livelihood 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 impacts
10	Affected public utilities/structures	Structures, housing, public architectures, forests, feeding land, other land, permanently/temporarily affected irrigation	Villages, urban zones, administration agencies.	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.	

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
		system.			
11	Graves	Affected graves	Families/groups	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 Long An Province Policy at the time of compensation.	
12	Other assets	Telephone system, water meter, electric meter, cable TV, internet access (subscription), well...	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.	
13	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 condition or to a better condition.	
14	Supporting for relocation	Resettlement rehabilitation	Relocate to new places	<ul style="list-style-type: none"> i. RPs whose multi-floor houses (two floors or more) are affected will receive transportation allowance of 10,000,000 VND/household if relocated; ii. RPs whose affected houses different from case (i) will have transportation assistance with 7,000,000VND/household if 	The specific amount will be adjusted according to the percentage of inflation at supporting time.

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				relocated. iii. In case, PAHs must be moved more than one times will be supported equivalent to times of moving according to supporting rates in the items (i) and (ii) above.	
15	Supporting for temporary residence	Life stabilization	Households moving to resettlement sites, self-relocated HH and HH who are temporarily relocated during the time of rebuilding their houses	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 rate not exceeding twice of that regulated by the relevant PPC. 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 03 months with a rental rate not exceeding twice that regulated by the Long An PPC. iii. PAPs with main houses that are partially acquired and who need to repair new houses on the remaining land area will be supported through temporary resettlement for 02 months with a renting rate not exceeding 2 times of that regulated by Long An PPC. iv. Relocated persons who choose self-relocation (with written commitments for self-taking care of their relocation) will be assisted in temporary resettlement for at least months with a rental rate not exceeding twice of that regulated by the relevant PPC for 03 months with a renting rate not exceeding 2 times of that regulated by Long An PPC.	
16	Supporting for training on career changes	Loss of productive lands	Severely affected households	i. PAPs whose agricultural land being cultivated is affected (confirmed by WPCs) will be supported for job training and career change with an amount of 1.5 to 5 times the land price for the	Method of supporting will be delivered based on results of

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				<p>acquired land area or as regulated by the Long An PPC; and</p> <p>ii. In case, PAPs whose agricultural land is affected need a training or apprenticeship, they will be admitted to a vocational center within the city with the exemption from tuition fees for such training course for those within working ages (not applicable for those who enroll for vocational trainings outside the Tan An city).</p>	consultation with the affected households
17	Supporting for life rehabilitation	Resettlement restoration	Relocated persons who have aspiration of self-relocation.	<p>DPs who select self- relocation will be supported as follows:</p> <p>i. Those who are entitled to be provided with a lot of land in the project resettlement site will assisted in cash equivalent to infrastructure investment cost of a minimum resettlement plot regulated by Long An PPC;</p> <p>ii. Those who are entitled to buy minimum land plots in the resettlement area will be supported in cash with an amount of 50% of point (i) above</p>	
		Income restoration	Households whose agricultural land affected	<p>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 for 6 months if not relocated and for 12 months if relocated; and</p> <p>In case more than 70% of agricultural land is affected, PAPs will be supported for 12 months if not relocated and for 24 months if relocated</p>	Methods of specific allowance will be consulted with affected households suitable with their real demands. This program will ensure support best effectively them for livelihood restoration both in income source and productive capacity

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No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
18	Social welfare	Additional support for the vulnerable	Relocated vulnerable households	<ul style="list-style-type: none"> i. PAPs who belong to poor households with poor certified records will receive a support amount equivalent to 30kg rice/households/month within 3 years if not relocated and 6 years if relocated; ii. PAPs of social policy including Vietnam heroic mother, people having contribution to revolution, veterans, wounded soldiers, martyr's families.... will receive an allowance with an amount of 5.000.000VND if they affected entire house and still rebuild new house on remaining land and an amount of 10.000.000VND if relocated. iii. PAPs who are the other vulnerable will be supported with 3,000,000 to 5,000,000 VND/household. iv. The retired and those are under the social policy assistance will be supported with 1,000,000/HH. 	PAHs of social policy (Vietnam heroic mother, people having contribution to revolution, veterans, wounded soldiers, martyr's families.) will get an allowance due to regulation of GoV. If PAH has more than one of social policy type, they will be only supported for one type of policy that has value higher
19	Incentive support for handing over site soon	Progress bonus	Households handing over their affected land to the project in time or prior to regulation	According to the regulation of Long An PPC, households who have been acquired land if they hand over their affected land to the project on time, they will receive a bonus with amount 5.000.000 VND/households.	Handing over of the acquired lands to the project will take place by 30 days after the PAPs have received full compensation or assistances from the project.

CHAPTER 6. INCOME RESTORATION PROGRAM (IRP)**6.1 Background**

The Project will bring about direct and indirect benefits to the people in Tan An city and the people in the MDR 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. Chapter II shows that the Project will acquire 234,350 m² of land, of which residential land is 81,342 m², agricultural land is 153,009m². The acquisition of this land area under the Project will affect 899 households, of which 370 households will be severely affected, 172 households will lose 20% or more (10% for vulnerable group) of their agricultural land area and 198 households will have to relocate their houses or business bases.

According to the policy objectives of the project, the livelihoods and incomes of the affected persons must be restored to at least equal to or higher than pre-project levels.

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

6.2 Defining program participants

Participants in the IRP are households severely affected by the project, losing over 20% of their productive land (over 10% of productive land for vulnerable groups) and those affected shops/business establishments to be relocated. The IOL and SES have identified 370 households eligible under the IRP, of which 172 households will be severely affected by the loss of productive land and 198 households must relocate their houses and shops/business establishments (see Table 2.8).

6.3 Demand assessment

Most of the households (81.4%) being affected expect to replace their lost income by themselves. Among these households, 23.6% are looking for new jobs, 15.4% plan to buy new land to continue agriculture production. The proportion of PAHs planning to invest in trade and business is the highest at 39.6%. Only 2.8% of the households are planning to invest in raising livestock. It is clear that most of the PAHs are active in planning to replace their lost income after land acquisition (Table 6.1).

Table 6.1. Households' plans for lost income restoration

Ward/ Commune	Households' plans for lost income replacement						Total
	No	Buy land for production	Trading	Open small shops	Livestock	Find new job	
Ward 1	0	0	0	0	0	0	0
Ward 2	0	0	0	0	0	0	0
Ward 3	0	0	24	10	0	4	38
Ward 4	0	0	32	5	0	8	45
Ward 6	3	4	4	3	0	2	16
Ward 7	0	0	2	0	0	0	2
Khanh Hau	21	11	6	16	0	25	79

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Ward/ Commune	Households' plans for lost income replacement						Total
	No	Buy land for production	Trading	Open small shops	Livestock	Find new job	
Loi Binh Nhon	35	34	3	21	9	36	138
Total	59	49	71	55	9	75	318
Percentage %	18.6%	15.4%	22.3%	17.3%	2.8%	23.6%	100.0%

(Note: Result from survey among 226 PAHs whose agricultural land affected and 96 PAHs who affected their business)

Survey results (Table 6.2) show that 108 out of 370 PAHs expect to participate in vocational training programs, accounting for 29.2%. Most of the households (60%) would like to receive cash instead of participating in the IRP. However, the project policy is to support households in improving their income through IRP and no direct payment to households is possible (Table 6.2).

Table 6.2. HH willing to participate in vocational training programs of the households

Ward/ Commune	Households' willing to participate in the job training program									
	Participate in vocational training program		Receive allowance in cash		Participate in job creation program by organized by the project		Have not decided		Total	
	Q	%	Q	%	Q	%	Q	%	Q	%
Ward 1	0	0.0%	5	100.0%	0	0.0%	0	0.0%	5	100.0%
Ward 2	0	0.0%	2	100.0%	0	0.0%	0	0.0%	2	100.0%
Ward 3	17	24.3%	41	58.6%	8	11.4%	4	5.7%	70	100.0%
Ward 4	18	32.1%	26	46.4%	9	16.1%	3	5.4%	56	100.0%
Ward 6	0	0.0%	4	66.7%	2	33.3%	0	0.0%	6	100.0%
Ward 7	0	0.0%	24	100.0%	0	0.0%	0	0.0%	24	100.0%
Khanh Hau	5	6.2%	49	60.5%	6	7.4%	21	25.9%	81	100.0%
Loi Binh Nhon	14	11.1%	71	56.3%	29	23.0%	12	9.5%	126	100.0%
Total	54	14.6%	222	60.0%	54	14.6%	40	10.8%	370	100.0%

(Note: Survey result among 172 PAHs whose agricultural land will be affected by more than 20% of the land area (10% for vulnerable households) and 198 PAHs who have to relocate, of which 92 PAHs have businesses that will be affected)

Some PAPs' preferred vocational training including on: 1) electronic repairs and textiles (45.5%); mechanical repairs and accounting (34.3% and 14.8% respectively). In addition, 5.6% of PAPs opted for vocational training for cooking, hairdressing, driving, and motorcycle repair (Table 6.3).

Table 6.3. Households Preference for Vocational training

Ward/ Commune	Textile		Mechanical repair		Electronic repair		Others		Total	
	Q	%	Q	%	Q	%	Q	%	Q	%
Ward 1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0%
Ward 2	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0%
Ward 3	6	24.0%	14	56.0%	5	20.0%	0	0.0%	25	100%
Ward 4	2	7.4%	9	33.3%	14	51.9%	2	7.4%	27	100%
Ward 6	0	0.0%	0	0.0%	2	100.0%	0	0.0%	2	100%
Ward 7	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0%
Khanh Hau	4	36.4%	3	27.3%	4	36.4%	0	0.0%	11	100%
Loi Binh Nhon	4	9.3%	11	25.6%	24	55.8%	4	9.3%	43	100%
Total	16	14.8%	37	34.3%	49	45.4%	6	5.6%	108	100%

(Note: Result of interviewing with 108 PAHs who have demand to participate in vocational training program)

Regarding loan demand, 38.1% out of 370 severely affected households and 141 resettled households wanted to get a loan to invest in business which will produce alternative income. The remaining 892 households with 61.9% have no demand for loans at the time of the consultation (Table 6.4).

Table 6.4. Households' demand for loans for production, business investment

Ward/Commune	The demand for loans					
	Yes		No		Total	
	Q	%	Q	%	Q	%
Ward 1	4	80.0%	1	20.0%	5	100.0%
Ward 2	0	0.0%	2	100.0%	2	100.0%
Ward 3	27	38.6%	43	61.4%	70	100.0%
Ward 4	26	46.4%	30	53.6%	56	100.0%
Ward 6	3	50.0%	3	50.0%	6	100.0%
Ward 7	8	33.3%	16	66.7%	24	100.0%
Khanh Hau	32	39.5%	49	60.5%	81	100.0%
Loi Binh Nhon	41	32.5%	85	67.5%	126	100.0%
Total	141	38.1%	229	61.9%	370	100.0%

Analysis of strengths, weaknesses, opportunities and threats of the IRP. A Strength Weakness Opportunity and Threats (SWOT) analysis was carried out through consultations with the existing agencies that have experience in providing income generation activities for local residents. The results of the SWOT are summarized in Table 6.5.

Table 6.5. SWOT Analysis

<p><i>The strengths of livelihood restoration program</i></p> <ul style="list-style-type: none"> - Increase ability to find jobs to increase income; - Increase ability to generate income on site; - Reduce cost of health care; - Increase access to business funding; - Build on-site relationships, create more employment opportunities. 	<p><i>The weakness of the livelihood restoration program</i></p> <ul style="list-style-type: none"> - Limited budget; - The implementation time is short; - The coordination between agencies in the implementation process may be challenging; - The difficulty in evaluating the effectiveness of specific activities.
<p><i>Opportunities of the Program Livelihood Recovery</i></p> <ul style="list-style-type: none"> - Build capacity of the units participating in the program; - Create favorable conditions for the loan programs that assess the effectiveness. 	<p><i>The threats of the Livelihood Restoration Programs</i></p> <ul style="list-style-type: none"> - The resettlement program may be extended, resulting in delays in the implementation of the livelihood recovery programs; - The affected households may not be ready to participate in the program; - The program may not perform efficiently due to the short time and the limited capacity of the implementing unit.

6.4 The proposed income restoration program

6.4.1 The description of the program

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

i. Activity 1 - Vocational training and career change

In Tan An City, there are currently several vocational training centers which can train and introduce jobs for local people. With the support of the DOLISA, the job training centers and the women's unions of the districts can regularly organize training and job placements for local people, including households affected by land acquisition. Here are the training and job placement centers in the project area:

- Tan An City training and job placement center;
- LADEC Technology College;

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- In addition, the vocational schools in Tan An City may organize vocational training for those who require job related training. The list of vocational schools is attached in Appendix 2.

The training occupations include:

- Making beds, carpet weaving, household sewing, hairdressing, making hats;
- Cooking, making cakes;
- Repair of electronics (telephones, computers etc.), masonry, accounting;
- Repair engines, farming machines, automobiles, motorcycles, motorboats

The training cost estimation, free for trainers, for primary level is provided in Table 6.6.

Table 6.6. Training cost estimation

Training sectors	Training time	Training cost estimation (free for trainees)	
		Training cost	Lunch support
Making beads, carpet weaving, household sewing, hairdressing, making hats	1.5 months	2,000,000 - 3,500,000 VND/trainee/month	50,000 VND/trainee/day
Cooking, making cakes	1.5 - 2 months		
Repairing electronics, telephones, computers, motorcycles, masonry, accounting, computers	6 months		

After attending the job training classes, the trainees will be introduced to jobs.

In addition, the construction contractors for this project must prioritize the recruitment of local labor that meets the requirements of the project works. Affected persons, that want to work for the project, can apply for jobs directly with the contractors or CCSCCs to transfer to the contractors. The PMU will negotiate with construction contractors to provide appropriate employments for PAPs in need of jobs.

During the implementation stage, the CCSCCs and the PMU will update records of the training demand from households affected by the Project in order to plan and coordinate with the DOLISA to develop vocational training and job placements for PAPs.

ii. Activity 2 – Loan credits via various organizations

During implementation of the Project, affected households will be surveyed again about their demand for credit support. If households actually require credits, they will be supported to access credit sources such as revolving-funds from the women's unions as well as low-interest credit.

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The general objective of the revolving-funds in Tan An city is to support credit (small loans) for households whose economic conditions are disadvantaged /low income/poor households whose quality of life requires improvement.

Some credit sources may depend on the local availability of funds, including:

- The Funding "For the country": a small, revolving source of credit, providing continuous support for poor families for their small production activities and small businesses. The loan package is about 2 million VND / household.
- The loans from the Social Policy Bank in the form of trust through the guarantee of local mass organizations: Supporting concessional credits to create jobs; supporting tuition loans to students and pupils with difficulties; social policy households; lending for building houses for poor households. The loan package is about 10 million VND / household; agricultural/ commercial loans through the guarantee of farmers' unions, women's unions, Fatherland frontier committee... is up 30 million VND/household.

In the case of the incomes of companies/businesses which are adversely affected, local governments will implement appropriate support policies for tax exemptions, support funds or techniques for new production activities/ businesses under the current policies of the State and of Tan An City PC.

6.4.2 The funding for the IRP

The funding for the implementation of the income restoration program is VND **2,316,160,000** including both vocational training and management costs. The funding for the implementation of the IRP is outlined in Table 6.7 below.

Table 6.7. The funding for the implementation of the income restoration program

Expected programs (*)	Estimated cost	Notes
1. Support for job change	Calculated in the support amount for affected households, The affected households receive the support in cash.	The funding for this program is converted into cash and paid to the affected persons through the compensation process. Affected people can use this funding for their job change.
2. Vocational training program	2,105,600,000	The funding will be through the SUUP for 108 households whose income is affected and who want to participate in the vocational training.
3. Lending loans for production and business Based on the survey results, the number of households who desire business loans is 141 households	4,230,000,000 (not included in the resettlement, compensation plan)	The funding for this item is from the current credit funds of the organizations in Tan An city.
4. The funding for management implementation (Estimated 10% (Section 2))	210,560,000	This funding is from the project
The total implementation cost for the income restoration program (Section 2 + Section 4)	2,316,160,000	This funding is from the project

Note:

(*): *These are proposed livelihood restoration programs. The PMU will monitor and make lists of participating households and coordinate with DOLISA to carry out training and implement the livelihood restoration activities and loan lending, in support of the income generation activities.*

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 Long An Province's counterpart fund and is included in total compensation costs of the Project.

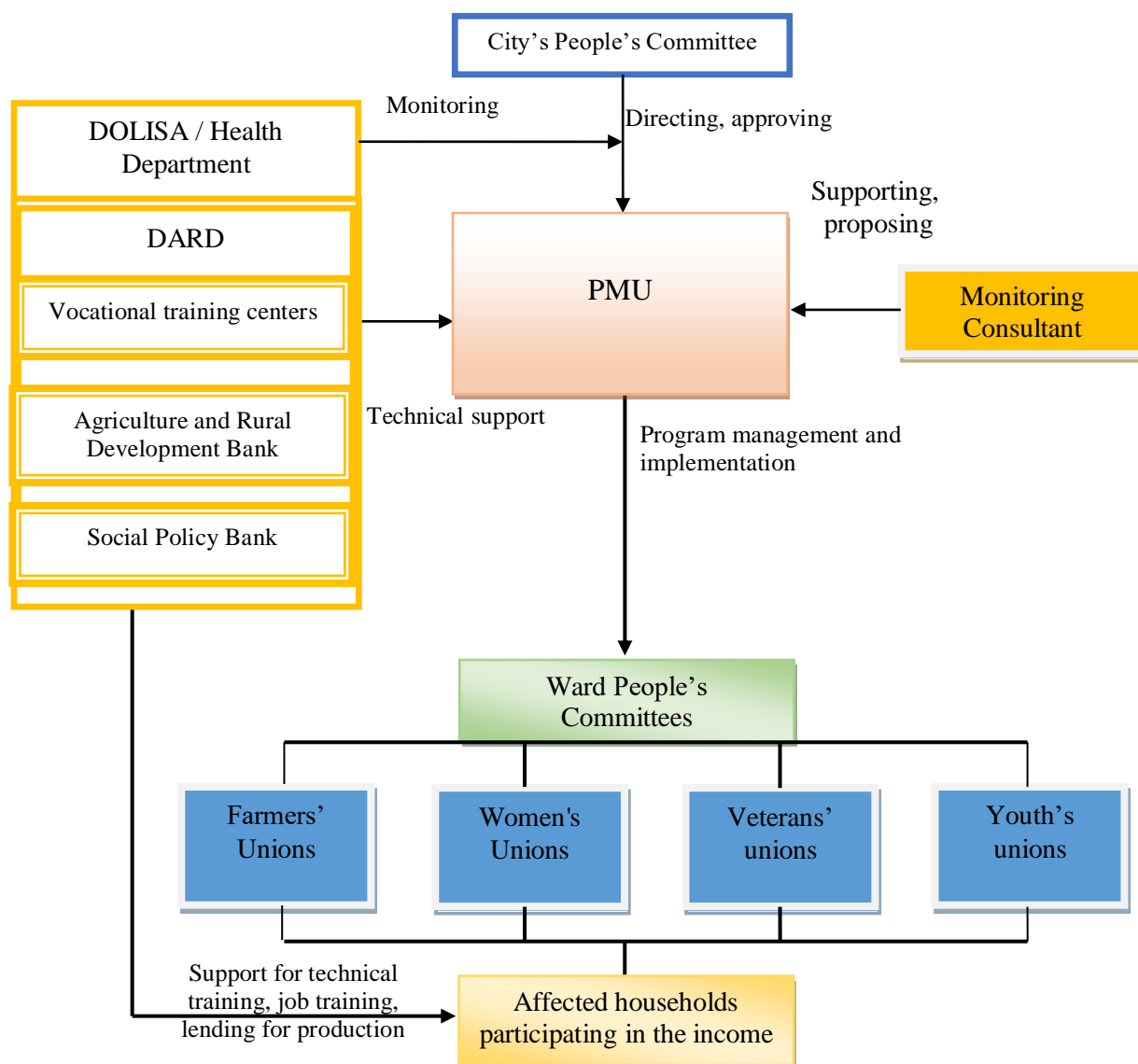
6.4.4 The organization and coordination in the implementation of IRP

The responsibilities of the organizations within the implementation structure of IRP include:

- Tan An City PC: Responsible for directing, reviewing and approving the program;

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- Office of Labor, Invalids and Social Affairs of Tan An City under DOLISA: Responsible for regular monitoring of the income restoration program and providing input into the program content;
- Office of Health of Tan An City under DOH: Responsible for supervising and coordinating the program activities;
- Office of Agriculture and Rural Development of Tan An City under DARD, vocational training centers, agricultural and rural development banks and social policy banks are responsible for supporting vocational training and providing loans for the affected households;
- The mass associations (Farmers' Unions, Women's Unions, Veterans' Unions, Youth's Unions) are responsible as intermediary organizations to link affected persons with the livelihood restoration program;
- PMU with the support of the Consultant are responsible for implementing the contents of the income restoration program; directing the wards and the mass unions during implementation; and reporting the results of implementation to the department of planning and investment in Tan An City PC and to the WB.
- PMU: Responsible to support and propose solutions when unexpected negative effects occur during the implementation process.

Figure 6.1 The organizational structure of the income restoration program

6.4.5 The progress implementation of the IRP

It is estimated that the IRP will be implemented after the payment of compensation for the PAPs. The expected schedule of implementation of the IRP is summarized in Table 6.8 below.

Table 6.8. Expected schedule of the IRP

Work contents	QII/2017	QIII/2017	Q4/2017	QI/2018
Needs assessment to identify HH choice.	■			
Organization and planning of each specific training program for affected households.		■		
Preparation of the livelihood program.		■		
Technical assistance to develop specific programs for the affected households to choose.		■		
Implementation of income generation program for affected households.			■	
Monitoring and technical assistance for affected households		■	■	■
Monitoring and evaluating of implementation of the program	■	■	■	■

Note: The time for starting the IRP is the time after the payment of compensation and assistance.

6.4.6 Monitoring and Evaluation

IRP will be regularly monitored by the PMU and independent monitoring and evaluation consultants 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 to meet the program's objectives. Content of monitoring and evaluation includes the followings:

- Confirmation that participants in the program are eligible HH such as severely affected by the project such as loss of income from the main business of manufacturing/producing and 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's participation in the program;
- Drawing the lessons learned from the program implementing process for propagation and publication.

6.5 Gender Issues

Interviews with the Women's Unions of the city and districts of the project, have shown that the level of impact to female and male-headed households from land acquisition and resettlement, varies depending on their capacities, job opportunities and roles as well as existing prejudices in

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society. Some gender analysis information captured through the SES in the project area showed that the educational level of male-headed households is higher than female-headed households. The distribution of work between male and female headed households is also different. A higher proportion of male-headed households have paid employment (60.1%) than that of female headed households (39.9%), while the female-headed household have more housework (nonpaid employment) than male headed households (3% female HHs versus 1.6% male HHs); The proportion of male headed households with stable jobs is 48.6% compared with 30.3% of female headed households. The proportion of male headed households is also higher than female headed. The data presented above strongly suggests that women in project areas often suffer more severe impacts relating to income recovery as well as access to social and physical infrastructure services to improve their quality of life.

A gender strategy is required during the preparation and implementation of the resettlement plan in order to enhance the active participation of women and reduce the impact of land acquisition and the clearance process on women in the project area. Public consultations should be held to ensure men and women are engaged and that their opinions are fully considered. These consultations should ensure at least 30% of the participants are women. In order to achieve this objective, the consultation meeting should coordinate with the local and district Women's Union to organize the meeting including extending invitations and arrange a suitable time for women to attend that avoids the busy times such as family cooking, picking up the child/children etc.).

The gender strategy for the preparation of the RP is to assist the PAHs including both men and women to participate in the preparation and implementation of the RP, in order that both men and women benefit equally. The gender strategy at the detailed design stage and implementation stage of the RP includes the following:

- Mobilize the participation of the women's unions in CCSCCs;
- Work closely with the district women's unions and ward women's unions to mobilize the participation of women in all activities in the process of resettlement planning (public consultation through questionnaires, people's meetings etc.);
- Strategy of disseminating information on the Project to the community, focusing on poor female headed households and ethnic minority women;
- All public meetings must ensure at least 30% of the participants are women;
- Both men and women are encouraged to participate in the Detailed Measurement Survey DMS;
- Detailed IRP will be set up based on the demands of both male and female headed households through individual consultations with women and women's interest groups (such as women's unions);
- The payment of compensation and assistance in cash will be given to the affected households in the presence of both the husbands and the wives;
- LURCs which are newly granted should be in both the name of the husband and the wife;
- All statistics are disaggregated by gender for both men and women as a basis for the monitoring of gender indicators.

CHAPTER 7. SELECTION, PREPARATION AND RESETTLEMENT

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) arrangement for resettlement; and (ii) in case the land compensation rate is lower than the value of a local minimum land plot on the resettlement site, the State will compensate the PAH 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 they PAHs have no other place to live in the project affected wards, a minimum resettlement plot will be arranged in the resettlement site and the affected households will pay land-use fees.

7.2 Resettlement options

There are three options to resettlement: (i) on-site resettlement (on the PAH's remaining land area) (ii) resettlement in the resettlement site; and (iii) self-relocation.

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 sufficient to rebuild 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. Results from the survey show that of 198 HHs who have to relocate, 67 HHs have agricultural land outside the project area. Therefore, these HHs can also re-build their house on their remaining land as indicated in Table 7.1.

Table 7.1. Households who have remaining agricultural land

Ward/Commune	Relocated households	Households who have remaining land for rebuilding house
Ward 1	5	0
Ward 2	2	0
Ward 3	70	17
Ward 4	56	16
Ward 6	4	1
Ward 7	24	9
Khanh Hau	25	16
Loi Binh Nhon	12	8
Total	198	67

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-

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relocation equivalent to the value of infrastructure investment for a minimum resettlement land plot in the resettlement site.

7.2.3 Resettlement on a resettlement site

Households whose entire house is affected and have no other place to live will be resettled on the project resettlement site in Ward 3.

- The resettlement site is planned at 159 Nguyen Dinh Chieu, Ward 3, Tan An city, Long An Province.
- The total area of the resettlement site is about 22,203.4m². An area of 6,965m² of the resettlement site, accounting for 31.37% of the total land area will be used for building adjacent houses with an internal floor area for each house of 61 - 265m². The number of houses is expected to be 225 units; 2,181m² (9.8%) of the land is planned to be used for building a market; 2,608m² (11.7%) of the land will be used for cultural activities; 9,003m² (40.55%) of the land will be used for transportation and 1,243m² (5.6%) of the land will be used for green trees.
- Social infrastructure in the resettlement area includes 01 market, 01 common ward 1-3 culture and sport centers. In addition, the resettlement area is also fully serviced with physical infrastructure such as: internal roads, water supply system and park.
- Due diligence for this RS was conducted and is presented in Appendix 12.

ĐỒ ÁN QUY HOẠCH CHI TIẾT XÂY DỰNG TỶ LỆ 1/500
KHU TÁI ĐỊNH CƯ TRUNG TÂM THƯƠNG MẠI DỊCH VỤ, VĂN HÓA PHƯỜNG 1, PHƯỜNG 3
 ĐỊA ĐIỂM: PHƯỜNG 1, PHƯỜNG 3 - THÀNH PHỐ TÂN AN - LONG AN
CHỦ ĐẦU TƯ: UBND THÀNH PHỐ TÂN AN
BẢN ĐỒ THIẾT KẾ ĐÔ THỊ

MẶT ĐỨNG NHÌN TỪ TRỤC ĐƯỜNG SỐ 3

MẶT ĐỨNG NHÌN TỪ TRỤC ĐƯỜNG SỐ 1

In 2003, Tan An City People's Committee issued a Decision on approval for construction of Binh Tam resettlement site (Binh Tam RS) at Binh Tam Commune, Tan An City. It was used to provide resettlement for PAHs who had to relocate due to projects in Tan An City. The implementation of land acquisition for the project was conducted from 2005 – 2007. Because land acquisition took place more than 10 years ago, no Due Diligence survey is needed. The

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resettlement site has been completely constructed with physical and social infrastructures and serviced residential plots for RHs. Currently, there are 50 plots of land which have not been allocated. Tan An City PC can therefore consider allocating these plots to the SUUP RH. The summary of the main information relating to Binh Tam resettlement site is as follows:

- Project's owner: Tan An CPC
- Location: Binh Tam Commune, Tan An City. Distance between the RS and core of City is about 4 km. Distance from Binh Tam RS to each component of the SUUP – Tan An City is described in Table 7.2 below:

Table 7.2. Distance from each component to Binh Tam resettlement site

No	Investment items	Distance from each component to RS (Km)
1	Upgrading infrastructure of LIA 1 (Ao Quan area)	2
2	Upgrading infrastructure of LIA 2 (Mui Tau area)	2.5
3	Resettlement area for relocated people from the LIAs, cultural center	1.8
4	Embanking Bao Dinh river banks	3.2
5	Upgrading infrastructure of LIA 3 (Cau Tre canal area from No.1 Highway to Luu Van Te street)	4
6	Upgrading Luu Van Te street	4.5
7	Embanking Bao Dinh river banks	3.5
8	Renovating Cau Tre canal (from Bao Dinh river to No.1 Highway) and building connection road between Tran Phong Sac and Nguyen Minh Duong street	3.5
9	Upgrading infrastructure of LIA 4 (Rot canal area)	4
11	A part of construction of ring road connecting Phan Van Tuan street to Nguyen Tan Chinh street	5.5

- RS area : 77,600 m².
- Building density : 60.42%.
- Land use distribution:
 - Residential land : 46,805 m² – 60.42%.
 - Public infrastructures and Park : 5,873 m² – 5.19%.
 - Transportation land : 26,643 m² – 34.39%.
- Number of plots of residential land : 437 plots. Currently, the Binh Tam RS has 50 plots which have not yet been allocated; they are sparsely located in blocks adjacent to others as below. The SUUP – Tan An City will allocate displaced households into the vacant plots if they wish. The total number of land plots in each block are as follow:
 - Block A : 34 Plots. Area : 3,726 m².
 - Block B : 32 Plots. Area : 3,486 m².
 - Block C : 38 Plots. Area : 3,786 m².
 - Block D : 32 Plots. Area : 3,186 m².
 - Block E : 44 Plots. Area : 4,586 m².

- Block F : 44 Plots. Area : 4,383 m².
 - Block G : 24 Plots. Area : 2,585 m².
 - Block H : 19 Plots. Area : 2,163 m².
 - Block I : 21 Plots. Area : 2,386 m².
 - Block K : 56 Plots. Area : 6,118 m².
 - Block L : 18 Plots. Area : 2,469 m².
 - Block M: 15 Plots. Area : 1,538 m².
 - Block N : 58 Plots. Area : 5,943 m².
- Physical infrastructure includes: Electricity, piped water, transportation roads, lighting power, drainage and services including park, market etc.

7.4 Development of resettlement site

7.4.1 The demand for project resettlement

The households may be relocated due to the following investments (i) building embankments and parks along Bao Dinh river; (ii) building Phan Van Tuan road connection to Nguyen Tan Chinh road; and (iii) constructing of Ao Quan embankments. The Consultant conducted consultations with the households to understand the PAHs' resettlement preferences. The consultation results show that about 128 PAHs (64.5% of the DPs) would like to be resettled in the project resettlement sites (Resettlement Site in Ward 3 and Binh Tam Resettlement Site in Binh Tam Commune). 64 households (32.4%) preferred the option of self-relocation. The remaining 6 PAHs (3.1%) have not made a decision yet (Table 7.3 below).

Table 7.3. Initial preferences of PAHs for resettlement

Ward/ Commune	Self-relocation		Accept project resettlement land and self- build houses		Accept project resettlement land and houses built by the project		Have not decided		Total	
	Q	%	Q	%	Q	%	Q	%	Q	%
Ward 1	1	27.6%	2	37.9%	2	32.8%	0	1.7%	5	100.0%
Ward 2	1	66.7%	0	22.2%	0	11.1%	0	0.0%	2	100.0%
Ward 3	11	15.2%	43	60.8%	12	17.7%	4	6.3%	70	100.0%
Ward 4	26	45.9%	24	42.0%	6	10.8%	1	1.3%	56	100.0%
Ward 6	2	52.4%	2	47.6%	0	0.0%	0	0.0%	4	100.0%
Ward 7	3	12.5%	8	31.3%	12	50.0%	2	6.3%	24	100.0%
Khanh Hau	1	5.5%	21	83.6%	1	3.6%	2	7.3%	25	100.0%
Loi Binh Nhon	3	25.0%	9	75.0%	0	0.0%	0	0.0%	12	100.0%
Total	64	32.4%	98	49.4%	30	15.1%	6	3.1%	198	100.0%

7.4.2 Public consultation about resettlement site

During the public consultation, one of the main issues discussed with local authorities and PAPs was the planned resettlement site for the project. The purpose is to meet the households' demand and ensure the lowest levels of disturbance to the living conditions of the displaced families at

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the resettlement site. The consultation times and locations and the consultation results are summarized in Table 7.4 and Table 7.5 below.

Table 7.4. Locations and times for public consultation on resettlement

No.	Time	Ward/Commune	Participants		
			Total	Male	Female
1	14h00, July 21 th 2016	1	33	13	20
2	8h00, July 22 th 2016	2	64	42	22
3	14h15, July 22 th 2016	3	33	18	15
4	14h 00, July 25 th 2016 and 14h00, July 26 th 2016	4	73	43	30
5	08h00, July 21 th 2016	6	45	30	15
6	18h30, August 8 th 2016	7	17	9	8
7	13h30, July 28 th 2016	Loi Binh Nhon	104	65	39
8	19h00, July 28 th 2016	Khanh Hau	31	18	13

Table 7.5. The consultation contents and summary of the feedback from the consultations on resettlement site

Participants	Contents	Feedback and aspirations of affected households
<ul style="list-style-type: none"> - Representatives of local authority. - Representatives of mass organizations (youth's unions and women's unions, fatherland fronts...) - The affected households. - Project Design Consultant. - Consultant for resettlement plan report. 	<ul style="list-style-type: none"> - Introduction on position and scale of project resettlement site. - Design alternatives. - System of social and physical infrastructures. - Potential social and environmental impacts. 	<p>Recommendations of representative of local authorities, mass organizations and affected households are summarized below:</p> <ul style="list-style-type: none"> - Agree with the construction of the resettlement site in Ward 3, Tan An City. - The resettlement site must be built with adequate infrastructures including: roads, market, cultural hall, electricity, clean water etc. in order to comply with residents' needs. - The construction works must ensure that the design and the quality of works follow the state regulations. - The resettlement site must be divided into different areas in order to meet the needs and affordability of RHs.

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		<ul style="list-style-type: none"> - In case, PAHs cannot afford to build houses as planned, the project should allow them to build semi-permanent grade 4 houses to live in. - RHs would like to be supported by the host community in administrative procedures in a new ward as well as support for enrolling their children at new school. - The resettlement site must be constructed completely before arranging for resettled households to move in and live on the site. In addition, it is necessary to arrange resettled households at the resettlement site at least three months before acquiring land for RHs construct new houses.
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7.4.3 Results of consulting with the host community

To understand the preferences of the host community in relation to development of the resettlement site, a consultation was carried out with the local authority of ward 3 and its community during the period of project public consultation. The consultation results are summarized as follows:

- Since the resettlement site is on public land in Long An Province, which is uninhabited and not in use, the authority and people of ward 3 fully support the project's decision to develop the resettlement area here. Developing the resettlement site here will make use of public land fund to improving social and technical infrastructures, which is expected to improve residential incomes and the socio-economic condition of ward.
- The resettlement site is located in an area with many social services and infrastructures such as: Kindergarten 1/6, Health Center of Tan An City, Vo Thi Sau Primary School, Police Station of Ward 1, Hung Vung High School, Nhut Tao Secondary School. The planned location of the resettlement site is along Nguyen Dinh Chieu road where the conditions for mobilization of investment and development are advantageous. It is also in core of Tan An City in close proximity to connecting technical infrastructures and social infrastructures, administration services, health services etc.
- In general, the planned location of the resettlement site is well suited for residential construction combined with trading, services and culture to meet peoples' demands and promote the socio-economic development of the area.
- Regarding a pressure on the existing infrastructure of the whole community caused by population increase, the governmental representative, deputy of People's Committee of Ward 3, stated that the population growth may place a pressure on kindergarten education and primary schools because these schools have been designed to serve only the existing local population. Health care and transportation may not be significantly impacted

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because of the city infrastructures. Environment sanitation in the area will be improved significantly based on the projects' investment effects

- In summary, the authority and residents have agreed with the city plan to develop the resettlement site at address 159 Nguyen Dinh Chieu street, Ward 3, Tan An City (within the public land area of the Tan An City). It will create favorable conditions for DPs integration and development. In addition to the benefits, there will be several impacts caused by the population increase such as environmental and social issues, especially pressure on physical infrastructures for children at pre-school and primary level. However, scale of resettlement is not large (225 households) and improvement to existing infrastructure combined with of the investments to be made under the project will adequately address these issues. PMU should come up with feasible mitigation measures to cope with environmental and social issues during the construction phase.

7.4.4 Location selection and basic design of the resettlement site

The resettlement site for Ward 3 is planned in Ward 3 – Tan An City. The resettlement site is identified in the master plan for residential development of Tan An City and is conveniently located to access other public services of the City. The position and scale of design of resettlement site is summarized as following:

- The resettlement site is located at 159 Nguyen Dinh Chieu road, Ward 3, Tan An City, Long An Province which has the following characteristics:
 - Northern : Adjacent to residential area
 - Southern : Adjacent to some peoples' houses
 - Eastern : Lake, fallow and some peoples' houses
 - Western : Adjacent to Nguyen Dinh Chieu road and some peoples' houses.
- The total area of the resettlement site is about 22,203m², arranged in a diverse format that includes: 6,965m² (31.37%) of land used for construction of houses with a floor area from 61 - 265m²/plot. The total number of estimated plots is 225 plots. 2,181m² of land will be used for market (9.8%), 2,608m² (11.7%) as cultural land, 9,003m² (40.55%) as transportation land with 1,243m² (5.6%) of land used for trees.
- Social infrastructure consists of 01 trading center, 01 sports and cultural center, 01 kindergarten associated with ward 1 and ward 3. Technical infrastructure includes separate sewage and drainage collection systems, solid waste collection, adequate power supply, green park and transportation networks.

7.4.5 The construction progress of the resettlement site

The resettlement site is planned to be constructed in quarter 1 of 2017 and is expected to be finished in quarter 1 of 2018.

7.4.6 Construction funding for resettlement site

Infrastructure construction in the resettlement site is under the Project's Component 3, so budget for infrastructure construction is taken from the World Bank's ODA. The total funding for

building infrastructure on the resettlement site (including roads, power supply, drainage, market, schools etc.) is estimated to be VND **15,474,000,000**.

7.4.7 Issuance of Land Use Right Certificate (LURC)

As per Vietnamese regulation, for each HH that will be allocated a plot of land in the Ward 3 RS, and for each HH who will self-relocate, the City People's Committee will issue a new LURC once the relocated HH has completed payment of the land use fee for their plot. The LURC is the legal document confirming the legitimate use of the land as defined in the new Land Law for 2013. HH for whom the compensation received is insufficient to pay for the land plot in the RS, will have 5 years to pay the land use fee.

7.4.8 Measures to avoid influx of ineligible persons at the resettlement site

As indicated in section 7.4.4, the Resettlement Site (RS) is already included in the master plan of Tan An City for residential development. The RS is currently mainly located on uninhabited public land belonging to Tan An City. There are 04 households who have encroached on public land to live; These households have been compensated for all affected assets and relocated to live in another location. The resettlement site is currently surrounded by a concrete fence. There is currently no risk of an influx of ineligible persons as the RS is fully occupied. To date, some of the construction activities at the resettlement site have been carried out including construction of market and cultural center associated with Ward 1 and Ward 3.

7.4.9 Environmental issues and proposed mitigation measures

As described above, the resettlement sites/areas are located in the development plan of the city and on public land belonging to Tan An City. The construction of resettlement areas is assessed to have no significant impact on the natural habitat, protected ecosystems and adjacent physical cultural resources. Some minor and temporary negative environmental impacts are expected during the construction of the resettlement areas, however these can be mitigated as described in summary in Table 7.6 below.

Table 7.6. Summary of environmental issues and proposed mitigation measures in construction phase

No.	Impacts	Mitigation measures
I	Construction phase	
1	The leveling may contaminate the surface water and groundwater in the area.	The sand pumping process for leveling should be done in a closed assembly to limit external overflow of water that causes water pollution.
2	The noise and dust during construction will affect the environment.	Construction activities should adhere to time regulations, avoiding construction at lunch times or during evenings. The construction equipment must meet the technical regulations to limit noise and emissions.

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		Watering will be carried out in construction areas adjacent to peoples' houses and transport roads to reduce dust.
3	Tremors will occur due to the operation and installation of construction machinery and equipment.	The construction must not affect the population; technical measures must be used to reduce vibration in the construction process.
4	The leveling and site clearance will produce solid waste which requires solutions for waste treatment.	Collect solid and domestic waste daily during construction, for disposal and treatment according to the regulations.
5	The vehicles carrying materials, stone and sand will cause dust and traffic disturbance	Materials on trucks must be covered by tarpaulins to avoid spillage during transport. In the dry season, regular watering must be carried out to reduce dust. Reasonable traffic management must be put in place to avoid traffic congestion.
6	Safety and public health	Training in occupational safety for workers; Full labor protective equipment for workers; Raising awareness of workers and communities on social diseases such as HIV / AIDS; respect the local culture.
II	Operation phase	
1	The risk of flooding and water pollution due to concrete pavement and increasing the land area covered by the roof of houses	Detailed design of the project including study of the construction of the drainage system to ensure that it has the capacity to drain the storm water and tides of the area.
2	Increasing household waste from the daily operation of the people	Organizing local public service units perform garbage collection of solid waste daily
3	The population growth in the region will affect the situation of law and order	Strengthen management of migrant workers, temporary residence registration, sensitive business services such as Karaoke, hotel to prevent social evils and carry out patrolling to ensure security and order in the locality

CHAPTER 8. PUBLIC CONSULTATION AND PARTICIPATION MECHANISM

8.1 The objectives of the information dissemination and community consultation

The dissemination of information to the affected persons and relevant agencies is an important part of the preparation and implementation of the project. The consultation with the affected persons is to ensure their active participation and will reduce potential conflicts and risks of project delays. This will also allow the Project to plan the resettlement and compensation as a sustainable development program that is consistent with the needs and priorities of the affected persons; Taking this approach will maximize the economic and social benefits of the investment items. The goal of the dissemination of information and public consultation includes the following content:

- a. Representatives of local governments as well as representatives of the affected persons will be involved in the process of planning and decision making for resettlement issues. The PMU will coordinate closely with the city/district people's committees and other relevant agencies and departments throughout the process of preparing and implementing the project. Representatives of the affected persons will be invited to district compensation, support and resettlement committees and participate in the resettlement activities (asset valuation, compensation, resettlement and monitoring of implementation);
- b. Share full information about the components and operations of the proposed project with affected persons;
- c. Collect information on the demand and priorities of the affected persons as well as get feedback from them for the proposed policies and activities;
- d. Ensure that affected persons can decide on the issues that may directly affect their future income and living standards, on the basis of adequate information. Ensure that affected persons have the opportunity to participate in activities and make decisions on the issues that directly affect them;
- e. Affected persons and communities cooperate and participate in the activities necessary for resettlement planning and implementation;
- f. Ensure the transparency of all activities related to land acquisition, resettlement and rehabilitation of living standards.

8.2 The process of participation and consultation

8.2.1 The public consultations during the project preparation stage

During the project preparation stage, the dissemination of information and public consultation was conducted to gather information and assess resettlement impacts of the project and make recommendations on the resettlement options. This process aims to reduce or eliminate potential impacts of the project on local residents as well as to deal with the problems that may arise during the project implementation.

The methods of information dissemination and community consultations include the Participatory Rapid Assessment and consultations with the stakeholders, using on site techniques

and meeting with the families in affected areas through community meetings, focus group discussions, and social economic surveys.

Local governments at all levels and leaders of various relevant bodies were informed of the proposed project, its objectives and planned activities. They have been consulted and have participated actively in the discussions on the development, their investment priorities and their perception of the project's objectives.

8.2.2 The community consultation in the project implementation stage

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. Consultations with the affected persons will continue during the project's implementation.

i. 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 for CCSCC and local government at all levels through workshops, and training, including detailed information on project policies and implementation procedures.
- Coordinate with the CCSCC of City level/Land Fund Development Center of City (LFDC) to organize information dissemination and consultations for all affected persons during the project's 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 DMS and the consultations with the affected persons.
- After the CCSCC/LFDC have calculated the unit cost and compensation values for 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 of 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 for resettlement sites, and (c) request affected persons to present the education / medical service / market that they are currently using and the distances to the service/market.

ii. Community meetings

During the detailed design stage, 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,

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ward people's committees 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 land acquisition demand for each specific work item 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 have the compensation calculations and compensation payment, monitoring procedures, moving to the resettlement site and preliminary information on the construction and installation process explained to them.
- Responsibilities for organization: The affected persons will be informed about the organization and the levels of different 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 be specified that the affected persons will move only when they have received full payment of compensation for their lost properties.

iii. Compensation and rehabilitation

Notification messages will be sent to every affected household specifying the times, locations and procedures for receiving compensation payments. Severely affected and vulnerable households will be contacted and invited to the consultation meeting to confirm their desire to receive support for restoration of their livelihood.

iv. The project information booklet (PIB), leaflets for project information

To ensure that the affected persons, their representatives and the 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 and will distribute these to all of the affected persons and local authorities in the project area during public meetings.

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 (please refer to Appendix 9).

v. Public dissemination

As per the Bank's requirement (OP 4.12, paragraph 29), the draft RPF and the draft RP were disclosed in Vietnamese at the local level at the office of the PMU, City PC, Ward PCs and on Tan An City website on 5 January 2017 and in English 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 and the final RP will also be disclosed as per the draft RPF/RP.

8.3 The results of public consultation

The Resettlement Consultant Team organized public consultations with affected households in the period July 2016 to August 2016. In the public consultation meetings, the Consultant made efforts to communicate information to affected households. The information conveyed to affected households included:

- General information about the project, including the proposed activities of the project;
- Project implementation plan, including project resettlement implementation plan;
- Introduce the Project's compensation and support policy framework, the compensation principle and the compensation conditions;
- The resettlement policy for households who must resettled;
- The Project's livelihood restoration programs;
- The survey results, preliminary statistics of losses;
- The discussions with affected households.

The results of the survey and community consultations with affected households show that most of them support the project investment and believe that the project is necessary for the development of the City. The affected households said that when the State requests land acquisition for public purposes, for the development of the city, they are willing to comply with this. The affected households did express concerns over the compensation, support policy and the applicable compensation unit costs for the compensation of their losses.

In addition, one of the common concerns of the affected persons is that they desire the project to be implemented soon to shorten the impacts of instability on people psychologically as well as to allow them to quickly restore and stabilize their living conditions.

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According to the Consultant, the organization of the community discussions and consultations contributed to the understanding of the affected households about the project, the project's resettlement policy and reduced the number households who do not support the project.

The summary of the public consultations is provided in Table 8.1 below.

Table 8.1. The summary of the public consultation meetings on resettlement

No	Time	Ward	Participants			Consultation content
			Total	Male	Female	
1	14h00 dated 21/7/016	1	33	13	20	<ul style="list-style-type: none"> - General information about the project, the proposed activities of the project's implementation;
2	8h00 dated 22/7/2016	2	64	42	22	
3	14h15 dated 22/7/2016	3	33	18	15	
4	14h 00 dated 25/7/2016 - 8h00 and 14h00 dated 26/7/2016	4	73	43	30	<ul style="list-style-type: none"> - Project implementation plan, including resettlement plan; - Introduction of compensation and support policy framework of the project, the compensation principle and the compensation conditions;
5	08h00 dated 21/7/2016	6	45	30	15	
6	18h30 Dated 06/8/2016	7	17	9	8	
7	13h30 dated 28/7/2016	Loi Binh Nhon	104	65	39	<ul style="list-style-type: none"> - Resettlement policy for households who must be relocated; - The livelihood restoration programs; - The results of the survey, preliminary statistics of loss; - Discussion with affected households.
8	19h00 dated 28/7/2016	Khanh Hau	31	18	13	

Summary of some main contents of the consultation results described in the Table 8.2. The detailed contents of the consultations about the discussions and opinions of households are provided in Appendix 4 and 5.

Table 8.2. Summary of some main contents of the consultation result

PAH's opinions	Conclusion of local authority.
- Most of households support the project investment and believe that the project is necessary for the development of the City	- WPC and people are very supportive of the investment of project and recommended that the project be

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<ul style="list-style-type: none"> - Households are concerned about the compensation, support policy and the applicable compensation costs for the compensation of their losses. - Who will be entitled to be resettled in the project resettlement site? In case those whose houses are on the canal are fully affected by the project and who want to resettle in the project resettlement site, will they will be considered to be resettled in the site or not? - Completion of the project works is necessary for travelling and develop the city, therefore they supported in constructing the project as soon as possible. - PAPs should be reasonably informed of the project implementation plan and the technical aspects of construction works and the dredging of canals; - If moving to the project resettlement site, would the RHs have to pay for constructing infrastructure such as electricity, water, roads and waste water collection or not? - Several previous projects in the ward territory planned to acquire land but these projects were not implemented, which resulted in the residents losing faith. After hearing the project concept and objectives, residents are happy to support the project. However, the residents expressed their concerns as to whether the organization conducting compensation will be in compliance with the policies mentioned at the meeting or not? It was suggested that project owner should have a mechanism of working with the residents to support the project. 	<p>approved as soon as possible. The project will contribute to improving environmental sanitation that is polluted by flooding at the locality. Compensation policies should be carefully prepared before application to ensure the PAH's benefits.</p> <ul style="list-style-type: none"> - Ward authority and people are willing to facilitate the project's implementation. It is suggested that project works should be constructed to meet the current density of transportation in and out of the city. Compensation policies should be more beneficial for PAPs to avoid difficulties for land recovery due to dissatisfaction with compensation. Compensation should be implemented prior to land clearance. - Representatives of the local authority absolutely support the concept of investing in the project with some construction works located in the locality. To facilitate the implementation of the project, a compensation policy should have developed with a favorable compensation unit rate for the PAHs, so that the site will be handed over to the project as soon as possible. The project owner should have adequate fund available and select contractors capable of carrying out the works to meet the set quality and progress.
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8.4 Information obtained from the SES

In addition, while carrying out the SES and IOL, several issues related the PAPs' options of compensation and resettlement became apparent. The results are summarized as follows:

Concerning affected agricultural land, most of the PAPs (93.8%) chose compensation in cash. Households who would like the project compensate them with other agricultural land to continue production account for 2.7%. In addition, there are 3.5% of households who have not taken a decision on the compensation option for their agricultural land (Table 8.2). Currently, Tan An City has no agricultural land fund available for the option of land for land compensation to PAPs and so the project will apply cash compensation for affected farmers and support them in job changes that aim to generate alternative sources of income after land acquisition (Table 8.3).

Table 8.3. PAPs' compensation options for their affected agricultural land

Ward/Commune	PAPs' compensation options for their affected agricultural land		
	Land for land	Receive cash	Not yet decided
Ward 1	2.9%	94.1%	2.9%
Ward 2	0.0%	100.0%	0.0%
Ward 3	1.7%	98.3%	0.0%
Ward 4	3.9%	92.2%	3.9%
Ward 6	1.0%	96.2%	2.9%
Ward 7	0.0%	95.5%	4.5%
Khanh Hau	3.6%	91.9%	4.5%
Loi Binh Nhon	3.0%	92.1%	5.0%
Total	2.7%	93.8%	3.5%

In terms of the PAPs' options of using compensation money, the majority (42.7%) would like to build or repair their houses, while 20.1% of PAPs will use compensation money to buy new land. Some PAPs (19.6%) will use compensation money for family activities. A small proportion of the PAPs will invest in business, livestock and agricultural production (10.8%, 6.1% and 3.2% respectively), while 7.2% the PAPs will use the money for their children's study, 6.5% of the PAPs may use the money for saving and 3.9% of PAPs will buy new assets (Table 8.4 below).

Table 8.4. PAPs' plan in using the compensation money

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Ward/ Commune	PAPs' plan to use the compensation money								Total
	Build or repair at home	Buy new land	Buy other assets	Invest to small business	Bank credit	Invest for children education	Invest for raising animals/ agricultural production	Expenditure in family	
Ward 1	55	4	0	2	2	2	0	20	85
Ward 2	16	9	1	0	3	0	0	1	30
Ward 3	4	47	2	12	6	1	3	14	89
Ward 4	125	19	15	13	17	15	2	35	241
Ward 6	94	1	4	11	5	8	7	39	169
Ward 7	7	0	0	0	8	3	1	14	33
Khanh Hau	20	13	0	10	8	22	11	29	113
Loi Binh Nhon	63	4	13	7	9	14	5	24	139
Total	384	97	35	55	58	65	29	176	899
Percentage %	42.7%	10.8%	3.9%	6.1%	6.5%	7.2%	3.2%	19.6%	100.0%

8.4.1 PAPs' demands in getting job from project

The results of the survey show that 22.4% of the PAPs would like to find a job during project implementation. The remaining 40.2% of the PAPs do not want to work for the project and 29.8% have not yet decided (Table 8.5 below).

In terms of the jobs that PAPs are able to undertake for the project, 53.7% of the PAPs expressed an interest in working as construction workers and 11% and 8.5% of the PAPs expressed an interest in working as monitoring and engineering staff respectively for the project (Table 8.6 below).

Table 8.5. PAPs' demands for jobs from project

Ward/ Commune	PAPs’ demands for jobs from project						Total
	Yes		No		Have no yet decided		
	<i>Q</i>	%	<i>Q</i>	%	<i>Q</i>	%	
Ward 1	10	33.3%	11	36.7%	9	30.0%	30
Ward 2	0	0.0%	15	88.2%	2	11.8%	17
Ward 3	21	65.6%	7	21.9%	5	15.6%	32
Ward 4	24	23.5%	25	24.5%	27	26.5%	102
Ward 6	10	16.1%	27	43.5%	25	40.3%	62
Ward 7	4	25.0%	7	43.8%	5	31.3%	16
Khanh Hau	5	11.6%	22	51.2%	13	30.2%	43
Loi Binh Nhon	8	12.5%	33	51.6%	23	35.9%	64
Total	82	22.4%	147	40.2%	109	29.8%	366

Table 8.6. Jobs PAPs are able to work in the project

Ward/ Commune	Jobs PAPs able to work in the project								Total
	Engineers		Workers		Monitors		Other		
	Q	%	Q	%	Q	%	Q	%	
Ward 1	0	0.0%	6	60.0%	0	0.0%	4	40.0%	10
Ward 2	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ward 3	2	9.5%	14	66.7%	0	0.0%	5	23.8%	21
Ward 4	4	16.7%	9	37.5%	5	20.8%	6	25.0%	24
Ward 6	1	10.0%	3	30.0%	3	30.0%	3	30.0%	10
Ward 7	0	0.0%	3	75.0%	1	25.0%	0	0.0%	4
Khanh Hau	0	0.0%	2	40.0%	0	0.0%	3	60.0%	5
Loi Binh Nhon	0	0.0%	7	87.5%	0	0.0%	1	12.5%	8
Total	7	8.5%	44	53.7%	9	11.0%	22	26.8%	82

8.4.2 Project Support

The majority of PAPs (74.3%) expressed their support for the project. 1.1% of the PAPs are reluctant to support the project and the remaining 24.6% have no ideas (Table 8.7).

Table 8.7. Level of PAH support for the project

Ward/ Commune	Level of PAH support for the project						Total
	Yes		No		No idea		
	SL	%	SL	%	SL	%	
Ward 1	24	80.0%	1	3.3%	5	16.7%	30
Ward 2	14	82.4%	2	11.8%	1	5.9%	17
Ward 3	29	90.6%	0	0.0%	3	9.4%	32
Ward 4	80	78.4%	0	0.0%	22	21.6%	102
Ward 6	41	66.1%	0	0.0%	21	33.9%	62
Ward 7	12	75.0%	0	0.0%	4	25.0%	16
Khanh Hau	26	60.5%	0	0.0%	17	39.5%	43
Loi Binh Nhon	46	71.9%	1	1.6%	17	26.6%	64
Total	272	74.3%	4	1.1%	90	24.6%	366

CHAPTER 9. GRIEVANCE AND REDRESS MECHANISM (GRM)

9.1 Responsibilities for Grievance and Redress

Agencies that are responsible for dealing with grievance and redress during the period of implementing compensation and land clearance include Long An PPC and project related departments such as Tan An City PC, CCSCC, CLFDC, WPCs/CPCs. Based on the competences of each agency, the mechanism of dealing with grievances raised by PAPs and the redress of those grievances is regulated by GOV's legal documents.

To ensure PAPs have access to raise grievances and seek redress of those grievances related to compensation and resettlement, detailed steps have been put in place for the project. These steps aim to ensure that any complaints from PAPs are resolved in good time and in compliance with the current procedures. The mechanism should be simple, understandable and equitable. Dealing with complaints of PAPs at each level shall be effective and shall ensure that progress is made. If complainants do not agree with results of their complaint settlement, they could send their complaints to the courts at any time.

The process and responsibilities of resolving grievance and grievance 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 under Decree No 75/2012/NĐ-CP dated October 3, 2012.

The independent monitoring agency has been hired by PMU and will conduct period monitoring to ensure that the process of receiving and resolve PAPs' complaints complies with GOV's regulation and project resettlement framework. The results of the monitoring will be reported to the investor, the PMU, the WB and relevant agencies in order for those organizations to take action and find redress solutions if necessary.

9.2 Mechanism for resolving Grievance and Redress

PAPs are entitled to the complaints regarding their interests and responsibilities in the Project implementation including but not limited to: entitlements to compensation, compensation policy, unit prices, land acquisition, resettlement and other entitlements related to the recovery support programs. Complaints can also concern issues related to construction safety and nuisances caused by construction. Grievance procedures should include affordable and accessible procedures for third party settlement of disputes arising from resettlement; such grievance mechanisms should take into account the availability of judicial recourse and community and traditional dispute settlement mechanisms. Grievance redress mechanism comply with the current law Government is provision in Article 28, Article 32 and Article 33 of the Law on grievance No. 02/2011/QH13 dated 11/11/2011 as following:

Ways of complaint: Complainants are able to make complaints in written or spoken manners. If the complaints are made in writing, they must contain dates, months and years of the complaints; names and addresses of complainants; contents, reasons for complaints and documents related to contents of complaints and requests for settlement of complainants. The complaints must be signed by the complainants or in their fingerprints. If the complaints are made in a spoken manner, competent staff who receives complaints will guide complainants to write their complaints on paper with the signatures or fingerprints of complaints as the certification.

The stages of complaints/grievances and their addressing are the following:

- i. First stage: At Ward/Commune People's Committee (Article 28 and Article 32 of the Law on Complaints, 2011)**
 - An aggrieved PAPs may bring his/her complaint to the One Door Department of the Commune/Ward People's Committee, in writing or verbally. The member of CPC/WPC at the One Door Department will be responsible to notify the CPC/WPC leaders about the complaint for resolution. The Chairman of the CPC/WPC will meet personally with the aggrieved PAPs and will have 30 days following the date of receipt of the complaint to resolve it. The CPC/WPC secretariat is responsible for documenting and keeping files of all complaints handled by the CPC/WPC.
- ii. Second stage: At City's People's Committee (Article 28 and Article 32 of the Law on Complaints, 2011)**
 - Complainants submit their complains to the City People's Committee and within 10 days of receiving complaints, the City People's Committee proceeds complaints and informs complainants whether they are valid for settlement or not. If not, they must clearly state reasons. The time for settlement of the complaints is 30 days from the date of notification of acceptance of complaints. Within 03 working days from the dates of decisions to settle the complaints, the City People's Committee will send decisions of settlement to complainants. The affected people can also bring the case to court if they wish.
- iii. Third stage: At the Provincial People's Committee (Article 33 of the Law on Complaints, 2011)**
 - If after 30 days, the aggrieved PAP does not hear from the City PC, or if the PAP is not satisfied with the decision taken on his/her complaint, the PAP may bring the case, either in writing or verbally, to any member of the PPC or lodge an administrative case with the City People's Court for resolution. The PPC has 45 days within which to resolve the complaint to the satisfaction of all concerned. The PPC secretariat is also responsible for documenting and keeping files on all complaints that it handles. Affected households can also bring their case to Court if they want.
- iv. Final Stage - Court of Law Decides**
 - If after 45 days following the lodging of the complaint with the PPC, the aggrieved PAP does not hear from the PPC, or if he/she is not satisfied with the decision taken on his/her complaint, the case may be brought to a court of law for adjudication. Decision by the court will be the final decision.
 - 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.

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- At the beginning of the project implementation, Grievance Redress Committees will be established from communal to provincial levels based on the existing structures consisting of concerned departments, mass organizations, women and ethnic representatives. At the communal level the community-based organization will incorporate the existing grievance mechanisms that will be chaired by the leader of the CPC. The grievance mechanism and procedures will resolve complaints, and with the availability of local resources resolve conflicts not only on safeguard issues but also on other issues during project implementation. Based on this structure, the community-based organization would assist during the project preparation, design, implementation, and future developments. The grievance mechanism will be applied to persons or groups that are directly or indirectly affected by a project, as well as those that may have interests in a project and/or have the ability to influence its outcome either positively or negatively.
- In order to minimize complaints to the provincial level, the PMU will cooperate with the CCSCC to participate in and consult on settling complaints. Staff, assigned by the PMU, will formulate and maintain a database of the PAPs' grievances related to the Project including information such as the nature of the grievances, sources and dates of receipt of grievances, names and addresses of the aggrieved PAPs, actions to be taken and current status. In the 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 and 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 PAPs, local authorities and communities, taking into account specific cultural attributes as well as traditional-cultural mechanisms for raising and resolving complaints and conflicting issues.
- An escrow account for resettlement payments, at a commercial bank with interest rates, 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%.
- Communities and individuals who believe that they are adversely affected by a World Bank (WB) supported project may submit complaints to existing project-level grievance redress mechanisms or the WB's Grievance Redress Service

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(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 complaint 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 of the grievance redress procedures and reviewing the grievance redress 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 the cost of GRM establishment and function should be included in the project cost.

CHAPTER 10. INSTITUTIONAL ARRANGEMENT

10.1 Institutional responsibilities

The implementation of resettlement activities requires the involvement of agencies at the Province, City and Ward/Commune levels. The Tan An City PC will be responsible for the overall implementation of this RPF and RP prepared under the RPF. The CCSCC will be established at the project affected districts in compliance with Decree No. 47/2014/ND-CP. The following is an overview of key implementation responsibilities of each unit involved in the resettlement implementation under the project.

10.1.1 Long An Province level

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

- a. Promulgating regulations to solidify the mechanisms for compensation, assistance and resettlement in accordance with the laws and practices of the Province.
- b. Giving instructions to its departments, divisions, agencies and CPC 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. Giving instructions and punishing violations of compensation, assistance and resettlement.

10.1.2 Department of Planning and Investment of Long An Province

- a. Member of steering Committee for the preparation and implementation of the project
- b. Appraising proposed works of the project before submitting to the Provincial People's Committee for approval.
- c. Coordinating with concerned departments, agencies, organizations and the PMU for the project implementation and resettlement plan in compliance with MOC and Tan An City.

10.1.3 Tan An City People 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 competent state agencies.
- b. Giving instructions to its CCSCC of preparing, assessing and approving compensation and resettlement plans based on the decentralization from the PPC; and co-coordinating the implementation of compensation, assistance and resettlement for the project set up by the LFDC belonging the DONRE.

- c. Assessing and checking land rights prepared by the WPCs/CPCs.
- d. Coordinating with concerned departments, divisions, agencies, organizations and the PMU to develop and implement investment and construction projects for local resettlement areas as assigned by the PPC.
- e. 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 to do so by the PPC when all grievances steps have been exhausted.

10.1.4 City Compensation and Site Clearance Committees (CCSCC)

CCSCC is the agency that supports the Tan An CPC in organizing and implementing the compensation, assistance and resettlement. CCSCC is established by the Tan An CPC and has the following responsibilities:

- a. Preparing compensation, assistance and resettlement plans to submit to the competent authority for approval, and organizing the implementation of compensation, assistance and resettlement plans.
- b. Together with members of the mission teams established for the project, ensure the accuracy and legality of compensation, assistance and resettlement beneficiaries' sources of the land, inventory data, and legality of assets associated with the affected land that may or may not be eligible for compensation or support.
- c. Solving petitions of compensation and assistance of beneficiaries relating to the compensation, assistance and resettlement plans, and report to its CPC the cases that fall outside of their competence.
- d. Giving instructions to the employer and local governments to implement payment for compensation, assistance and resettlement.
- e. Coordinating with the LFDC (of DONRE) for the compensation, assistance and resettlement.

10.1.5 City Land Fund Development Center (CLFDC)

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

10.1.6 Ward/Commune People's Committee (WPCs)

WPC is responsible for the following:

- a. Organizing propaganda 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.
- d. 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 Project Management Unit (PMU)

The PMU is the implementing agency that assists the investor Tan An CPC 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 of the resettlement plan to submit to Tan An CPC for approval;
- b. Preparation of a resettlement site before organizing household relocation to new residential areas;
- c. Planning detailed implementation of the Resettlement and Site Clearance Plan; Signing contracts with related entities performing the compensation, support and resettlement;
- d. Joining the project CCSCC in providing all necessary information related to the Project and the compensation as well as support plans to serve the evaluation process of the CCSCC;
- 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. Receiving sites handed over by PAPs and passing them over to the construction contractors;
- h. Preparing quarterly reports on resettlement activities to the WB.

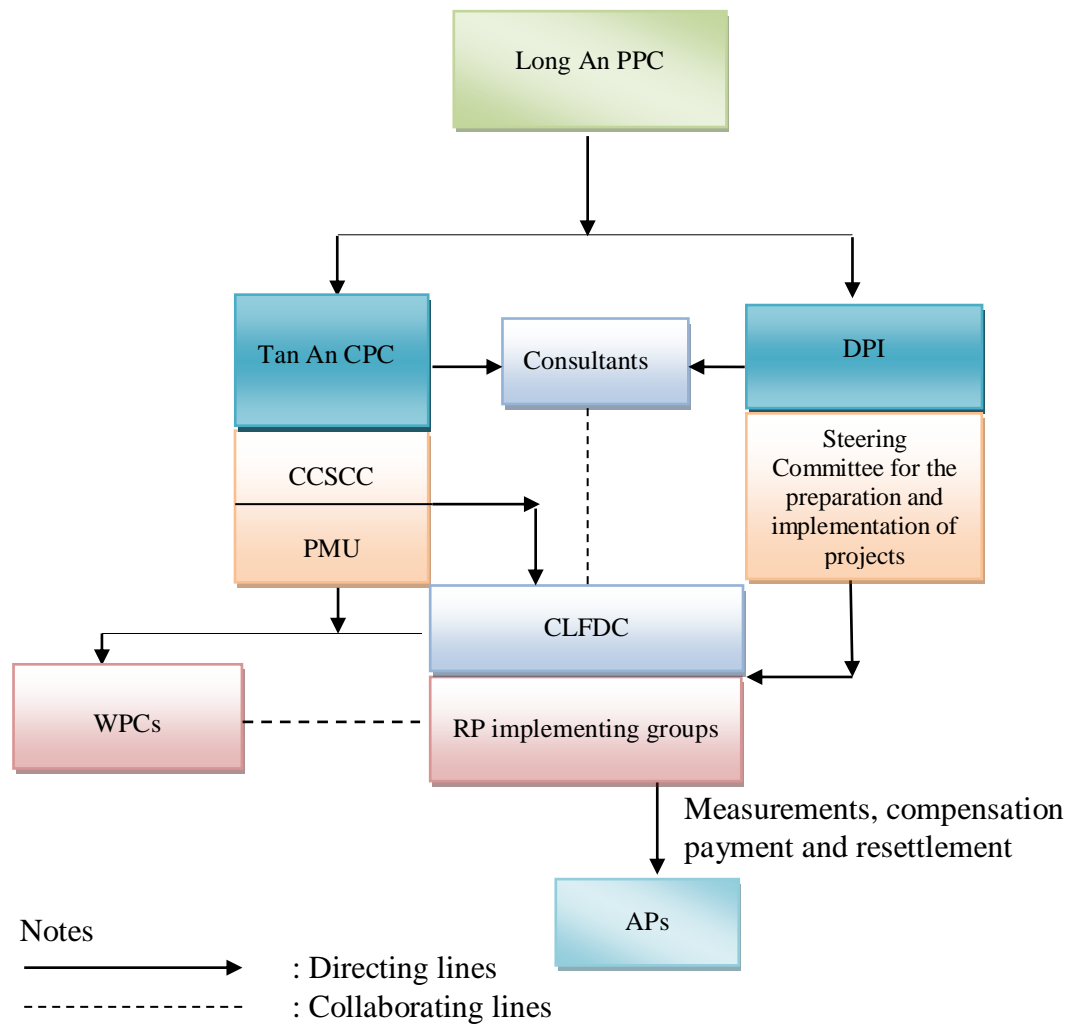
10.1.8 External evaluating agency

An independent monitoring and evaluation can be only be carried out by a consultant unit/organization/NGO provided they have capacity and experience in monitoring, evaluating SES and implementation of RP. The PMU will hire an agency to carry out the assignment. The budget 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 RPs and making recommendations for resolving any social issues related to RP implementation during the monitoring period.

10.2 Structure of collaboration among assigned agencies

The mechanism of collaboration among agencies assigned to be responsible for land acquisition and resettlement is reflected in the following layout.

Figure 10.1. Structure of organization implementing RP



CHAPTER 11. RP IMPLEMENTATION PLAN**11.1 Activities and implementation steps**

The process and procedures for compensation and resettlement are based on Land Law 2013 No 45/2011/QH13 dated November 29, 2013, Decree No. 47/2014/ND-CP dated May 15, 2014, Circular No. 37/2014/TT-BTNMT dated June 30, 2014 of MONRE, Decision No. 56/2014/QĐ-UBND dated November 13, 2014 of Long An PPC regulating on compensation, support and resettlement when the State recovers land in Long An Province. According to the legal requirements and organizational structure, the different steps of the compensation and resettlement process are presented below:

i. Step 1: Establishment of CCSCC and introduction and announcement of land acquisition policy

- Immediately after the Government and WB reach a common principal agreement on the loan, the PMU will prepare necessary documentation and fulfil required procedures and submit them to Long An PPC to request for land allocation for project investment.
- CPC has responsibilities for establishing CCSCC and assigning specific tasks to relevant agencies and departments. The PMU, on behalf of the 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 a decision.

ii. Step 2: Prepare cadastral document for acquired land

- Pursuant to documents on land acquisition policy of Long An PPC, the city DONRE instructs Land use right registration offices of the same level to prepare cadastral documents; 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 maps. Correct and make copies 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 the same land use purpose.

iii. Step 3: Information Dissemination Prior to DMS

- Determination and announcement of land acquisition is based on the appraisal document of land use demand from DONRE submitted to Long An PPC for approval and issuance of the land acquisition announcement (including the reason of land acquisition, area and location of required land based on existing cadastral documents or approved detailed construction plans; land acquisition announcement, direction of preparation of a detailed compensation plan and implementation of compensation payment). Tan An CPC is responsible for disclose land acquisition policy, regulations on land acquisition, compensation, allowance and resettlement when the land is acquired by the State for the purpose of national defense, national interests, public utilities and economic development.

Resettlement Plan

- WPCs are responsible for openly posting land acquisition policy at the offices of WPCs and in residential areas where there is acquired land, as well as 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 the PAPs in writing of the reasons for land acquisition, the timing, the plan and the schedule of land acquisition, general compensation and allowance and resettlement plans.
- Based on the resettlement and land acquisition plan approved by the chairman of Tan An CPC, the CCSCC and PMU, in cooperation with affected WPCs, will organize meetings with land users, including PAHs and individuals located within the project demarcated areas, to inform about the project and documents related to compensation, allowance and resettlement policies; explain and provide guidance on filling up the DMS forms; deliver the DMS forms to the PAPs and the affected land users in order for them to fill in their affected land and assets. The meeting should be recorded in writing and stored. Disseminated information will be posted throughout the project resettlement implementation at the office of CCSCC and at the affected WPCs.
- Disseminated information at affected wards includes:
 - The project area, scale;
 - Project's impacts;
 - Compensation policies and entitlement for types of loss;
 - Implementation arrangements and responsibilities;
 - Grievances mechanism...

iv. Step 4: Issuing Decision on Land acquisition

- Following the land acquisition notice in compliance with the process above, if the affected land owner agrees, the PC of the competent authorities is able to issue a decision on land acquisition and implement the policies of compensation, assistance and resettlement without waiting for the expiration of the notice.
- The agency issuing the decision on land acquisition for land of various types including: public land funds of the ward; land of the organization, religious organization's land, land owned by Vietnamese persons residing abroad, foreign organizations having diplomatic functions, enterprises with capital invested from abroad implemented by PPC.
- Tan An CPC will issue a decision to recover land managed by households, individuals and communities; Vietnamese people residing overseas who own houses in Vietnam; or issuing land acquisition decisions in other cases as assigned by the Long An PPC.

v. Step 5: Make landmark for land acquisition

Resettlement Plan

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

vi. Step 6: Conduct DMS

- After land acquisition decision issued by competent levels, WPCs shall have responsibility for collaborating with the organization in charge of compensation and site clearance (OCCSC) to implement the land acquisition plan, survey, investigation and measures for determining affected assets. Land owners are responsible for cooperating with the OCCSC in surveying, investigating and 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 agree with OCCSC decisions regarding survey, investigation and measurement, WPCs, Ward fatherland front where land acquired and OCCSC will discuss with land users to solve issues and conduct DMS.
- Results of DMS shall be the legal basis for establishing the compensation and resettlement plan. The PMU will input the data of DMS and manage them on computers, which will be visited by IMA when it monitors the implementation of RP.

vii. Step 7: Determine replacement cost

- Replacement cost works will be carried out as follows:
 - PMU will hire an independent consultant 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, Tan An 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 Long An PPC for approval. The replacement cost will be approved by Long An PPC, it will then be applied for compensation and allowance for affected assets by the project.

viii. 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.
- Update the numbering of the following steps from 8 to 19.

ix. Step 9: Plan and construct project resettlement site

- Tan An 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.

x. 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.

xi. 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.

xii. 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.

xiii. 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.

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- 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.
- xiv. 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.
- xv. 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.
- xvi. Step 16: Settle complaints for land acquisition decision**
- During land acquisition implementation, if there is any complaint from PAPs, 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.
- xvii. 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.

xviii. *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.

xix. *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.

xx. *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-month basis. The IMA will prepare an independent monitoring report to be submitted to the PMU and WB.
- The IMA will also carry out an evaluating investigation 6 to 12 months after all project compensation and resettlement activities have been completed.

11.2 Schedule for RP implementation

The RP will be carried out in accordance with the following project implementation schedule:

Table 11.1. Schedule for RP implementation

Resettlement Plan

No	Contents of works	2016		2017				2018				2019				2020			
		Q		Quarter (Q)				Q				Q				Q			
		3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
I	Identification of project (Initially basic design)																		
II	Preparation of RP																		
III	Submission RP to WB for approval																		
IV	Conduct detail design and alternative approval																		
V	Land demarcation																		
VI	Update RP (URP) and implement the URP in accordance with final delineations																		
6.1	Study and review the URP																		
6.2	Work with PMU and related agencies to update the related data																		
6.3	Consultants prepare and conduct supplement SES																		
6.4	Consultants prepare and conduct DMS																		
VII	Prepare resettlement site																		
VIII	Implement URP																		
8.1	Prepare cadastral document of land acquisition as per final designing delineation																		
8.2	Inform land acquisition																		
8.3	Issue decision on land acquisition																		
8.4	Declare, check and determine land and asset originals according to the final designing delineation																		
8.5	Calculation and agreement on compesation																		
8.6	Establish and submit compesation plan for approval																		

No	Contents of works	2016		2017				2018				2019				2020			
		Q		Quarter (Q)				Q				Q				Q			
		3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
8.7	Disclosure information and public consultation																		
8.8	Establish URP																		
8.9	Submission the URP for approval																		
8.10	Disclose the URP and locality and on website of WB																		
8.11	Conduct compesantion and assisstance payment																		
8.12	Displacement and resettlement																		
8.13	Grievance Redress																		
8.14	Handing over site to project owner																		
IX	Execution of construction																		
X	Implement assisstance programs after replacement																		
XI	Monitor implementation of the RP																		
11.1	Internal monitoring																		
11.2	Independent monitoring																		

Note:

 Continuous implement

 Continual implement

CHAPTER 12. COST AND BUDGET ALLOCATION

12.1 Capital Process

According to the project design, a designated account in USD will be open at a bank with terms agreed by both the WB and GoV. The Project implementation budget from both IDA and IBRD will be transferred directly from the WB's account to the designed account to pay investment components following the agreement of Tan An City state treasury. The ceiling of the designated account, withdrawal forms and the necessary accompanying documents for applications for withdrawal of the project funds will be defined by the WB. The designated account will be maintained by the State Treasury. The project will also open a project account in VND at the Tan An City State Treasury.

Counterpart capital of the project is from 02 sources: one is under the Central Government (funds from the central budget) and the other from local state budget. The allocation of capital from the central budget support is in accordance with Decision No. 40/2015/QĐ-TTg dated 14/09/2015 of the Prime Minister on promulgating rules, criteria and norms for allocation of state development investment budget period 2016-2020. The proposed counterpart funding mechanisms of the project "Scaling - Up Urban Upgrading Project - Subproject Tan An City" include the central budget allocating 80% of counterpart funds and the local budget allocating 20% of the counterpart funds.

Tan An CPC will ensure that the capital for implementation of the RP will be available. According to the approved reimbursement plan, with the support of the Wards/Communes staffs and the CCSCC, PMU will pay for the compensation and other support for PAPs.

WPCs will inform the project affected people 02 weeks in advance of the time at which compensation will be paid and support for loss provided. PAHs will be informed to bring along the evidence papers (such as LURCs, Identification, household registration book, minutes of detailed measurement survey, compensation value calculation table, etc.) when receiving the compensation and support. If the PAH is not present on the informed date of compensation, then they have to report to the WPC in advance and provide power to receive the compensation to the representative in writing. PAHs may also request for delay of compensation in certain circumstances.

12.2 Replacement price for land

As a reference, the Consultant collected the unit cost of land transactions in the real estate market from different sources:

- a. Decision No. 60/2014/QĐ-UBND dated 19th December 2014 by Long An PPC on issuance of price rate for different types of land in period 2015 - 2019 in the Long An Province area;
- b. Purchase newspaper; Information from the real estate transaction floors and centers;
- c. Reference to the unit price of some projects in adjacent areas;
- d. Consultation with local authorities;
- e. Price survey via PAHs in the area.

The land of the project affected area includes some types of residential land, non-agricultural land, agricultural land for perennial trees and annual trees. Some land prices at the project area are determined based on the data collected from the replacement price survey, through working with local authorities; referring to some information in “Purchase Newspaper”, and transaction prices in some real estate transaction floors (Annex 6).

- Decision No. 30/2015/QĐ-UBND dated July 27th 2015 of Long An PC on promulgating price unit of new construction of house, secondary structure and price unit of tombs/graves in the Long An Province;
- Decision No. 22/2011/QĐ-UBND dated July 20th 2011 of Long An PPC on promulgating price unit of trees, domestic animal, remaining cost invested land, graves on land.

12.3 Replacement cost for House and Architectural establishment

The types of houses lying within the project affected area are mainly houses at levels 3, 4 and temporary houses. Regarding residential houses and other building establishments within the project area, the value of the structure is evaluated according to the market price of construction materials, at the time of the compensation calculation, needed to build a replacement house with at least the same area and quality as the existing house, or to fix the affected structure. The asset depreciation and the materials that the PAH may reuse or utilize for compensation calculation is not taken into account. (Annex 6).

12.4 Replacement costs for plants and trees

As the Project is mainly invested at the central area of Tan An City, it rarely affects the agricultural cropping area. Plants affected by the project are mostly trees on residential plots and some vegetation. The result of the survey for plants and vegetation shows that there is difference equal to 1.2 - 1.5 times between the market price/replaced price and unit price promulgated by Long An PPC. Therefore, the Consultant proposes the unit price to calculate the plants compensation for the PAHs mentioned in this report, will be applied pursuant to Decision 22/2011/QĐ-UBND dated 20th July 2011 by Long An PPC on promulgation for the plants and livestock in the Province area. This requires multiplication with an adjustment coefficient of 1.5 times.

12.5 Compensation Rates Used for Cost Estimates

The proposed compensation unit rates for SUUP are based on the results of market surveys conducted by the RP consultant in July to August of 2016 combined with references from Decision 60/2014/QĐ-UBND dated 19 December, 2014 by Long An PPC on determining land unit rates in Long An territory during the period of 5 years (2015 – 2019) multiplied with an adjustment coefficient of 1.5 time. The result of market price surveys showed that the surveyed price is usually higher 1.5 time compared with the price which was issued by Long An PC. Therefore, the consultant proposed the compensation rates for RP costs estimates based on the Decision 60/2014/QĐ-UBND dated 19 December, 2014 by Long An PPC on determining land unit rates in Long An territory during the period of 5 years (2015 – 2019) multiplied with an adjustment coefficient of 1.5 times. Table 12.1 indicated the PPC rates and the proposed rates used for costs estimates. The detailed results of proposed compensation unit rates are presented in Appendix 6.

12.6 Cost Estimation

Expenses for resettlement compensation includes expenses for preparation and implementation of the resettlement plan as well as administrative and management expenses to be calculated with the items mentioned below:

- a. Expense for Land compensation and other affected assets in the project area;
- b. Expense for IRP and special support for the vulnerable group (ethnic minority, the old and single-living people, poor households, women as chairperson in the household and having dependent member(s), disabled person being head of the household, household covered by governmental policy, contribution to the revolution; etc.)
- c. Expenses for support, subsidies, award and support for people relocated from the affected area;
- d. Expenses for the CCSCC and local staffs to carry out the resettlement plan;
- e. Expenses for the independent supervision;
- f. Contingency.

Total cost for compensation, support and resettlement of the 3 components is **217,140,627,790 VND**, equivalent to **9,637,844 USD**. Cost estimation for implementation of the Resettlement plan is shown in Table 12.1.

Table 12.1. Cost estimation for implementation of Resettlement plan.

Resettlement Plan

No	Type of land/assets	Section		Regulated price by PPC	Proposed price	Area (m2)	Total costs (VND)
		From	To				
I	Land						148,348,130,000
A	WARD 1						
1	<i>Residential land</i>						
1.1	Thu Khoa Huan Street	Hai Ba Trung	Earlier, Lane 216 Thu Khoa Huan	4,330,000	6,500,000	121	786,500,000
1.2	Thu Khoa Huan Street	Lane 216	until the end of the road - river locks	2,000,000	3,000,000	808	2,424,000,000
B	WARD 2			-			-
1	<i>Residential land</i>			-			
1.1	Hoang Hoa Tham street	Head of the road	End road	2,930,000	4,400,000	512	2,252,800,000
C	WARD 3			-			-
1.1	Nguyen Cong Trung street	Nguyen Thong	Nguyen Thai Binh	1,330,000	2,000,000	6,768	9,036,000,000
1.2	Huynh Van Nhut (embankment Bao Dinh)	The right side from the Hung Vuong		1,330,000	2,000,000	11,250	11,500,000,000
D	WARD 4			-			-
1	<i>Residential land</i>			-			-
1.1	Luu Van Te street	Earlier Street (1A highway)	End road	1,330,000	2,000,000	13,824	18,648,000,000
1.2	Nguyen Cuu Van (embankment Bao Dinh)	Bao Dinh Bridge	Nguyen Minh Duong Street	2,330,000	3,500,000	3,214	11,249,000,000
1.3	Nguyen Cuu Van (embankment Bao Dinh)	Nguyen Minh Duong Street	Pham Van Thanh street	1,330,000	2,000,000	17,846	27,692,000,000
1.4	Nguyen Cuu Van (embankment Bao Dinh)	1A highway	Nguyen Cuu Van	1,670,000	2,500,000	1,287	3,217,500,000
E	PHƯỜNG 6			-			-

Resettlement Plan

No	Type of land/assets	Section		Regulated price by PPC	Proposed price	Area (m2)	Total costs (VND)
		From	To				
1	Residential land			-			-
1.1	Đường Nguyễn Thị Bảy	Phan Van Lai	62 highway	1,330,000	2,000,000	3,816	4,632,000,000
1.2	Đường Phan Văn Lại	Nguyen Thi Bay	Vam Co Tay River	1,330,000	2,000,000	1,346	2,692,000,000
F	WARD 7			-			-
1	Residential land			-			-
1.1	Chau Van Bay street	Chau Thi Sang	Bao Dinh river	1,000,000	1,500,000	3,761	3,641,500,000
G	KHANH HAU WARD			-			-
1	Residential land			-			-
1.1	Phan Van Tuan street	Cu Khac Niem	Nguyen Huynh Duc canal	670,000	1,000,000	15,020	15,020,000,000
2	AGRICULTURAL LAND ADJACENT POSITION WITH ROAD			-			-
2.1		Highway 1A (including routes to avoid)		200,000	300,000	55,877	12,763,100,000
H	Loi Binh Nhon Commune			-			-
1	Residential land			-			-
1.1	Phan Van Tuan street	Nguyen Van Qua	Road dike Rach Chanh - Rach Goc) - Bridge Trough	670,000	1,000,000	1,769	1,769,000,000
2	AGRICULTURAL LAND ADJACENT POSITION WITH ROAD			-			-

Resettlement Plan

No	Type of land/assets	Section		Regulated price by PPC	Proposed price	Area (m2)	Total costs (VND)
		From	To				
2.1		Highway 1A (including routes to avoid)		170,000	250,000	96,580	21,024,730,000
II	House/structure			-			14,229,572,500
A	Main houses			-			
1	Permanent building/house (concrete foundation, brick wall, iron beam, ceramic floor, utilities/supporting works), level 3			4,319,000.00	4,319,000	170	734,230,000
2	Semi-permanent house (brick pillar foundation, wooden beam, brick wall, corrugated iron roof, cement floor), level 4			3,619,000.00	3,619,000	10,870	7,931,828,500
3	Temporary house ((corrugated iron (wooden, leaf) wall, leaf roof, condensed soil floor), level 5			1,310,000.00	1,310,000	629	823,990,000
B	Secondary structures						
1	Kitchen				960,000	77	73,920,000
2	Bathroom, restroom				650,000	135	87,750,000
3	Ceramic /cement ground or yard				135,000	8,001	630,135,000
4	Steel gate				900,000	1,378	1,240,200,000
5	Metal-wire / Barbed wire fence				250,000	4,024	1,006,000,000
6	Concrete Pillar				1,800,000	30	54,000,000
7	Portable circular pond				99,000	10,973	1,086,327,000
8	A Well				276,000	47	12,972,000
9	Sewage spot diameter 100cm				520,000	71	36,920,000

Resettlement Plan

No	Type of land/assets	Section		Regulated price by PPC	Proposed price	Area (m2)	Total costs (VND)
		From	To				
10	Constructed grave				4,900,000	17	83,300,000
11	Soil grave				2,000,000	23	46,000,000
12	Power meter				2,000,000	96	192,000,000
13	Water meter				2,000,000	91	182,000,000
14	Telephone line				2,000,000	4	8,000,000
III	Plants compensation		-		-		2,082,960,000
1	Vegetation	m ²	-		4,000	128,175	512,700,000
2	Fruit trees	Tree	-		300,000	4,821	1,446,300,000
3	Timber trees (for logging)	Tree	-		120,000	1,033	123,960,000
IV	Supports		-		-		35,685,808,000
1	Transportation/Relocation support		-		-	-	-
	+In-site relocation (back-ward)	HH	-		3,000,000	70	210,000,000
	+Support for relocation to other place or resettlement	HH	-		7,000,000	198	1,386,000,000
2	Livelihood recovery	Person	-		-	-	-
	No relocation household	HH	-		665,050	701	466,200,000
	Relocated household	HH	-		13,320,000	198	2,637,360,000
3	Job change support for agricultural households	m ²	-		180,000	153,009	27,541,548,000
4	Support for Poor households	HH	-		10,800,000	4	43,200,000
5	Support for other households receiving state policy	HH	-		5,000,000	4	20,000,000
6	Support to households being chairwoman	HH	-		5,000,000	12	60,000,000
7	Support to ethnic minority	HH	-		-	-	-
8	Support the business:		-		-	-	-

Resettlement Plan

No	Type of land/assets	Section		Regulated price by PPC	Proposed price	Area (m2)	Total costs (VND)
		From	To				
	+Business with tax payment	HH	-		2,451,923	52	127,500,000
	+Business without tax payment	HH	-		25,000,000	40	1,000,000,000
9	Support for temporary housing	HH	-		2,000,000	198	396,000,000
10	Award for on-schedule surface delivery	HH	-		2,000,000	899	1,798,000,000
V	Total (I+II+III+IV)		-		-		200,346,470,500
VI	Expense for organization the implementation (2%)		-		-		4,006,929,410
VI I	Expense for replaced price survey		-		-		200,346,471
VI II	Expense for the income restoration program		-		-		2,316,160,000
IX	Expense for independent supervision		-		-		400,692,941
X	Contingency (5%)		-		-		9,870,028,468
XI	RP TOTAL IMPLEMENTATION EXPENSE (VND)		-		-		217,140,627,790
	USD (1USD = 22.500VND)		-		-		9,637,844

CHAPTER 13. MONITORING AND EVALUATION

13.1 Monitoring

Monitoring of implementation is a continuous process during project implementation. It provides concerned agencies with updated information on the Project's status. 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 project RP implementation is the responsibility of PMU with support of project consultant and this task is done frequently by project PMU via progress reports during the preparation and implementation stages of the resettlement plan by the CPC and WPCs. The findings collected will be recorded in the quarterly report to submit to the Tan An CPC and WB. The internal monitoring report will cover the full information of:

- Number of PAHs according to different impact types, condition of the compensation reimbursement, relocation and income recovery of the PAHs;
- Finance allocation to the activities or reimbursement of compensation and the reimbursed budget for each activity.
- Final result on complaints redress and any remaining issue which require the administrative authorities of some levels to solve;
- Arisen issues during the implementation stage;
- Implementation schedule of the updated actual resettlement.

13.1.2 Independent monitoring

An independent agency will be hired by the 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 institution/company, a non-governmental organization or an independent consulting firm etc. The agency must have expertise in the social sciences and considerable experience in independent monitoring of the implementation of resettlement. The implementation of the independent monitoring mission should be based on the terms of reference approved by WB. The 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 independent evaluation of the results of implementing the resettlement objectives, the changes in living standards and employment, income rehabilitation and the social basis of those affected, effectiveness, impacts and sustainability of citizen entitlements, the need for additional measures to minimize the damage (if any), and identifying strategic lessons for making and planning policies in the future.

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

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- Determine whether or not the procedures for the participation of affected people, and procedures for compensation and rehabilitation for affected persons matches the policy framework and resettlement plan.
- Ensure the process of project implementation, procedures for consultation and information dissemination, publicity and compensation policies is conducted and is transparent.
- Evaluate whether the objectives of the policy framework on improving or at least recovering the income and living standards 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, where required, during the process of implementing the resettlement plan, in order to achieve the principles and objectives of the policy framework.
- The level of satisfaction of affected persons on different aspects of the resettlement plan will be monitored and recorded. The operation of the grievance redress mechanism and the time required 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.

The Independent Monitoring Agency must submit a periodic report every 6 months, outlining the findings of the monitoring process. This monitoring report will be discussed with PMU before submission to World Bank.

13.2 Evaluation

Evaluation will be carried out under the project in the form of an assessment at the specified time on the impact of relocation and whether the objectives have been achieved. Independent monitoring will make an assessment of the resettlement process and impacts within 6-12 months of the completion of all resettlement activities.

If through the evaluation, the affected households are found not to have recovered their livelihood accordingly, and the objectives of the project have not been achieved, the affected households will be supported with appropriate funding. The Independent Monitoring Report, should be sent to the PMU and directly to the World Bank in order to monitor/supervise the progress and effectiveness of compensation. The Bank will continue to conduct their surveillance until the resettlement activities noted in the resettlement plan report have been implemented. Upon the completion of the project, the implementation completion report (ICR) will evaluate the achievements of the resettlement and the lessons to be drawn which will be incorporated into the evaluation of PMU. This is a requirement of OP/BP 4.12 (paragraph 12.24). If this evaluation determines that the objectives of the resettlement work have not been achieved as expected, the ICR will evaluate the suitability of future resettlement measures.

The evaluation will be made on the basis of the socio-economic survey among affected households, to be conducted at the end of the project (or the end of the sub-project).

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.

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APPENDIX IN A SEPARATE FILE