



SOC TRANG PEOPLE'S COMMITTEE



THE WORLD BANK

RESETTLEMENT PLAN

SCALING – UP URBAN UPGRADING PROJECT

SOC TRANG CITY SUBPROJECT – SOC TRANG PROVINCE



Soc Trang, 02/2017



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ABBREVIATIONS

CLFDC	City Land Fund Development Center
CPC	City People's Committee
CSCC	Compensation and Site Clearance Committee
DARD	Department of Agriculture and Rural Development
DMS	Detailed Measurement Survey
DOLISA	Department of Labor Invalid and Social Affairs
DPs	Displaced Persons
FS	Feasibility Study
GFU	Grievance Facilitation Unit
GIS	Geographical Information System
GOV	Government of Vietnam
HHs	Households
IDA	International Development Agency
IMA	Independent Monitoring Agency
IOL	Inventory of Losses
LURC	Land Use Right Certificate
MDR	Mekong Delta Region
MOLISA	Ministry of Labor Invalid and Social Affairs
MONRE	Ministry of Nature Resources and Environment
NGO	Non- Government Organization
NH	National Highway
PAHs	Project Affected Households
PAPs	Project Affected Persons
PM	Prime Minister
PMU	Project Management Unit
PPC	Province People's Committee
PPC	Provincial People Committee
PR	Provincial Road
RP	Resettlement Plan
RPF	Resettlement Policy Framework
RS	Resettlement Site
SES	Socio-Economic Survey

Scaling – Up Urban Upgrading Project – Subproject Soc Trang City - Resettlement Plan

TOR	Terms of Reference
TV	Television
USD	US Dollar
VND	Vietnam Dong
WB	World bank
WPC	Ward People’s Committee

GLOSSARY

Project Affected Persons (PAP): Individuals, organizations or business establishments being directly affected socially and economically by WB-funded projects 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;
- 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 (IOL) If the project needs to change the use of land or acquire land for project purposes, a Census of people that will be affected and an IOL will be undertaken based on the technical design of the project. The Census will include key socioeconomic information on the PAPs, such as main occupations, sources of income, and levels of income in order to be able to determine vulnerable households as well as to establish baseline data for monitoring livelihood restoration of the PAPs. The IOL will include a detailed description of all affected lands, trees 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.

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

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

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

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

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.

Productive land refers to the various sub-categories of land that are used for agricultural purposes (as opposed to land used for residential purpose), 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 city 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 city 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 labor 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.

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

Vulnerable Groups and Individuals at risk: a person or a group of people who might, due to project land acquisition and resettlement, suffer disproportionately from adverse impacts of the project and/or be less able to access the project benefits and asset compensation, including livelihood restoration, when compared to the rest of the PAPs. Vulnerable people include: (i) single female headed households with dependents and economic disadvantage (single, widow, disabled husband); (ii) people with physical or mental disability (loss of working ability); (iii) the poor under MOLISA standard; (iv) the elderly alone; (v) ethnic minority people; and (vi) social policy families (as defined by each province), List of the vulnerable will be determined throughout SES and public consultation during project preparation.

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EXECUTIVE SUMMARY

Introduction

This Resettlement Plan (RP) is prepared for the Scaling-Up Urban Upgrading Project (SUUP) – Soc Trang City Sub-Project, Soc Trang province, funded by the World Bank. There are 04 main components in the project: (i) Component 1: Upgrading infrastructure level 3 in the LIAs; (ii) Component 2: Developing infrastructures level 1 and 2; (iii) Component 3: Resettlement; and (iv) Component 4: Consulting and strengthening the urban management. Among these 04 components, components 1, 2 and 3 require land acquisition. The RP includes results of the Inventory of Losses (IOL), Socio-Economic Survey (SES); entitlements for various types of losses and impacts; description of resettlement sites; consultation and participation, grievance mechanism, programs to improve or restore livelihoods; implementation plan for the resettlement activities and estimated cost.

Scope of Land acquisition and resettlement Impacts

According to the project preliminary design, the proposed investments for Soc Trang Sub-project include: tertiary infrastructure, upgrading of 06 LIAs under Component 1; improving the main priority connecting infrastructure networks under Component 2, including: (a) Upgrading Tra Men A canal; (b) Rehabilitation of Hi Tech canal; (c) Construction of Nguyen Van Linh bridge; (d) Construction of bridge and ring road 2; (e) Rehabilitation of Dien Bien Phu road; (f) Rehabilitation of the drainage system in the city center in ward 2; and development of a 1 ha resettlement site under Component 3. The total estimated land area to be acquired for the construction of the various investments is around 164,056m²; of which residential land area accounts for 24,227 m²; agricultural land for 137,631m², and other land for 2,197 m². A total of 908 HH will be affected by the sub-project: 143 households will be severely affected through loss of productive land and 58 HH will need to be relocated.

Mitigations measures

During project preparation, the Consultant worked in close collaboration with relevant stakeholders and the affected households through meetings, surveys and consultations, to develop measures to minimize project negative impacts, to improve the effectiveness of the investment as well as to minimize land acquisition. In particular, options to widen alleys in LIAs were discussed with the community in order to reduce land acquisition. The selection of the resettlement sites under Component 3 was also discussed with the Project Affected Households (PAHs) in order to minimize impacts and ensuring Displaced Persons (DPs) economic rehabilitation.

Policy 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 the Government of Vietnam (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 PAHs will be provided with various types of cash assistance for life stabilization as per government laws and regulations in addition to receiving payment for land and non-land assets.

Livelihoods 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 253 eligible PAHs based on their demands. The activities proposed include i) Vocational training; ii) Credits program and iii) Job creation.

Institutional implementation

The implementation of the resettlement activities will be under the management and supervision of the PMU of Soc Trang City and directly implemented by the City Council for Compensation, Assistance and Resettlement. During project implementation, there will be close coordination among officials of the related agencies, including the City Council for Compensation, Assistance and Resettlement, the PMU staff, ward officials, the local population in the project area and resettlement specialists.

Implementation schedule

The RP will be implemented in coordination with the project construction works. The affected households will be compensated before the site clearance takes place, which is expected to start during the second quarter of 2017.

Community consultation and participation

The local authorities, local communities and affected households were consulted through public meetings, socio-economic surveys and an inventory of losses among affected households. The information obtained during consultations was reflected and incorporated in the formulation of this resettlement plan and will also be used to inform the implementation process. Consultation will continue during project implementation.

Monitoring and Evaluation

The detailed implementation of this RP will be internally monitored, checked and reported on by the PMU. In addition, an independent monitoring agency will be hired to oversee the implementation of the RP and evaluate the status of the living standards of the people affected during and after the resettlement process is completed.

Grievances and 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.

No administrative fees will be charged for handling claim. A PMU staff will be assigned to follow-up the Grievance Redress Mechanism (GRM).

Cost estimates

Total estimated cost for the implementation of this RP is 168,968,477,776 VND (US\$7,509,710.12). This cost includes compensation for land and structures, various assistance provided to PAHs, cost for the income restoration program and costs for monitoring and evaluation. Resettlement costs will be updated at the time of compensation.

PART 1: INTRODUCTION

1.1. Background of SUUP

1. The Mekong River Delta (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. In addition, infrastructure development in the upstream area of the Mekong River has resulted in considerable changes to the hydrological regime in the MRD.
2. To overcome the shortcomings mentioned above, Vietnam in general and the Mekong Delta region (MDR) 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 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.
3. The project objectives are to improve the accessibility to basic infrastructures in LIAs, strengthen the connection to basic infrastructure network and enhance the capacity for the cities in terms of climate change resilience and urban planning.
4. Four (4) components are proposed under the SUUP: (1) Tertiary Infrastructure Upgrading in LIAs; (2) Priority Primary and Secondary Infrastructures; (3) Resettlement sites; (4) Implementation support and technical assistance.

1.2. Description of the Subproject

5. Due to its location at the mouths of the Hau and My Thanh Rivers and along the Eastern seaboard, Soc Trang is located in a strategic position within the MDR. Due to its significant marine and coastal resources, the province is attracting investments related to the sustainable exploitation of marine and coastal resources. Soc Trang City is the administrative, economic and cultural center of Soc Trang Province and is attracting large numbers of young laborers.

6. In addition to these advantages, Soc Trang faces considerable challenges in regard to urbanization and urban management, especially in the center of Soc Trang city. These challenges include: (i) pressures of population growth and increasing migration into LIAs with deficient technical infrastructures¹; (ii) environmental pollution, especially in LIAs, due to wastes and deficient drainage systems leading to severe pollution of the population's living environment; (iii) Incomplete and unconnected road transport networks are hampering the socio-economic development of the city.
7. Implementation of the *Vietnam Scaling Up Urban Upgrading Project (SUUP)–Soc Trang city subproject*, will address the City's urgent needs relating to urban development, improving people's life, promoting economic and tourism potential and promoting the region's economic development. The following investments have been identified for Soc Trang subproject.

1.2.1. Component 1: Upgrading infrastructures level 3 and renovating infrastructure level 1 and level 2

8. The project will offer a multi support package to upgrade the infrastructures and services in LIAs. This component includes drainage and sewage systems, alley widening, provision of lighting systems, sanitation services and solid waste management. The proposed investments under component 1 are presented in Table 1 below.:

Table 1: Scope of investment under Component 1

TT	Items	Area (ha)	Scope of investment
1	LIA 1 - Ward 4	29	(i) improve 2,732 m of alleys 1-13; (ii) 805 m of drainage ditches.
2	LIA 2 - Ward 6	52	(i) improve 3,387 m of alleys 1-7; (ii) 590 m of drainage ditches.
3	LIA 3 - Ward 3	10.5	(i) improve 1,240 m of alleys 1-11; (ii) 471 m of drainage ditches.
4	LIA 4 - Ward 2	6.8	(i) improve 966 m of alleys 1-7; (ii) 474 m of drainage ditch.
5	LIA 5 - Ward 2	14.7	(i) improve 1,662 m of alleys 1-6; (ii) 1,137m of drainage ditch.
6	LIA 6 -Ward 8	19	(i) improve 1,482 m of alleys 1-6; (ii) 570m of drainage ditches.

1.2.2. Component 2: Upgrading infrastructures level 1 and 2

9. Component 2 aims to improve the connectivity of priority infrastructures in compliance with the urban upgrading plan. It includes the following investments: (a) transport road for connecting urban areas in the city; (b) drainage and sewage system; (c) embankment for protecting rivers and canals; and green spaces. Investments under component 2 include: (a) Upgrading Tra Men A canal; (b) Rehabilitating Hi Tech canal; (c) Constructing Nguyen Van Linh bridge; (d) Constructing a bridge and ring road²; (e) Rehabilitating Dien Bien Phu road; (f) Rehabilitating the drainage system of ward 2 in the city center. The proposed investments under component 2 are presented in Table 2 below.

¹Criteria of LIAs: according to the guidance on identifying LIAs for preparation of the WB's urban upgrading plan

Table 2: Scale of investments of Component 2

TT	Items	Scope of investment	Technical characteristics
1	Upgrading and rehabilitation of Tra Men canal.	2.6 km	Soft embankment
2	Upgrading and rehabilitation of Hi Tech canal.	3.2 km	Soft embankment
3	Nguyen Van Linh Bridge	0.3 km	<ul style="list-style-type: none"> - New bridge with following technical characteristics: Bridge size: Lanes for car: $2 \times 3.5 = 7,0$ m, for miscellaneous vehicles 2×2.00 m = 4.00 m, sidewalk 2×1.50 m. Total size = $7 + 4 + 3 = 14.00$ m. - Bridge length L = 145 m.
4	Bridge and ring road 2	1.3 km	<ul style="list-style-type: none"> - Start point: Km0+000 on Ly Thuong Kiet road intersecting with existing Ring road 2 and 2.5 km from Ly Thuong Kiet road in the East. - End point: Km1+300 on Pham Hung road and Le Duan T-junction exchanging with Pham Hung road at 2.5 km toward the Northeast
5	Dien Bien Phu road – section 1	1 km	<ul style="list-style-type: none"> - Objective: Connect Bong Sen market to NH1A, creating favorable conditions for socio-economic and cultural development for wards 2 and 6. To upgrade and conduct rehabilitation of Dien Bien Phu road (section 1) from the foot of Nguyen Van Linh bridge to NH1A with a length of L = 1.0 km and section B = 14 m - Start point: Km0+00 on Kinh Xang canal two path, NH1A and 90 km far from center of Kinh Xang bridge in the North - End point: Km1+00 Dien Bien Phu road intersecting to expected Nguyen Van Linh bridge. Length L = 1.00 km.
6	Dien Bien Phu road – section 2	1.3 km	<ul style="list-style-type: none"> - Objectives: Connect residential areas in ward 8 and ward 4, link Dien Bien Phu road to Le Duan road and Pham Hung road, creating favorable conditions for people to access the start of the boat race on Maspero River. Conduct construction of the new Dien Bien Phu road (section 2) from the foot of ring road bridge 2 to the Ghe Ngo boat section with a length of L = 1.3 km and section B = 14 m - Start point: Km0+00 on Dien Bien Phu road intersecting with expected Ring road 2. - End point: Km13.00 on Dien Bien Phu road extended toward the West. Road length is about 1.3 km.

1.2.3. Component 3: Resettlement

10. The Project proposes to build a Resettlement Site (RS) for relocated PAHs under the SUUP. This RS is located in Ward 4, on Mac Dinh Chi Street with an area of 1 ha. The current land use is agricultural land and the land belongs to 6 households. This is an extension of an existing resettlement site² within Soc Trang city. The number of plots planned in the RS is 64, which includes 58 plots of 100 m² and 6 plots of 50m².
11. The new RS will be fully serviced, including roads, public spaces, drainage system and green spaces as follows:
- Structure of road:
 - The road with a width of 7m and a 4m of footpath at each side
 - Asphalt concrete with a medium particle size and a thickness of 5cm
 - Length of drainage system:
 - Pipeline D400 of 99.3m long
 - Pipeline D600 of 165.5mlong

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

12. The main objectives of component 4 include:
- Sustainable management of the urban infrastructure and land use.
 - Strengthening community participation in the financial planning for the infrastructure upgrading investments.
 - Technical support consultant: Strengthening technical capacities for the related agencies and units in order to promote development and contribute to the effectiveness of the Project including the allocation of roles and responsibilities appropriate to each agency/organization from the central to the local authorities.

² More information on existing RS is included in Part 8.

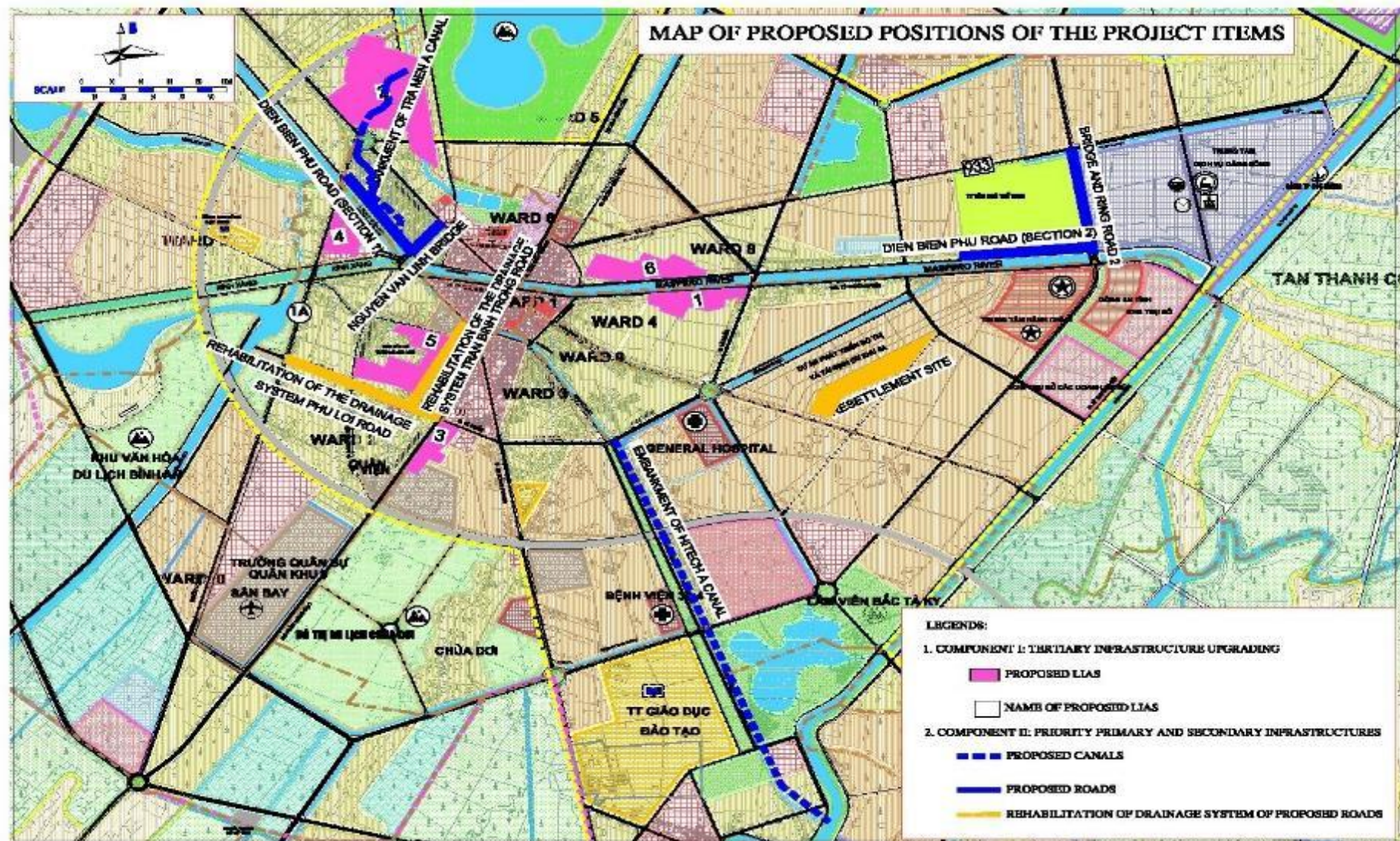


Figure 1: Map of location investment

1.3. Measures to Minimize Resettlement

13. In compliance with the WB policy on involuntary resettlement (OP 4.12), Soc Trang CPC together with FS and RP consultants, conducted field visits and public consultations and prepared a community upgrading plan to determine the scope and scale of the proposed investments under the SUUP. All selected investments were carefully screened in order to ensure that they meet the objectives of the Project as well as to avoid, or to minimize land acquisition and negative socioeconomic impacts caused by land acquisition and resettlement. The results of this consultation and survey process led to a significant reduction in the number of households to be relocated, from over 200 HHs at the early stage of the preliminary design to around 60 HHs following consultation and implementation of mitigation measures.
14. During the pre-feasibility and feasibility studies, various options were analyzed in order to minimize the impact related to land acquisition and other socioeconomic impacts. The different options studied, are presented below:

1.3.1. For Component 1:

15. 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 other infrastructures such as lighting system, 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 current conditions of 06 LIAs, the alley upgrading options were proposed as follows:
- **Option 1:** The alleys with dense traffic which are suitable forexpansion from a technical perspective, are upgraded into concrete alleys with a minimum width of 4 meters. The central line of alleys will remain as before.
 - **Option 2:** The existing alleys that are 2-3 meters wide, that are difficult to expand into concrete alleys, will have their water supply, drainage and sewage system and their lighting system upgraded.
 - **Option 3:** Options 1 and 2 are combined. For the LIAs, the main alleys are prioritised to be expanded into concrete alleys with a minimum width of 4 m and the sub- alleys will be improved based on their current conditions with a maximum width of 2m.
16. Alley upgrading options were analyzed and evaluated based on the relevant technical, social and environmental aspects in order to determine the measures most suited to the current status of the alleys and the demands of the local people. The result of the analysis is presented in Table3 below:

Table 3: Comparison of Options for Alleys Upgrading

No.	Option 1:	Option 2	Option 3
Technical assessment	<p>Advantages:</p> <ul style="list-style-type: none"> The width of 4m will allow, the passage of fire trucks and ambulances Wide and easy for transportation <p>Disadvantages:</p> <ul style="list-style-type: none"> Construction would be difficult due to compensation and site clearance. Large number of households will be affected by compensation and site clearance because the lanes are expanded in width on both sides 	<p>Advantages:</p> <ul style="list-style-type: none"> Well suited for construction due to current conditions. Number of affected and compensated households is minimized. <p>Disadvantages:</p> <ul style="list-style-type: none"> The width is not enough for the arrangement of technical infrastructures, passage of fire trucks and ambulances. Lanes remain small and difficult for transportation 	<p>Advantages:</p> <ul style="list-style-type: none"> The implementation of construction will be easier. <p>Disadvantages:</p> <ul style="list-style-type: none"> Not in line with the development direction of the city in the future.
Social assessment	<p>Advantages:</p> <ul style="list-style-type: none"> Ensure the sustainability of the residential areas in the future. Limit the traffic accidents through a wide road. Significantly improve the living conditions of people. <p>Disadvantages:</p> <ul style="list-style-type: none"> Disruption to people's domestic activities due to the significant site clearance required. At least 120 households would be relocated. Construction would be difficult due to the significant site clearance required. 	<p>Advantages:</p> <ul style="list-style-type: none"> Small number of affected households and no disruption to living conditions of households as there are no displaced households. Easy for construction and operation because of the limited site clearance <p>Disadvantages:</p> <ul style="list-style-type: none"> Does not meet the development goals of the city in the coming years. Living conditions of the people are not significantly improved because of the narrow lanes that will remain 	<p>Advantages:</p> <ul style="list-style-type: none"> Not many disturbances to HHs due to the reduced land acquisition. Fewer risk complaints due to the construction of branch alleys being based on the current status of alleys. Minimize the number of PAHs that are relocated (about 10 households). <p>Disadvantages:</p> <ul style="list-style-type: none"> The living conditions of local people will not be significantly improved due to the small width of alleys.
Environmental assessment	<p>Advantages:</p> <ul style="list-style-type: none"> Environmental conditions are improved; and the flooding situation is improved because storm water and wastewater are collected. Wastes will be regularly collected due to the wide alleys; <p>Disadvantages:</p> <ul style="list-style-type: none"> Demolition of houses causing noises, dust and construction wastes during construction. 	<p>Advantages:</p> <ul style="list-style-type: none"> Environmental conditions are improved. Avoid flooding and inundation as storm water and wastewater are collected Avoid dust and noise pollution during site clearance <p>Disadvantages:</p> <ul style="list-style-type: none"> Narrow alleys are inconvenient for people to travel along. 	<p>Advantages:</p> <ul style="list-style-type: none"> Environmental conditions are improved. Avoid flooding and inundation because storm water and wastewater are collected <p>Disadvantages:</p> <ul style="list-style-type: none"> Narrow alleys are inconvenience for people to travel along.

17. Comparing investment efficiency and the social impacts of the proposed options show that Option 3 has the most advantages. It meets the requirements of investment efficiency and the minimizing of social impacts. Therefore, the option 3 is the proposed option for implementing the sub-project.

1.3.2. For Component 2:

a. Tra Men A and Hitech canals

18. The canal will be upgraded based on its current conditions. There are two options for construction of Tra Men canal:
- Option 1 - hard embankment: 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. Quality construction control is more difficult with hard embankment. The construction cost is 45,000,000 VNĐ per m.
 - Option 2 - soft embankment: 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 and this option will use environmentally friendly materials. It is easy to control construction quality through the construction method. Construction cost is 22,000,000 VNĐ per m.
19. Through analysis, the soft embankment option is selected as it meets the city's development planning and presents an affordable option for urban upgrading. The impacts on land acquisition are the same for both options. Therefore, the consultants propose option 2 as the preferred option.

b. Bridge and ring road 2

20. Analysis of the options for the Bridge and ring road is presented below:
- Option 1: The ring road 2 with a length of 3.1 km B= 20 m, ring road bridge 2 with a length of 100m, B=14m. Land acquisition for option 1 is 2.9ha of land and the houses of 97 PAHs are affected.
 - Option 2: Construct bridge and ring road 2. The ring road 2 is 1.3 km long, B= 20 m, the ring road 2 bridge is 97 m long, B=14m. This option requires less land acquisition (1ha) and the number of PAHs is lower than for option 1 (44 PAHs).
21. Of the two options, the Ring road (phase 1) is selected by the Consultant because this meets the current transport development needs and results in reduced land acquisition.

c. Nguyen Van Linh bridge

- Option 1: There will be 2 sub-items (i) The road length is 150m, B=14m and approach road is L=300m, B=30m; (ii) a green space of 1 ha under the bridge. This option requires significant land acquisition and a significant number of relocated HHs (80 HHs).

- Option 2: Construct Nguyen Van Linh bridge and road with a length of about 145 m, B=14m and approach road of 155 m. The number of relocated HHs for this option is lower than for option 1 (38 HHs).
22. Based on the analysis of the alternatives presented above, option 2 meets the project's objectives. It has little impact on land acquisition and has lower construction costs than option 1. Option 2 is therefore proposed to be selected. Construction of the project resettlement site for those who have to be relocated by the project will assist relocated people to stabilize their lives.

1.4. Project objectives

23. The project objective is to develop Soc Trang city into 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 thereby improving the living conditions of residents and contributing to the comprehensive socio-economic development of the city. The improvement and extension of the transportation network will contribute to strengthen the economic activities among the cities in the delta and promote the potential and advantages of the MRD.
24. The specific objectives are as follows:
- Synchronous transportation system construction will create an efficient transportation system as well as create linkages among the urban areas to promote economic development, especially in the MRD, 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 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 assist 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.
- 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 that the life of PAPs after relocation is "better than or at least equal" to the situation 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. Related projects

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

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

are subject to the applicability of the Resettlement Policy Framework. To this end, screening was carried out during the preparation of this RP.

26. The project will construct a new RS by extending an area of 1 ha (64 plots), that is next to the existing RS at 5 A, Mac Dinh Chi, Soc Trang city. However, as this RS may not be sufficient for the needs of the Project, 15-24 additional plots may be bought in the existing RS. Based on the above criteria, the Existing Resettlement Area 5 A, Mac Dinh Chi, Soc Trang city Project is related to the SUUP.

27. The main characteristics of the RS are as follow

- Project owner: Soc Trang Constructing Infrastructure Project PMU
- Date of land clearance and compensation: 2006-2008
- Funding: City fund budget
- Project affected households: 448
- Total budget: 1,700 billion VND

28. This existing RS in Soc Trang city has an area of 24.7 ha, in which: the 1,354 plots account for 17.33 ha and infrastructure accounts for 7.38 ha. To date, 1,269 plots have been allocated to households relocated from several recent development projects in Soc Trang city. A total of 85 remaining plots are available for upcoming projects in the city (such as Development of the river port in Soc Trang city and the Drainage system and Wastewater treatment project in Soc Trang city). To cover the needs of relocated HH under the SUUP, an extension of 1ha of this RS will be developed under the SUUP (as mentioned above). If necessary, the SUUP could use 15-24 remaining plots within this existing RS in case of any delay to the completion of the 1 ha extension. The details of related projects are summarized in Table 4 below.

Table 4: Summary of Related Projects

Project names	Donor/ Budget Source	Situation	Linked to the project or not
Existing resettlement Area 5 A, Mac Dinh Chi, Soc Trang city	City fund	<ul style="list-style-type: none">- The SUUP could use 15-24 remaining plots within this RS- Land compensation completed in 2006-2008;- All infrastructures completed;	Linked

29. According to the OP 4.12 – Area 5 RS in Ward 4 is seen as a linked project as the City will buy 15-24 plots for relocated HHs under the SUUP. Compensation, support and resettlement for this project was completed between 2006 and 2008 in accordance with the provisions of the Government of Vietnam and of Soc Trang Province on compensation, support and resettlement when the state acquires land. The acquired land area for the project was 127.4 ha and 448 households were affected. A Due Diligence review was conducted for this RS (see Appendix 5). Due diligence review confirmed that land acquisition and compensation in the existing Area 5 RS in Ward 4 complied with the relevant national/provincial policies and World Bank principles. No complaint or dispute was noticed: all affected households received compensation, assistance, resettlement and handed over their land to the project. There is no legacy issue or reputational risk. Soc Trang city issued a report to confirm the above statements (see City's report in both English and Vietnamese in Appendix 5). Therefore, no corrective action is necessary.

PART 2: LAND ACQUISITION IMPACT

2.1. Summary of potential impacts

30. The inventory of losses (IOL) was conducted from August to October 2016. 100 % of the project affected households (PAHs) were surveyed through a semi-structured questionnaire. The results are summarized as follows:

- There are 908 PAHs; and 09 organizations affected in 06 wards of Soc Trang City.
- The total land acquired is 164,056m², of which:
 - o Residential land: 24,227.3 m²
 - o Agricultural land: 137,631.5 m²
 - o Public land: 2,197 m²
- Among the 908 PAHs, 143 PAHs are severely affected; of which, 58PAHs have to relocate due to the total loss of their house and 85 APHs are losing more than 20% of their agricultural land (including13 vulnerable HHs who are losingmorethan10% of their agricultural land).
- There are 401 PAHs whose houses are affected, of which 58 PAHs are totally affected (including 8 PAHs who are partly affected but their remaining area is not viable to rebuilt their houses on).
- 18 PAHs with business activities at Dien Bien Phu-section 1 and Hi Tech canal are temporarily affected (no relocation required). These businesses are not registered with the local authorities. Among these 18 PAHs, there are 3 ethnic minority HHs (one at Hi Tech canal and 2 at Dien Bien Phu – section 1).
- There are 12 vulnerable households; of which
 - o There are 09 single women headed households (single, widow, disabled husband) with dependents and economic disadvantage, of which 2are ethnic minority women.
 - o No poor household has been identified (with certification of the local authority).
 - o 03 PAHs are social policy HH.

31. Table 5 below presents the details of classification of PAHs for each item.

Table 5: Classification of affected households

No	Items	Number of PAHs	PAHs with Residential land	PAHs with agricultural land	PAHs with affected houses	Relocated household	EM HHs
I	Component1: Tertiary Infrastructure upgrading (1)						
1	Lia 1 – cluster 4 – ward 4	114	76	38	64	0	12
2	Lia 2 - cluster 6 – ward 6	168	164	3	36	2	18

No	Items	Number of PAHs	PAHs with Residential land	PAHs with agricultural land	PAHs with affected houses	Relocated household	EM HHs
3	Lia 3 - cluster 4 - ward 3	124	115	9	108	2	22
4	Lia 4 - cluster 5 - ward 2	46	46	0	7	0	6
5	Lia 5 - cluster 3 - ward 2	61	61	0	7	2	11
6	Lia 6 - cluster 1 - ward 8	106	79	1	94	1	10
II	Component 2: Primary and secondary infrastructure upgrading (2)						
1	Hi Tech canal	19	7	11	6	0	5
2	Tra Men A canal	41	27	13	17	5	17
3	Dien Bien Phu road section 1	52	49	0	42	35	9
4	Dien Bien Phu road section 2	89	63	12	15	6	12
5	Bridge and ring road 2	44	13	44	2	2	10
6	Nguyen Van Linh bridge	38	6	35	3	3	0
III	Resettlement area (3)						
	Resettlement area	6	0	6	0		4
Total (1)		619	541	51	316	7	79
Total (2)		283	165	115	85	51	53
Total (3)		6	0	6	0	0	4
Total (1)+(2)+(3)		908	706	172	401	58	136

2.2. Impacts on Land

32. Project area covers 6 wards: 2, 3, 4, 6,8 and 9 of Soc Trang city and will affect 164,056 m² of land. The majority of affected land is agricultural land (83.8%); residential land accounts for 14.7%, mainly under component 2; other land accounts for only 1.4% of the total affected land, of which (i) Non-agricultural land (owned by 5 organizations): 1,300 m² and (ii) Public land: 897 m², managed by the Social protection center, City Army, WPC 9 and 2. In component 1, LIAs 2 and 3 have the largest affected areas as compared to the other LIAs, with 5,432.84m²(3.2%) and 4,027.76m² (3.4%)affected respectively.

33. In component 2, the affected areas of Dien Bien Phu – section 1 and Nguyen Van Linh bridge require more land acquisition than for other components, 9,570m² (5.7%) and 111,712m²(67%) respectively. Detailed information about affected land is presented in Table 6 below:

Table 6: Scope of affected land

TT	Item/'	Unit	Residential land	Agriculture land	Other land	Total m2
I	Component1: Tertiary Infrastructure upgrading					
1	Lia 1 – cluster 4 – ward 4	Affected area (m2)	477.8	1,226.7	-	1,704.5
		PAHs	75.0	38.0		
2	Lia 2 - cluster 6 – ward 6	Affected area (m2)	2,531.2	226.1		5,432.8
		PAHs	164.0	3.0		
3	Lia 3 - cluster 4 - ward 3	Affected area (m2)	1,097.6	2,584.1	338.7	4,027.8
		PAHs	115.0	9.0	2	
4	Lia 4 - cluster 5 - ward 2	Affected area (m2)	388.7	-		388.7
		PAHs	46.0	-		
5	Lia 5 - cluster 3 - ward 2	Affected area (m2)	2,280.6	-		2,422.6
		PAHs	61.0	-		
6	Lia 6 - cluster 1 - ward 8	Affected area (m2)	975.1	10.1		985.2
		PAHs	79.0	1.0		
III	Component 2: Primary and secondary infrastructure upgrading					
1	Hi Tech canal	Affected area (m2)	19.6	205.4	41.4	266.3
		PAHs	7.0	11.0	1	
2	Tra Men A canal	Affected area (m2)	1,063.5	2,225.0	195.8	3,583.4
		PAHs	27.0	13.0	1	
3	Dien Bien Phu road section 1	Affected area (m2)	9,570.5	-	776.2	9,570.5
		PAHs	52.0	-	3	
4	Dien Bien Phu road section 2	Affected area (m2)	3,071.4	482.4		4,008.0
		PAHs	63.0	12.0		
5	Bridge and ring road 2	Affected area (m2)	2,401.2	109,310.6	845.2	111,711.8
		PAHs	13.0	43.0	2	
6	Nguyen Van Linh bridge	Affected area (m2)	350.3	11,337.7		11,688.0
		PAHs	3.0	35.0		
III	Component 3: Resettlement area					

TT	Item/’	Unit	Residential land	Agriculture land	Other land	Total m2
1	Resettlement area	Affected area (m2)		10,023.4	-	10,023.4
		PAHs	-	6.0	-	
1	Total (1)	Affected area (m2)	7,750.9	4,047.0	338.7	14,961.6
		PAHs	540.0	51.0	2	
2	Total (2)	Affected area (m2)	16,476.4	123,561.1	1,858.5	140,828.0
		PAHs	165.0	114.0	7.0	
3	Total (3)	Affected area (m2)	-	10,023.4	-	10,023.4
		PAHs	-	6.0	-	
Total (1) +(2) +(3)		Affected area (m2)	24,227.3	137,631.5	2,197.2	164,056
		PAHs	705.0	171.0	9.0	

2.2.1. Affected residential land

34. There are 706PAHs with residential land affected with a total area of 24,227.3 m². The majority of them are partially affected (90%) with less than 15% of their land affected.67 PAHs have their residential land totally affected (Table 7 below).

Table 7: Impacts on residential land

No.	Items	Number of partly-affected households	Number of totally-affected households	Total of PAHs	Area
I	Component 1: Tertiary Infrastructure upgrading (1)				
1	Lia 1 – cluster 4 – ward 4	76	0	76	477.8
2	Lia 2 - cluster 6 – ward 6	164	0	164	2,531.2
3	Lia 3 - cluster 4 - ward 3	115	0	115	1,097.6
4	Lia 4 - cluster 5 - ward 2	46	0	46	388.7
5	Lia 5 - cluster 3 - ward 2	61	0	61	2,280.6
6	Lia 6 - cluster 1 - ward 8	79	0	79	975.1
III	Component 2: Primary and Secondary Infrastructures (2)				
1	Hi Tech canal	7	0	7	19.6
2	Tra Men A canal	27	0	27	1,063.5
3	Dien Bien Phu road section 1	0	49	49	9,243.2
4	Dien Bien Phu road section 2	60	3	63	3,097.5
5	Bridge and ring road 2	1	12	13	2,401.2
6	Nguyen Van Linh bridge	3	3	6	701.5
Total Component 1		541	0	541	7,750.9

Total Component 2	98	67	165	16,526.4
Total	639	67	706	24,277.3

2.2.2. Affected agricultural land

35. Component 2 includes 6 investments that will request acquisition of a large area of agricultural land. A total of 90% of affected agricultural land is under component 2. The total area of farmland affected by the project is 137,613.5m².
36. The IOL survey results show that the households that are severely affected due to loss of agricultural land (more than 20% for PAHs and 10% for vulnerable household) account for 49 % (85 HHs); the remaining households account for 51%. LIAs 4 and 5 in Ward 2 have no impact on agricultural land.
37. None of these PAHs are poor³ or are social policy HH. A total of 13 Khmer PAHs are severely affected with more than 10% of their agricultural land lost (Table 8 below). An EMDP has been prepared for Soc Trang City.

Table 8: Affected agricultural land allocated as per item

No	Items	Total of PAHs	Unit	Agricultural land affected		
				Marginally affected	Severely affected	
					Total	Of which, EMs
I	Component1: Tertiary Infrastructure upgrading (1)					
1	Lia 1 – cluster 4 – ward 4	114	PAHs	38	-	
			Affected area (m2)	1,227		
2	Lia 2 - cluster 6 – ward 6	168	PAHs	3	-	
			Affected area(m2)	226		
3	Lia 3 - cluster 4 - ward 3	124	PAHs	7	2	
			Affected area(m2)	1,880	704	
6	Lia 6 - cluster 1 - ward 8	106	PAHs	1	-	
			Affected area(m2)	10		
II	Component 2: Primary and secondary infrastructure upgrading (2)					
1	Hi Tech canal	19	PAHs	11	-	0
			Affected area(m2)	205		
2	Tra Men A canal	41	PAHs	11	2	1

³ Poor HHs with official certificate (poor household records)

No	Items	Total of PAHs	Unit	Agricultural land affected		
				Marginally affected	Severely affected	
					Total	Of which, EMs
			Affected area(m2)	938	1,288	856.1
3	Dien Bien Phu road section 1	52	PAHs	-	-	0
			Affected area(m2)			
4	Dien Bien Phu road section 2	89	PAHs	4	8	1
			Affected area(m2)	66	416	28.34
5	Bridge and ring road 2	44	PAHs	2	42	8
			Affected area(m2)	484	108,846	
6	Nguyen Van Linh bridge	38	PAHs	9	26	0
			Affected area(m2)	1,509	9,809	
III	Component: Resettlement area					
1	Resettlement area	6	PAHs	1	5	3
			Affected area(m2)	414	9,609	5,578.9
Total						
1	Total (1)	619	PAHs	49	2	-
			Affected area(m2)	3,343	704	-
2	Total (2)	283	PAHs	37	78	10.0
			Affected area(m2)	3,202	120,359	884.4
3	Total (3)	6	PAHs	1	5	3
			Affected area(m2)	414	9,609	5,578.9
Total (1) +(2) +(3)		908	PAHs	87	85	13
			Affected area(m2)	6,959.9	130,671.6	6,463.3

2.2.3. Affected public land

38. Under component 1 there are 02 organizations affected, the Social welfare center and the Provincial Military Affairs Committee.

39. Under Component 2, there are 5 affected organizations, including the Union of Trading and Consumer Cooperatives (Dien Bien Phu road section 1), Sai Gon Commercial Bank (Tra Men

A canal), PC ward 2 and the Van Dien religious facility (Nguyen Van Linh bridge).

40. The total affected area of these items is 2,197m²(Table 9 below). This area is managed by Soc Trang city.

Table 9: Affected public land

No	Investments	User	Area (m²)
I	Component1: Tertiary Infrastructure upgrading (1)		
1	Lia 3 - cluster 4 - ward 3	Social welfare center	335
		Provincial Military Affairs Committee	3
III	Component 2: Primary and secondary infrastructure upgrading (2)		
1	Hi tech Canal	WPC9	41
2	Trà Men A Canal	Sai Gon Commercial Bank	196
3	Dien Bien Phu road section 1	Union of trading and consumer cooperatives	640
		Ngoc Hung Pagoda	100
		Long Hung Pagoda	36
4	Nguyen Van Linh bridge	WPC 2	517
		An Van Dien religious facility	328
Total (1)			339
Total (2)			1,859
Total (1)+(2)			2,197

2.2.4. Affected buildings/structures

41. There are 401 households with houses affected, of which 58 households are losing their entire house (including households whose house is affected and the remaining area is not available to live in). Most of the relocated HH (51) are affected under component 2 and mainly by the construction of the Dien Bien Phu road section 1 (35).

42. These PAHs have to be relocated. The total affected area is 13,041m²; of which, 1,798m² is entirely affected.

43. Temporary structures affected by the Project are concentrated under component 2 with 2,917 m²(32 PAHs). Data on the affected households is shown in Table 10 below:

Table 10: Affected buildings/structures by items

No	Items	Unit	Affected house	
			No of PAHs	No of PAHs
I	Component 1: Tertiary Infrastructure upgrading (1)			
1	Lia 1 – cluster 4 – ward 4	PAHs	64	-
		Quantity (m2)	837	
2	Lia 2 - cluster 6 – ward 6	PAHs	36	2
		Quantity (m²)	934	120
3	Lia 3 - cluster 4 - ward 3	PAHs	108	2
		Quantity (m²)	2,163	115
4	Lia 4 - cluster 5 - ward 2	PAHs	7	-
		Quantity (m²)	206	-
5	Lia 5 - cluster 3 - ward 2	PAHs	7	2
		Quantity (m²)	564	175
6	Lia 6 - cluster 1 - ward 8	PAHs	94	1
		Quantity (m²)	1,301	-
II	Component 2: Primary and secondary infrastructure upgrading (2)			
1	Hi Tech canal	PAHs	6	-
		Quantity (m²)	158	
2	Tra Men A canal	PAHs	17	5
		Quantity (m²)	930	
3	Dien Bien Phu road section 1	PAHs	42	35
		Quantity (m²)	4,195	
4	Dien Bien Phu road section 2	PAHs	15	6
		Quantity (m²)	1,066	700
5	Bridge and ring road 2	PAHs	2	2
		Quantity (m²)	357	357
6	Nguyen Van Linh bridge	PAHs	3	3
		Quantity (m²)	331	331
III	Component 3: Resettlement area (3)			
1	Resettlement area	PAHs	-	-
		Quantity (m²)	-	-
Total (1)		PAHs	316	7

No	Items	Unit	Affected house	
			No of PAHs	No of PAHs
Total (2)	Quantity (m ²)	6,004	410	
	PAHs	85	51	
Total (3)	Quantity (m ²)	7,037	1,388	
	PAHs	0	0	
	Quantity (m ²)	-	-	
Total (1) +(2) +(3)	PAHs	401	58	
	Quantity (m ²)	13,041	1,798	

44. There are four types of affected houses, including: (i) Independent houses (one-storey) with wooden pillars, pre-cast concrete pillars, brick pillars or prefabricated steel frame houses, (ii) independent houses with reinforced concrete pillar frames, (iii) one-storey houses or 2-4 storey houses and (iv) terrace houses (Table 11 below).⁴

Table 11: Affected buildings/structures by type of house

Items	Unit	Type 1	Type 2	Type 3	Type 4	Total
Component 1: Tertiary Infrastructure upgrading (1)						
Lia 1 – cluster 4 – ward 4	PAHs	32.00	30.00	1.00	1.00	64.00
	Quantity (m ²)	673.83	517.88	21.98	12.42	1,226.10
Lia 2 - cluster 6 – ward 6	PAHs	15.00	17.00	3.00	1.00	36.00
	Quantity (m ²)	315.86	293.46	65.93	12.42	687.67
Lia 3 - cluster 4 - ward 3	PAHs	33.00	73.00	2.00		108.00
	Quantity (m ²)	694.89	1,260.16	43.96	-	1,999.01
Lia 4 - cluster 5 - ward 2	PAHs	7.00				7.00
	Quantity (m ²)	147.40	-	-	-	147.40
Lia 5 - cluster 3 - ward 2	PAHs	2.00	4.00		1.00	7.00
	Quantity (m ²)	42.11	69.05	-	12.42	123.58
Lia 6 - cluster 1 - ward 8	PAHs	51.00	38.00	3.00	2.00	94.00

⁴ Method of classification of Soc Trang CPC (595/QĐHC-CTUBND), regulated compensation price of affected houses).

Items	Unit	Type 1	Type 2	Type 3	Type 4	Total
	Quantity (m ²)	1,073.91	655.98	65.93	24.84	1,820.66
Total (1)	PAHs	140.00	162.00	9.00	5.00	316.00
	Quantity (m ²)	2,948.00	2,796.53	197.80	62.10	6,004.43
Component 2: Primary and secondary infrastructure upgrading (2)						
Hi Tech canal	PAHs	2.00	2.00	2.00		6.00
	Quantity (m ²)	151.11	183.88	110.33		445.31
Tra Men A canal	PAHs	6.00	10.00	1.00		17.00
	Quantity (m ²)	453.32	919.38	55.17		1,427.86
Dien Bien Phu road section 1	PAHs	15.00	26.00	1.00		42.00
	Quantity (m ²)	1,133.29	2,390.38	55.17		3,578.84
Dien Bien Phu road section 2	PAHs	8.00	5.00	2.00		15.00
	Quantity (m ²)	604.42	459.69	110.33		1,174.45
Bridge and ring road 2	PAHs	1.00	1.00			2.00
	Quantity (m ²)	75.55	91.94	-		167.49
Nguyen Van Linh bridge	PAHs	2.00	1.00			3.00
	Quantity (m ²)	151.11	91.94			243.04
Total (2)	PAHs	2,568.80	4,137.20	331.00	-	7,037.00
	Quantity (m ²)	34.00	45.00	6.00		85.00
Total (1) +(2)	PAHs	5,516.80	6,933.73	528.80	62.10	13,041.43
	Quantity (m ²)	174	207	15	5	401

45. All PAHs have permanent houses. As indicated in Table 12 below, type 1 and 2 are the most common types of houses (95%). These are also the two types with higher compensation prices.

2.2.5. Other structures and assets

46. Table 12 below presents the other structures and assets of the affected households. These assets include:

- 62 m² of gate of 16 PAHs
- 1,109.5 m² yard of 64 PAHs;
- 4,587.7 m² fence of 96 PAHs;
- 189.3 m²breeding facilities of 9 PAHs;
- 74 power meters of 74 PAHs;
- 86 water meters of 86 PAHs;
- 16 graves of 9 PAHs;
- And 2,917 temporary structures of 32 PAHs.

Table 12: Affected substructures and equipment of households

Investments	Unit	Gate (m2)	Yard (m2)	Fence (m2)	Breeding facilities (m2)	Electricity meter (unit)	Water meter (unit)	Grave	Temporary structures
Component1: Tertiary Infrastructure upgrading (1)									
Lia 1	Quantity		56.4	323.6	1.1	12	17	0	
	PAHs		4	6	1	12	17		
Lia 2	Quantity	0	15.7	829.9	0	1	1	0	
	PAHs		2	16		1	1		
Lia 3	Quantity			1281.4	30	9	12		
	PAHs			24	8	9	12		
Lia 4	Quantity			167		2	2		
	PAHs			5		2	2		
Lia 5	Quantity		30	420					
	PAHs		3	5					
Lia 6	Quantity		311.4	905.8			1		
	PAHs		21	14			1		
Total (1)	Quantity	0	534.5	3927.7	189.3	24	33		
	PAHs	0	30	70	9	24	33		
Component 2: Primary and secondary infrastructure upgrading (2)									
Hi Tech canal	Quantity			119					5
	PAHs			2					158
Tra Men A canal	Quantity			710					15
	PAHs			3					1,300

Investments	Unit	Gate (m2)	Yard (m2)	Fence (m2)	Breeding facilities (m2)	Electricity meter (unit)	Water meter (unit)	Grave	Temporary structures
Dien Bien Phu road section 1	Quantity		470	480		13	16		
	PAHs		20	8		13	16		393
Dien Bien Phu road section 2	Quantity			982					12
	PAHs			10					1,066
Bridge and ring road 2	Quantity	62	55	180				16	
	PAHs	16	14	3					
Nguyen Van Linh bridge	Quantity		50	62		37	37		
	PAHs					37	37		
Total (2)	Quantity	62	575	660	0	50	53	16	32
	PAHs	16	34	26	0	50	53	9	2,917
Total (1)+(2)	Quantity	62	1,109.5	4,587.7	189.3	74	86	16	2,917
	PAHs	16	64	96	9	74	86	9	32

2.2.6. Impact on trees

47. The Project will not affect any intensive agriculture areas. The types of affected plants include: (i) fruit trees; (ii) timber trees, (iii) annual crops and bonsai which are planted by the households in their garden. The main affected plant groups are presented in Table 13 below.

Table 13: Impact on trees

Items	Unit	Fruit trees (Tree)	Timber trees (Tree)	Annual crops (m ²)	Bonsai (Tree)
Component 1: Tertiary Infrastructure upgrading (1)					
LIA 1	Quantity	2			5
	PAHs	1			1
LIA 2	Quantity	2		2	4
	PAHs	1		1	1
LIA 3	Quantity	23			89
	PAHs	10			4
LIA 5	Quantity	349			
	PAHs	266			
LIA 6	Quantity	31		70	109
	PAHs	24		15	25
Total (1)	Quantity	407	0	72	207
	PAHs	302	0	16	31
Component 2: Primary and secondary infrastructure upgrading (2)					
Hi tech Canal	Quantity	51			
	PAHs	15			
Trà Men A Canal	Quantity		17		
	PAHs		11		
Dien Bien Phu section 2	Quantity				22
	PAHs				17
Total (2)	Quantity	51	17	0	22
	PAHs	15	11	0	17
Component 3: Resettlement Area (3)					
Resettlement Area	Quantity			620	
	PAHs			6	
Total (1) +(2) +(3)	Quantity	458	17	692	229
	PAHs	317	11	22	48

2.2.7. Impact on business

48. The businesses of 18 PAHs are being affected. They are allocated in the areas under Component 2. All of them lack businesses licenses. The scale of businesses is quite small and includes: selling drinks, vegetables and food. These businesses will be temporarily affected; none of them will need to be relocated.

2.2.8. Vulnerable group

49. The survey identified 3 types of vulnerable HH (i) single women headed households; (ii) Ethnic Minority HHs; and (iii) HHs supported by social policies. No Poor HHs⁵ were identified in the survey. Table 14 below presents data on vulnerable groups affected by the project.

Table 14: Vulnerable groups affected by project

Categories	Unit	Total of project	Component 1	Component 2	Component 3
Single women headed HH	HH	9	6	3	-
Ethnic Minority HHs	HH	136	79	53	4
HHs supported by social policies	HH	03	1	2	0

2.2.9. Other impacts

50. Survey indicates that, proposed technical options will help to solve the inundation in rainy season along alleys in LIAs. However, upgraded lanes/alleys with a higher elevation could cause inundation of the houses along alleys during periods of heavy rain as the ground level of their houses will be lower.
51. According to the preliminary design, there are 57 alleys to be upgraded under Component 1. The average of difference of elevation between the ground level of houses and the upgraded alleys will be 25-30 cm. Most of the houses along alleys are equal or higher than present alleys levels from 10-30 cm, few houses are lower than alleys. This point has been addressed in the technical proposal for the drainage system.
52. During detailed design, a more detailed assessment will need to be conducted and mitigation measures have to be designed included in the contract documents to reduce the risks of flooding along upgraded lanes.
53. In LIAs, where Khmer HHs are present, to reduce the risks of flooding and to avoid that the financial burden of upgrading housing to avoid flooding, will fall on these vulnerable HHs, specific assistance, to raise their floor level, will be given to 70 Khmer HH at risk under the Ethnic Minority Development Plan (EMDP) prepared for Soc Trang City

2.3. The tenure status of affected households

54. The project affects 872 households with 896 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 Land Use Right Certificates (LURC) is 597 out of the 896 total plots of land, accounting for 66.6%. The number of affected land plots without LURCs but having a claim on the affected land is 253, accounting for 28.2%. The number of land parcels with no recognizable legal right or claim to the land is 46 plots with 5.1%. HH with no right to the land they use are located in LIA 6 (17), Hi Tech canal (5) and Tra Men A canal (14). The land ownership status of the PAHs is presented in Table 15 below.

⁵Poor HHs with official certificate (poor household records)

Table 15: Land Tenure status of AHs

Item	LURC		Without LURC but can be legalized		No legal right or claim on land		Total	
	Q	%	Q	%	Q	%	Q	%
Component 1:								
LIA 1	80	70%	34	30%	0	0%	114	100%
LIA 2	116	70%	50	30%	0	0%	167	100%
LIA 3	87	70%	37	30%	0	0%	124	100%
LIA 4	41	90%	5	10%	0	0%	46	100%
LIA 5	43	70%	18	30%	0	0%	62	100%
Lia 6	33	40%	34	40%	17	20%	84	100%
Component 2:					0			
Hi Tech canal	14	60%	5	20%	5	20%	23	100%
Tra Men A canal	14	30%	18	40%	14	30%	47	100%
Dien Bien Phu road section 1	30	60%	10	20%	10	20%	49	100%
Dien Bien Phu road section 2	64	80%	16	20%	0	0%	80	100%
Bridge and ring road 2	47	80%	12	20%	0	0%	59	100%
Nguyen Van Linh bridge	28	70%	14	30%	0	0%	41	100%
Total	597	66.6	253	28.2	46	5.1	896	100%

PART 3: SOCIO-ECONOMIC STUDIES

3.1. Objectives and method of SES

55. The objective of the SES is to establish the baseline data on the socio- economic status of project area and to analyze and establish the project policies of compensation, assistance and resettlement. It will also be used to design the IRP for the severely AHs in order to restore their incomes. The baseline data will be used as reference for the monitoring and evaluation of the project objectives and RP implementation.
56. The Socio – Economic data includes information on population size, education, employment, income and expenditure of PAPs. The data also covers the means of production of AHs, their capacity of access social and physical infrastructure services, the environmental conditions and the status of flooding and waterborne diseases.
57. The SES used a structured household questionnaire method to gather the data. The SES was conducted at the same time as an IOL survey from August to October of 2016. The SES covers (i) 100% of the severely PAHs and relocated households, (ii) 100% of ethnic minority HHs and 20% of the other PAHs. The number of PAHs surveyed was 409 (45% of the total HH). Table 16below presents the details of this sampling.
58. In addition, the consultant also conducted a desk review of all related documents such as the year book and annual reports of the local authority in order to gather background information on Soc Trang city.

Table 16: No. of Surveyed HH in the project area

Item	Location	Sample size	Population	Average HH member
Component1: Tertiary Infrastructure upgrading (1)				
LIA 1	Cluster 4 – ward 4	32	145	4.53
LIA 2	Cluster 6 – ward 6	47	214	4.55
LIA 3	Cluster 4 - ward 3	40	184	4.60
LIA 4	Cluster 5 - ward 2	15	71	4.73
LIA 5	Cluster 3 - ward 2	19	86	4.53
Lia 6	Cluster 1 - ward 8	32	145	4.53
Component 2: Primary and secondary infrastructure upgrading (2)				
Hi Tech canal	Ward 6	9	40	4.44
Tra Men A canal	Ward 9	19	86	4.53
Dien Bien Phu road section 1	Ward 6	54	255	4.72
Dien Bien Phu road section 2	Ward 8	41	190	4.63
Bridge and ring road 2	Ward 8	58	248	4.28
Nguyen Van Linh bridge	Ward 6	37	162	4.38
Resettlement area (3)		6	27	4.50
Total		409	1853	4.53

3.2. Socio-economic conditions in Soc Trang city

3.2.1. Economic conditions

59. As the city is located in the Southwest of the MDR⁶, economic development is mainly based on the region's marine and coastal resources. GDP Growth rate per capita of the city has shown a stable increase over the past three years. The city's GDP per capita is significantly higher than that of the province (Table 17 below).

Table 17: Comparison between GDP per capita of Soc Trang city and Soc Trang province

Year	Growth rate (%)	GDP/per capita of the city/year(mil) ⁷	GDP/per capita of the province ⁸
2015	16.5	69	30.6
2014	15.54	61	29.1
2013	15.3	56	26.0

Source: Socio-economic report of Soc Trang city and province in 2013, 2014 and 2015

60. The economic structure is changing in a positive direction: a decrease in agriculture and an increase in industry and services. Statistical data from 2013, 2014, 2015 are presented in Table 18 below:

⁶Decision No. 939/QĐ-TTg, approving the overall plan on socio-economic development of the mekong river delta from 2012-2020, p12

⁷Present value

⁸Present value

Table 18: Ratio of economic sectors in the city through years

Year	Zone 1 ⁹	Zone 2 ¹⁰	Zone 3 ¹¹
2015	3.44	33.32	63.24
2014	4.07	34.17	61.7
2013	4.77	35.27	59.96

Source: Statistical Yearbook of Soc Trang in 2015

61. The Urban Upgrading Project will be an important factor for promoting the economic restructuring and development, contributing to enhancement of the quality of lives of people in Soc Trang city, especially households in LIAs.

3.2.2. Socio-cultural conditions

a. Population

62. The population growth rate in recent years has been stable ranging at around 0.9% per year. The population of the city at 2015 was 1.43 million people. Table 19 below shows the population distribution in the wards of Soc Trang city:

Table 19: Population in wards of Soc Trang city

No.	Ward	Area (ha)	Current population (person)	Density (person/km ²)
Soc Trang city		7.616,21	137.899	1.810
1	Ward1	29,31	6.223	29.928
2	Ward2	626,92	25.583	3.342
3	Ward3	616,97	23.799	3.756
4	Ward4	889,3	14.120	1.495
5	Ward5	2.152,70	15.953	644
6	Ward6	216,52	13.580	6.354
7	Ward7	793,08	9.328	893
8	Ward8	1.010,24	14.334	1.373
9	Ward9	528,08	9.113	1.533
10	Ward10	753,09	5.866	551

Source: Statistical Yearbook of Soc Trang city in 2015

63. Natural population growth rate of Soc Trang city in recent years (2010-2015) has tended to decrease from 0.95% (2010) to 0.59% (2014) and 0.63% (Initial statistics from 2015). However, the urban population growth rate in the province from 2010-2015 has varied with a relatively high average rate of about 8.48% per year (Figure 2 below). This is due to administrative changes relating to the upgrading of some suburban communes to wards'. In

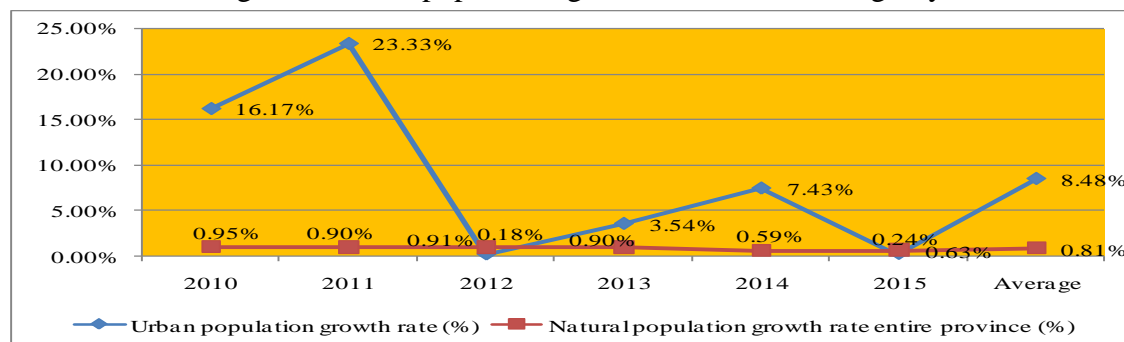
⁹Agriculture, forestry and fisheries

¹⁰Industry and construction

¹¹Service

addition, in 2007, Soc Trang city was upgraded from a town to a city, attracting laborer from other localities in and beyond the province to live and work in the city.

Figure 2: Urban population growth rate in Soc Trang city



Source: Statistical Yearbook of Soc Trang province in 2015

64. In recent years, the population of Soc Trang city has tended to be concentrated in the central wards due to the trends of urbanization. Due to this trend, Soc Trang city, and central areas are under pressure relating to infrastructure provision (houses, transport, sewage, drainage, etc.) as compared to other areas.

b. Ethnic people:

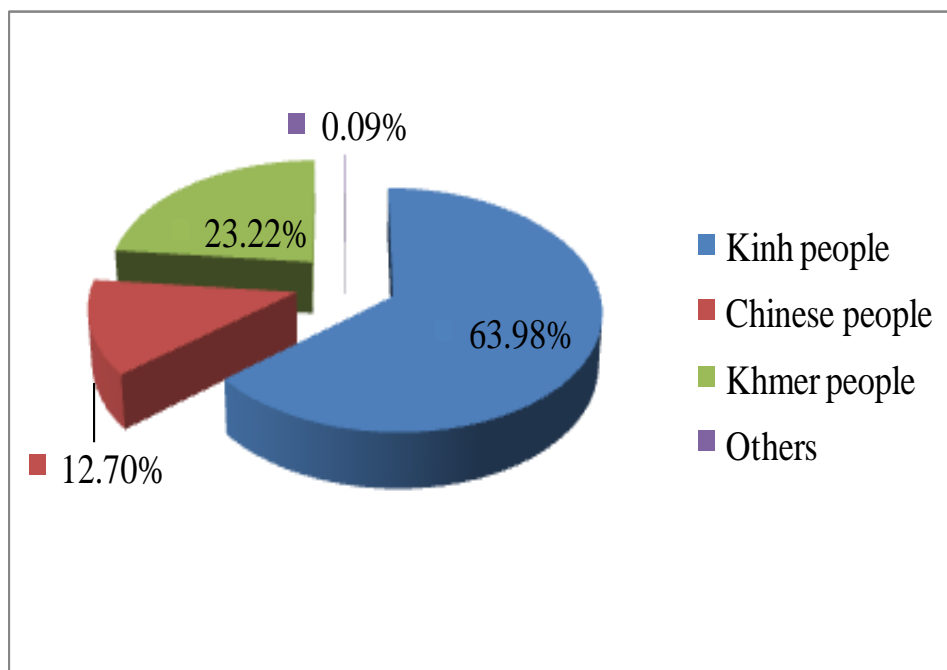
65. There are three ethnic minority groups (Kinh, Chinese (Hoa) and, Khmer) living in an integrated and harmonious manner in the city. According to the Statistical Yearbook in 2014, Kinh dominates the population of the city accounting for 88,030 people (63.98%); followed by Khmer people with 31,953 persons (accounting for 23.22%) and Hoa people with 17,475 persons (12.70%) (Table 20 and Figure 3 below). The city is characterized by many pagodas, temples and cultural relics with specific ethnic features, especially Ok-Om-Bok festival which includes the Ghe Ngo boat race (selected as one of the 15 typical festivals of Vietnam). This location therefore attracts many tourists.

Table 20: Population of Soc Trang city distributed according to ethnic peoples

Population (persons)	2010	2011	2012	2013	2014	Preliminary in 2015
Entire city	136.308	136.601	136.931	137.262	137.588	137.899
Kinh	87.210	87.398	87.609	87.821	88.030	88.228
Chinese	17.313	17.350	17.392	17.434	17.475	17.515
Khmer	31.656	31.725	31.801	31.878	31.953	32.026
Others	129	128	129	129	130	

Source: Statistical Yearbook of Soc Trang province in 2015

Figure 3: Structure of ethnic peoples in Soc Trang city in 2014



(Source: Statistical Yearbook of Soc Trang province in 2015)

66. According to the WB's Indigenous people policy (OP 4.10), due to the presence of EM in the Project area, an Ethnic Minority Development Plan (EMDP) was prepared for Soc Trang City to ensure that EMs do not suffer adverse impacts during the development process; and ensure that EMs receive culturally compatible social and economic benefits. Khmer people are targeted by this plan due to their number and vulnerability. They have been living here for several generations. Their economic status is considerably lower than other groups; and they typically have a lower education level than other groups as well as more unstable livelihoods.

67. Socioeconomic Conditions

- Khmer have mainly unstable jobs such as vehicle drivers, masons, carriers or travelling sellers. Most of Khmer labourers are unskilled. The ratio of unemployment and dependents is quite high among Khmer affected community with 26.6%.
- In general, the education level of Khmer people is lower than the total PAHs. There is however no difference in education level between male and female among Khmer affected community.
- Based on Social Assessment (SA), the incidence of some diseases is higher among the Khmer community than for the total surveyed HH, for example flu or other respiratory diseases.
- The proportion of poor income households in LIAs is quite high, 85.6%. This is due to many reasons such as unstable job, high number of dependents and low education. The SA shows that the average income of Khmers PAHs is about 117millions VND/year. However, the median Khmer PAHs' income is about 72million/year/household, much lower than the average population level in the Project area. The average expenditure of Khmer PAHs is about 95million VND per year; the median expenditure is about 72 million VND/year, lower than average population level in the Project area. With such incomes and

expenditures, Khmer PAHs are able to save about 10 million dong/year. However, it is worth noting that almost all households have no savings and are short of finance. The low income is a hard barrier for Khmer household in accessing with some services such as clean water, improve their sanitation or health service.

68. Impacts:

- In general, the Khmers are mainly located in the Low-Income Areas (LIAs) (800 HH) and will greatly benefit from the improvement of infrastructures in the LIAs. Negative impacts are mainly due to land acquisition, A total of 136 Khmer HH will be affected by the Project through land acquisition. Among the 136 Affected Khmers, 13 HH will be severely affected, losing more than 10% of their agricultural land and 13 HH will need to be relocated. The remaining 110 Project Affected Households (PAHs) will be partially affected through loss of part of their residential or agriculture land and houses. Other negative impacts include risks linked to traffic problems during the construction period; risks of social health/problems (i.e. HIV/AIDS, drug use, infectious diseases, environmental pollution, violence) due to presence of outside workers during construction; increased risks of inundation along some upgraded lanes in LIAs higher than houses bordering them.

69. Proposed development activities: To maximize the benefits of the project, following activities will be proposed for Khmer affected households under the EMDP:

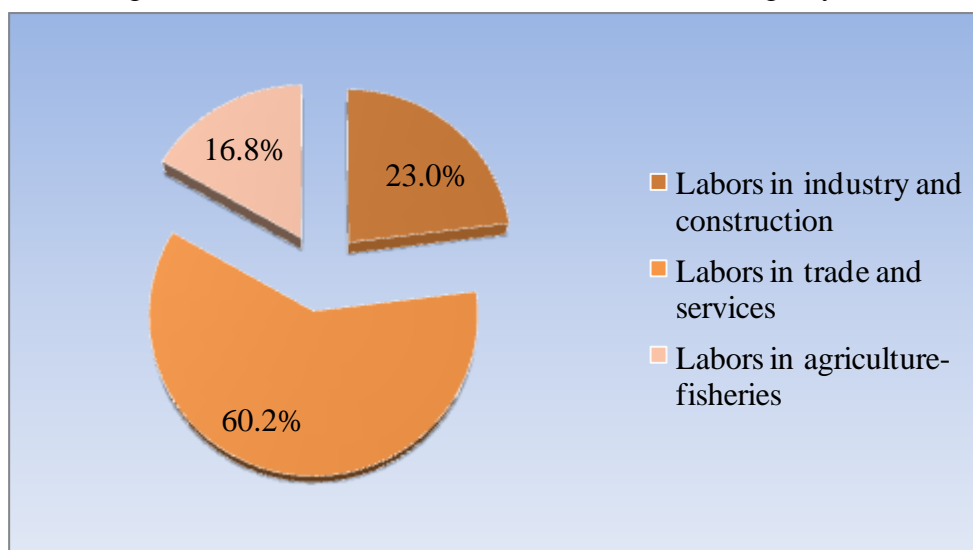
- Capacity building
- Small-scale business training.
- Support to access to credit.
- Providing Vocational training and job placement.
- Support targeted pagodas with equipment and educational materials

c. Labour structure:

70. The labour structure has shown a decrease for the agricultural sector and an increase for the non-agricultural sector, especially for trade-services which account for 60,2%, according to the labour status and working status of Soc Trang city in 2014 – 2015 (Figure 4 below).

- Working-age labour: 94,712 people, of which: Male 56,827 persons; Female: 37,885 persons.
- Number of labourers in economic zones:
 - o Industry and construction: 12,214 persons;
 - o Trade and service: 31,916 persons;
 - o Agriculture and fisheries: 8,881 persons.

Figure 4: Labor structure in each sector of Soc Trang city in 2015



(Source: Labor – Invalids and social affairs of Soc Trang City in 2015)

- The number of working age labours in employment is relatively high: 58,380 people (56.7%):
 - o Male 36,540 persons.
 - o Female 21,840 persons.
- Labour export: 45 persons (in 2014-2015)

71. In general, the economic sector is clearly divided and distributed; workers in trade-services mainly work in the city center where infrastructures are mainly complete. Workers in industry – construction are mainly located in wards and communes, near the city center; workers in agriculture – fisheries are located in the coastal communes. However, pressure on infrastructure development for residents (houses, residential system, schools, markets etc.) and other social demands contribute to the challenges for the city in the future.

e. Poverty

72. Soc Trang city has 10 wards and 60 clusters with a population in 2015 of 137,899 persons of which there are 88,228 Kinh people, 17,515 Chinese people, 32,026 Khmer people. Results are recorded based on the multi-dimensional poverty rate of Soc Trang city is 5.97% (Table 21 below).
73. The near poverty rate also warns a risk of falling into poverty, particular among the Khmer community. The poverty rate among the Khmer community is 10.5%. This is a vulnerable group with generally low education and low income.

Table 21: Poverty status of Soc Trang city

No	Ward	No of HHs	No of poor HHs	Of which			
				Kinh	Chinese	Khmer	Other
1	Ward1	1361	0	0	0	0	0
2	Ward2	5595	177	75	7	95	0
3	Ward3	5205	95	52	26	17	0

No	Ward	No of HHs	No of poor HHs	Of which			
				Kinh	Chinese	Khmer	Other
4	Ward4	3088	158	39	11	108	0
5	Ward5	3489	709	164	26	519	0
6	Ward6	2970	105	67	9	29	0
7	Ward7	2040	131	31	5	95	0
8	Ward8	3135	207	112	16	79	0
9	Ward9	1993	164	39	7	118	0
10	Ward10	1283	53	4	4	45	0
Total		30,159	1,799	583	111	1,105	0
%		100	5.97	1.93	0.37	3.66	0.0

3.3. Socio-economic data of affected households

74. The section below presents the results of the SES, which was conducted by the consultant among 409 PAHs in August and Oct 2016.

3.3.1. Size of a household

75. Number of member in affected households is in average 4.53 persons/households; normally 4 person/household; the highest number of member in a family is 12 while the lowest is 1 person/household. (In this study, the number of members in a family is those who are named in the family's Resident Registration Book).

76. Information about the average household size will help to estimate the number of affected households who may need more than one plot of land in the RS. With an average size of 4.53 persons/household and a standard size of 4 person/households, the number of additional land lots required for households who are eligible to separate will be very low and could definitely be covered by the City.

3.3.2. Education background

77. Education background of directly affected households is generally not high. The illiteracy rate among affected households is 5.2% who are mainly elderly; 24.4% of household members have finished the primary curriculum; the vast majority of surveyed persons finished the secondary and high school curricula (60.8%); 8.5% achieved university and higher levels. Information about the education level is important in order to design income restoration program and especially the vocational training.

78. The survey showed that the education background of men is slightly higher than that of women. This is demonstrated via (i) the higher proportion of illiteracy and primary level education among the female group, (ii) the lower proportion of higher education levels among women.

79. Tables 22 and 23 below shows information on education by gender, in general and in each ward.

Table 22: Education by gender

Level of education	Gender	N	% with education	% of total surveyed persons
Illiteracy	Male	36	40.4	2.1
	Female	53	59.6	3.1
Primary	Male	195	44.7	11.3
	Female	241	55.3	13.9
Secondary	Male	292	51.5	16.9
	Female	275	48.5	15.9
High school	Male	243	50.2	14.1
	Female	241	49.8	13.9
High educated (university and higher level)	Male	82	56.6	4.8
	Female	63	43.4	3.7
Total		1,721		100.0

Table 23: Educational level of all members in PAHs by gender in each ward

Ward	Illiteracy		Primary		Secondary		High school		High educated (university and higher level)	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Ward 2	7	6	9	7	51	25	7	31	7	4
Ward 3	7	5	8	10	65	32	25	20	6	3
Ward 4	5	9	18	23	27	26	17	18	19	10
Ward 6	9	16	106	95	112	91	81	81	26	16
Ward 8	6	15	47	104	31	85	100	75	12	18
Ward 9	2	2	7	2	6	16	13	16	12	12
Total	36	53	195	241	292	275	243	241	82	63
Total	2.09	3.08	11.33	14.00	16.97	15.98	14.12	14.00	4.76	3.66
	5.20		25.20		32.80		28.00		8.50	

3.3.3. Occupation

80. Livelihood and jobs among surveyed HH are generally not stable; 59% of working-age labourers are employed while 41% are unemployed or temporarily unemployed. It is worth noting that 30% of the heads of families are temporarily/permanently unemployed. This shows the vulnerability of the community and the necessity to implement development projects which target the livelihoods of seriously affected households.

81. Students make up 34.3% of the members of affected households – the highest proportion of

all occupations. Workers/Staffs in private companies with long-term contracts (21% of the total number of household members) have stable income sources. A very small proportion are state officers or HH who retired with stable income (8%). 8.2% of PAH members run small-scale business in markets and on sidewalks such as trading vegetables, hoa qua dam (fruits mixed with milk and coconut water), milk tea, grilled potato, bread, etc.). The agricultural sector accounts for a small proportion with about 0.5% of people working as farmers. The results show that the percentage of dependents in families is very high (53.7%), including persons who don't generate income (such as house wives), the elderly (who have no pension), children and students. This also limits the savings capacity of households.

82. During review and analysis, it is expected that resettlement in the new area may initially cause difficulties, for traders, especially those selling near or at their houses. This group may encounter challenges relating to the change of business environment and in finding new customers. Regarding farmers, few farmers had to relocate and their main source of income will not be significantly affected. In addition, in the case of relocation, the average distance is from 2 to 3 km from the former place of residence to the new resettlement area; the close proximity will not lead to any major social disruption regarding access to education, transport and medical services.

3.3.4. Poverty, Income and Expenditure of PAHs

83. About 40% of households have salary as their main income source. In addition, up to 48% of households have income from other sources such as services, support from government programs and leasing houses/land.
84. The survey shows that the average income of PAHs is about 128 million VND/year. However, the median income level is about 72million/year/household, much lower than the average level.
85. The average expenditure per year is about 64 million VND/year, the median expenditure is about 80 million VND/year, higher than the average level.
86. With such a level of income and expenditure, households are able to save about 60 million dong/year. Despite it being theoretically possible for households to save 60 million dong/year, in practice they have an average shortfall of 8 million dong/household.
87. According to the survey on poor households in the city in 2015, the poverty rate is quite low (5.97%). However, the SA survey data shows (Table 24 below) that the income poverty rate is very high (accounting for 54-67% of the total HHs).
88. The evaluation is based on the multidimensional poverty standard applied from 2016 -2020 (urban poverty level is under 900.000 VND / month / person). The income poverty rate in LIAs remains high, accounting for 54-67% of the total HH. The highest rate is found in LIA2 (67.3%), followed by LIA 4 (66.2%) and LIA 6 (62.1%). It reveals the lack of financial resources to meet the demands of local people.
89. Table 24below shows the status of PAHs regarding poverty based on official data from multi-dimensional poverty rate and the income based poverty rate according to the SES.

Table 24: Poverty status of PAHs

Items	Multi-Dimensional Poverty rate		Poor income based on SES	
	HHs	Rate (%)	HHs	Rate (%)
Component 1 (1)				
LIA 1 - Ward 4 - Cluster 4	31	4.1	32	54.0
LIA 2 - Ward 6 - Cluster 6	29	4.1	47	67.3
LIA 3 - Ward 3 - Cluster 4	10	2.0	40	61.0
LIA 4 - Ward 2 - Cluster 5	13	2.0	15	66.2
LIA 5 - Ward 2 - Cluster 3	34	2.8	19	61.3
LIA 6 - Ward 8 - Cluster 1	13	3.4	32	62.1
Total (1)	130	3.0	185	62.0
Component 2 (2)				
Hi Tech canal	94	20.3	9	21.5
Tra Men A canal	20	2.5	19	17.8
Dien Bien Phu road section 1	11	1.6	54	28.4
Dien Bien Phu road section 2	3	1.0	41	26.1
Bridge and ring road 2	15	5.1	58	11.4
Nguyen Van Linh Bridge	13	2.0	37	19.1
Total (2)	156	5.4	218	20.7

Source: Summarized from document of Soc Trang PPC

3.3.5. Current status of sanitation, community health and medical service

90. According to the survey, households are using tap water from the city water system as well as rainwater for eating, drinking and other domestic activities. Currently, about 15% of surveyed households use rainwater for eating and drinking and about 12% use rainwater for bathing, both as a means to save money and due to habit.
91. Almost all households are aware of the importance of hygienic toilets and have built toilets with septic tanks (72.7%). 26.8% of surveyed households are using 1 compartment toilets and most of them plan to upgrade to 2 compartment toilets.
92. As a result of the high awareness of people on infectious and environment related diseases such as malaria, cholera, the incidence of these diseases have tended to decrease. Common diseases in the locality include flu, respiratory disease (60%) and some chronic diseases such as diabetes and high blood pressure (36%).
93. People can conveniently access to medical service units (2 km on average to a ward medical service unit; 4 km to a hospital in the city). Private clinics and convenient drug stores also contribute to increase the access of the community to medical services.

3.3.6. Current housing conditions

94. All surveyed PAHs are living in permanent houses. All temporary structures are for cultivation and harvesting of crops. Survey's showed that 43% of PAHs live in one-storey houses with wooden pillars, pre-cast concrete pillars, brick pillars or prefabricated steel frame houses; 52% live in houses with reinforced concrete pillar frames; 4% live in one-storey houses or 2-4 storey house and 1% live in terraced houses.

3.3.7. Situation and use of loan

95. 40% households have at least 1 loan from banks. The average loan value is not available. About 60% have taken a loan for studying purposes. Currently, among surveyed HH about 54% have an education-related loan.

3.3.8. Gender

96. Gender mentioned in the report includes the division of labour in families, in public activities and in decision making.

- Division of labour:
 - 67.2% said that women mainly are housewives. However, other tasks such as cleaning and taking care of children are equally shared by both genders.
 - For activities, which bring income for households, 60.7% of women are involved in small trading and services (hair washing, beauty care, etc.); 69.7% of men are hired workers (hanging worker, mason, etc.). This analysis shows that job opportunities and the capacity to adapt through career change is a major challenge for women in the region. In the case of resettlement, women are more vulnerable than man, especially single female headed households with dependents and economic disadvantages (09 PAHs).
- Participation in public activities and meetings:
 - The survey on participation in public activities in the city shows the differences between the two genders: Men participate in these activities more frequently than women do. The results show that 38.9% of respondents said that men usually join public and local meetings while only 16.1% responded that women join these meetings. Results from the survey on participating in local and public meetings and local activities for men and women are 47.0% and 43.0% respectively.
- Decision making in the family:
 - The family survey shows that both men and women discuss together in order to make decisions in the family. For shopping and taking care of children, the rate is 48.5% and 62.3% respectively for each gender. Men make decisions on career change, borrowing capital for family trade and the name of ownership for land, houses and other assets.

PART 4: LEGAL FRAMEWORK

97. 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

98. The principal legal documents that apply to this RP include the following:

- **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:
 - o 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).
 - o 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.
 - o The Law identifies principles and methods of land valuation based on the market rate (Art. 114 3).
 - o 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-Identifies** the mechanism for compensation at market rates. Compensation rates for land must be based on investigation, information on land plots, market rates and a suitable valuation method; Decree 44 identifies several methods for land valuation.
- **Circular No. 36/2014/TT-BTNMT** specifies detailed methods of valuation of land prices, construction, adjustment of land prices; specific land prices valuation and land price valuation consulting services.

- **Circular No. 37/2014/BTNMT** identifies the required content of plans on compensation, support and resettlement. These plans must contain the following: i) area of each category of land to be recovered; ii) estimated number of AH; iii) estimated amounts of compensation and settlement support; iv) expected resettlement areas; v) budget and funding sources; vi) Time-bound implementation schedule (Art. 10).
- The other regulations that may apply for the Project are the following:
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o Decree No. 61/2015/ND-CP dated 9/7/2015 by the Government on policies to support vocational training and National Employment Fund.
 - o Decision No 96/2006/QĐ-TTg dated 4/5/2006 by the Prime Minister on the management and implementation of demining and explosives, and

99. Decisions of Soc Trang province regarding the compensation, support and resettlement in the province shall be applied, including

- Decision No. 34/2014/QĐ-UBND dated 31 December 2014 of Soc Trang PPC issuing some regulations for compensation, support and resettlement policies when the State recovers land in Soc Trang province;
- Decision No, 35/2014/QĐ-UBND dated 31 December 2014 of Soc Trang PC issuing regulations on list of prices for types of land in Soc Trang province. And other related regulations.
- Decision No 595/QĐHC-CTUBND, dated 20/6/2012 by Soc Trang PPC, issuing regulation on compensation price for architecture/house.

4.2. WB Policy on Involuntary Resettlement

100. 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

101. Involuntary resettlement should be avoided where feasible, or minimized by exploring all viable alternative project designs;
102. Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the PAPs to share in the project benefits. The PAPs should be meaningfully consulted and should have opportunities to participate in planning and implementing the resettlement programs;
103. PAPs should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

4.2.2 Required measures for the best resettlement results

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

4.2.3 Compensation Criteria and Eligibility

104. The eligibility for obtaining entitlements to compensation follow the principles below:
 - 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;
 - 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;
 - Those who have no recognizable legal right or claim to the land they are occupying.
 - Persons encroaching land after the cut-off date determined in the project RP are not entitled to any compensation or assistance from the project.
105. 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 Valuation and compensation for losses

106. 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

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

- The GOV has procedures that allow compensation for losses of people who have no legal land use rights but possibly satisfy conditions of land legalization.
- Registered permanent residents are entitled to choose what form of compensation they want such as relocation to a better resettlement site, receiving cash, or combination of both resettlement and receiving cash.
- New resettlement locations for DPs should have better infrastructure and public services than DP's previous locations as well as better living condition.
- There will be mechanism to assist PAPs/DPs during the transition period and keep people informed so that they can negotiate for compensation and voice their grievances.
- For the PAPs who are not entitled to the compensation, the GOV has support policies in accordance with the WB policy to help them restore their livelihood.
- Besides the compatible points, there are several differences between the GOV's regulations and WB's policies in terms of compensation, assistance resettlement and livelihood rehabilitation for PAPs. The summary of differences between the two policies and a proposed harmonizing policy to be approved for basic principles of compensation and assistance and resettlement for this project, is presented in Table 31.

Table 25: 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	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	Livelihoods and income sources will be restored in real terms, at least, to the pre-displacement levels or to levels prevailing prior to the

Subjects	Bank's OP 4.12	Government of Vietnam	Project Measures
	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.	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)	beginning of project implementation, whichever is higher.
Support for affected households who have no recognizable legal right or claim to the land they are occupying	No compensation but giving financial assistance to all PAPs to achieve the policy objective (to rehabilitate or improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher)	Only agricultural land used before July 1, 2004 is eligible for compensation. Other cases may be considered for assistance by PPC/CPC if needed (Clause 2, Article 77 of Land Law, 2013)	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% 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.

<i>Subjects</i>	Bank's OP 4.12	Government of Vietnam	Project Measures
Compensation/assistances			
Houses or other structures to be acquired on land are not eligible to the compensation	Support 100% of new construction prices plus fees for relevant administrative procedures.	Support construction cost for new structures with equivalent technical standards, depending on the "legal status".	Support of 100% of new construction prices plus fees for relevant administrative procedures (transaction cost).
Resettlement Arrangement	For all relocated households	<p>Only apply to relocated households whose land and houses are eligible for the compensation.</p> <p>In case of ineligibility for compensation, if DPs have no other accommodations, they will be considered on a case by case basis.</p>	<p>Households and individuals whose entire houses and land are acquired and eligible for compensation or for whom the remaining area after being acquired is smaller than the local minimum allocation quotas of residential land, if they have no other land in the wards being affected by the project will be: (i) 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 minimum resettlement allocation prescribed locally.</p> <p>In the case of DPs including PAPs who are encroaching on land beyond canals/rivers and who are not entitled to the resettlement, but have no 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.</p>
Compensation for loss of income / business households affected	To all affected household business.	<p>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</p>	<p>Allowance for Business Loss: All affected businesses and production households having registered businesses whose income is affected will be compensated and/or supported for losses in business equivalent to 50% of their actual annual income based on their average yearly income as declared with</p>

Subjects	Bank's OP 4.12	Government of Vietnam	Project Measures
		confirmed by the tax agency. (Section b, Clause 4, Article 19, ND47 / 2014 / ND-CP)	<p>the taxation agency over the previous three years;</p> <p>Permanently affected DPs who are running small businesses or services at home and who do not declare to the taxation agency, will be provided with a monthly average income of their business for a maximum of 6 months but not lower than 2 million VND.</p> <p>Temporarily affected DPs who are running small businesses or services at home and who do not declare to the taxation agency will be provided with a monthly average income of their business during the project construction for a maximum of 3 months but not lower than 1 million VND</p> <p>Employees who have had 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.

Subjects	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 land recovery, compensation, support and resettlement (Article 199, Land Law 2013). There are no explicit requirements on	Both internal and external (independent) monitoring is to be regularly maintained (on a monthly basis for internal and bi-annual basis for independent monitoring). An end-of-project report will be completed to confirm whether the objectives of OP 4.12 were achieved.

<i>Subjects</i>	Bank's OP 4.12	Government of Vietnam	Project Measures
		monitoring of the resettlement works, including both internal and independent (external) monitoring	

108. 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

109. 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.

4.5. Cut-off date

110. Cut-off date of compensation and assistance work of Component 1 and Component 2 will be the date of public announcement by the PPC to DPs. At this time, the delineated project area must be completed and DMS could start.

111. Regarding Component 3, cut-off date for compensation and assistance is the date on which detailed planning of concentrated resettlement site is announced by the People’s Committee of Soc Trang city (April, 2017). People who will move to the project area after the mentioned dates will not be entitled to compensation.

PART 5: RESETTLEMENT MEASURES

5.1. Principles and Objectives

112. 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 RP. Those who have lost their income and/or subsistence will be eligible for livelihood rehabilitation assistance based on the criteria of eligibility defined by the project in consultation with the PAPs. If, by the end of the project, livelihoods have been shown not to be restored to pre-project levels, additional measures should be considered.
- Agricultural land that is lost will be compensated through “land for land”, or in cash, according to PAP’s choice and the availability of local land fund. The choice of land for land must be offered to those losing 20% or more of their productive land (10% or more of their productive land for the vulnerable).
- PAPs who have to relocate will be resettled as regulated; their houses, lands and other properties affected by the project will be compensated in cash at full replacement cost.
- Compensation for all residential, commercial, or other structures will be offered at the replacement cost, without any depreciation of the structure and without deduction for salvageable materials.
- The PAPs will be provided with a transportation allowance for transporting personal belongings and assets to a new resettlement place, in addition to the compensation at replacement cost of their houses, lands, and other properties.
- Land acquisition for the project will be announced to PAPs by a state competent agency

at least 90 days prior to the acquisition for agricultural land and 180 days for non-agricultural land. The announced contents will include a plan of land acquisition, investigation, surveys, and detailed measurements.

- Transfer of the acquired lands to the project will be completed within 30 days of the PAPs receiving full compensation or assistance from the project.
- Public services and resources at the resettlement area will be improved to be better than those in the PAP's previous location.
- Temporary resettlement: Relocation of any households more than once, should be avoided because it leads to PAPs being impacted twice or more and will delay the livelihood restoration process. If this happens, these households should be considered for additional benefits as they have been impacted twice. Temporary resettlement will only occur if the PMU has verified that temporary resettlement is unavoidable for reasons such as:
 - DPs who are planning to resettle in the project resettlement site are requested to hand over their land to the project but the project resettlement site is not ready to receive them.
 - PAPs whose houses are partly affected and require rebuilding and repair, need temporary resettlement in the period during which their houses are being of rebuilt or repaired.
 - DPs who select the self - relocation option need temporary resettlement while searching for a new residence.

5.2. Compensation Policies

5.2.1. Compensation Policy for Households' residential land

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

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

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 Soc Trang 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

a. 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 land or the remaining area is not economically viable according to threshold identified in each Province resettlement policy, PAPs will be compensated by cash at 100% of the replacement cost, while receiving income rehabilitation measures such as extension services, vocational training, access to credit or others based on aspiration of the PAPs.

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

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

c. For users hiring land affected

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

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

113. Regardless of their titles to the affected land or possession of a construction permit for the affected structures/houses¹², 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

¹²Including organizations not belonging to the State

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.

- 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.
- 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.
- Compensation for moving expenses:
 - o Acquired houses with an area of less than 50m²: 1.800.000vnd/household
 - o Acquired houses with an area of between 50-100m²: 3.600.000vnd/household
 - o Acquired houses with an area of more than 100m²: 5.400.000 vnd/household

5.2.5. Compensation policies for tenants

114. 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);
115. Tenants who are residing in leased private houses will be provided with a transportation allowance for moving assets to their new residential areas.

5.2.6. Compensation policies for Loss of trees and domestic animals

116. 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;
117. Where affected trees/animals can be relocated, compensation will be paid for the loss of the trees/animals plus the transportation cost.

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

118. 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 a registered business whose income is affected will be compensated and/or supported for losses in business equivalent to 50% of their actual annual income based on their average yearly income as declared with local taxation agency over three previous years.
 - 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 be provided with a monthly average income of their business for a maximum of 6 months but not lower than

2 million VND.

- PAPs with small business or service establishments at home, without license, that are not tax registered and who are temporarily affected 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.
- 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
- 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

119. 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

120. 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 the Soc Trang PPC regulation. Details are released as follows:
- Soil graves: 1.870.000vnd/grave
 - Stone graves, semi-permanent brick graves (common): 3.100.000vnd/grave
 - Semi-permanent brick graves with a campus: 3.900.000vnd/grave
 - Permanent brick graves (required ceramic tiles or grindstones): 4.680.000 vnd/grave
 - Chinese style graves with an area of more than 100m2: 5.460.000 vnd/grave
121. If locations for reburial can't be arranged by the local authorities, households shall be compensated 4.800.000vnd/grave for buying a land lot.

5.2.10. Compensation policies for other assets

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

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

5.2.11. Compensation policies for temporary impacts during construction

124. 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.

5.3. Allowance and rehabilitation assistance in the transition period

125. 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:

5.3.1. Supporting for moving and temporary residence

a. Support moving to new residential areas:

- Affected households requiring relocation inside or outside the area of the province will receive funding support for traveling costs based on the relevant provincial regulation.

b. Support for temporary residence:

- APs 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 the relevant province.
- 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 the relevant province.
- 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 the relevant province.
- RPs who choose self-relocation (with written commitments that they will relocate themselves) will be assisted in temporary resettlement for at least three months with a rental rate not exceeding twice that regulated by the relevant province.

5.3.2. Support for training for career change

- 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
- 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).

5.3.3. Allowance for life and production stabilization

- 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
- 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.

5.3.4. Allowances targeted to the vulnerable to be relocated

126. 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:

- Social policy HH, as defined by each province, will get an allowance from 2.000.000 VND-7.000.000 VND for each household as regulated by the relevant provincial regulation.
- AHs of other vulnerable groups such as (i) single female headed households with dependents and economic disadvantage (single, widow, disabled husband); (ii) people with physical or mental disability disabled (loss of working ability); (iii) the poor under MOLISA standard; (iv) the elderly alone; (v) ethnic minority people will get the same additional support given to social policy households as identified in regulation issued by Soc Trang PPC.

5.3.5. Bonus for handing over land on schedule:

- Households handing over their affected land to the project in time and total compensation amount is above 2.500.000vnd/household shall be supported with 4% of compensation amount, but not exceeding the amounts regulated as follows:
 - HHs that only lost their land: 1.000.000 vnd/hh
 - HHs that only lost their house: 1.000.000vnd/hh
 - HHs that lost a part of land and house: 2.000.000vnd
 - HHs that lost their house and land totally: 5.000.000vnd

5.4. Compensation policies and resettlement support

127. **Relocation alternatives:** There are three (03) major options for relocation, namely (i) serviced resettlement site where PAHs are provided plots of land in the resettlement site; (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 planned to be a residential area. They should be supported to change the agricultural land into residential land for building a house.

128. 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.
129. Other land-users who are not eligible for 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.
130. DPs who select self-relocation will be supported based on the Soc Trang PPC regulation.
131. 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 is at least equal to or better than their previous places.

PART 6: ELIGIBILITY CRITERIA AND ENTITLEMENTS

6.1. Project affected people (PAP)

a. Individuals/families

132. People directly affected by the project - through the loss of land, residences, crops, structures, business, assets, or access to resources, are:
- Persons whose agricultural land will be affected (permanently or temporarily) by the Project;
 - Persons whose non - agricultural land but not residential land will be affected (permanently or temporarily) by the project;
 - Persons whose residential land/houses will be affected (permanently or temporarily) by the Project;
 - Persons whose leased state/private houses/ land will be affected (permanently or temporarily) by the Project;
 - Persons whose businesses, occupations. or places of work will be affected (permanently or temporarily) by the Project;
 - Persons whose trees and domestic animals will be affected in part or in total by the Project;
 - Persons whose other assets or access to those assets will be affected in part or in total by the Project; and
 - Persons whose livelihoods will be impacted (permanently or temporarily) due to restriction of access to protected areas by the Project.

c. Community/state assets, facilities

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

6.2. Identification of vulnerable groups

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

6.3. Entitlement

134. With respect to a particular eligibility category, entitlements are the sum of compensations and other forms of assistance provided to PAPs. Details of eligible and entitlement is presented in the Entitlement Matrix:

Table 26: Entitlement Matrix

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
I. Land					
1	Residential land is permanently acquired	Residential land is acquired and DPs are eligible for land compensation.	All households whose residential land acquired	<p><u>Compensation for lost land</u></p> <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	<p><u>Relocation</u></p> <p>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.</p>	The allocation of resettlement lots will take account of the needs of extended families to be co-located.

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
		Land users, whose acquired residential land is ineligible for land compensation	All households are acquired with residential land	<p><u>Land compensation/assistance</u></p> <p>The households whose land is affected will be assisted in cash with an amount at least 60% of the land at the replacement cost.</p> <p>In case HH have built a house on agriculture land in urban area, they will be compensated at 60% for land.</p> <p>Households, the affected land area will be calculated equal to the area of a floor of the affected house but not exceed land allocation quotas stipulated by the each PPC.</p>	
			Households have to relocate	<p><u>Relocation</u></p> <p>Relocated persons who have no shelters in the city, which is confirmed by local authorities (i) will be allocated minimum land plots in the project resettlement site for building houses and (ii) pay land-use fee;</p>	
2	Residential land is permanently acquired	Acquired residential lands which are rented from the State have to relocate.	Relocated households are using state-owned land	In addition to the compensation for their affected property on land at replacement cost, relocated persons will be entitled to rent/buy apartments in the project resettlement site to reside in. If the project does not have apartments in the project resettlement site, apartments in local social houses shall be introduced to the PAPs for renting/buying at a price regulated by each PPC. Relocated persons are also supported to move their assets and belongings to their new residences.	

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
3	Non-agricultural land other residential land with structures on land	Non-agricultural land is acquired	All households are acquired with non-agricultural land	<p><u>Land compensation/assistance</u></p> <p>If affected lands are eligible to be compensated, PAPs will be compensated in cash at 100% of the replacement cost.</p> <p>If affected lands are not entitled to the compensation, PAPs will be assisted in cash with an amount of at least 60% of the land at the replacement cost.</p>	
4	Permanent loss of arable land	Households whose agricultural land is acquired permanently	PAPs are eligible for compensation	<p>If PAPs are acquired less than 20% (10% for the vulnerable) of their total land and the remaining area is economically viable, PAPs will be compensated in cash at 100% of the replacement cost for the acquired area. In addition, the vulnerable will be entitled to take part in the project income restoration program.</p> <p>If PAPs have 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.</p>	
	Permanent loss of arable land	Households whose agricultural land is acquired permanently	Land users are not entitled to compensation as per regulation in Article 75 of the Land Law, 2013.	<p>PAPs whose affected land is used before 01 July 2004 will be compensated in cash with 100% of the land at the replacement cost.</p> <p>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.</p> <p>The supported/compensated land areas are within the land allocation quotas under Article 129, Land Law 2013.</p>	

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
		Households whose agricultural land is acquired permanently	Land users use auctioned land or rent public land with a previous agreement on returning the land to Government whenever it requests	PAPs will not be compensated 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.
II. On-land property					
5	Housing/structures	Housing/structures in land acquiring area.	Owners of the affected structures are and 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> <p>In addition, households shall be compensated for moving cost as follows: (Soc Trang's policy)</p>	Compensation at replacement cost without deductions of depreciation or salvageable materials.

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				<ul style="list-style-type: none"> - Acquired houses with an area of less than 50m2: 1.800.000vnd/household - Acquired houses with an area of between 50-100m2: 3.600.000vnd/household - Acquired houses with an area of more than 100m2: 5.400.000 vnd/household 	
6	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.
III. Assistance					
7	Affected income and production/business facilities	Loss of income sources and properties for production/business	Those who lost income source/owners of affected properties used for production /business	<p><u>Allowance for Business Loss:</u></p> <p>All affected businesses and production households, registered as a business whose income is affected will be compensated and/or supported for losses in business equivalent to 50% of their actual annual income dependent on three years of continued tax obligations;</p> <p>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 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>PAPs with small business or service establishments at home, without license, that are not tax registered and who are temporarily affected 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>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 be monitored during project</p>

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				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 for affected employees during the transition period with a maximum duration of 6 months.	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
9	Graves	Affected gravers	Families/groups	<p>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 Soc Trang PPC's Policy</p> <ul style="list-style-type: none"> - Soil graves: 1,870,000vnd/grave - Stone graves, semi-permanent brick graves (common): 3,100,000vnd/grave - Semi-permanent brick graves with a campus: 3,900,000vnd/grave - Permanent brick graves (require ceramic tiles or grindstones): 4,680,000vnd/ grave - Chinese-style graves with an area of more than 100m²: 5,460,000 vnd/ grave <p>If locations for reburial can't be arranged by the local authorities, households shall be compensated 4,800,000vnd/grave for buying a land lot.</p>	

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
10	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.	
11	Temporarily affected	Assets affected during construction phase	Households/ Organizations in the project areas	If private or state structures are temporarily affected by contractors during construction phase, contractors shall bear all responsibilities for compensation to the affected at the replacement cost as those are permanently affected by the project. Temporarily affected land shall be assisted to be rehabilitated to its original or better conditions;	
12	Supporting relocation for	Resettlement rehabilitation	Relocate to new places	<ul style="list-style-type: none"> - Acquired houses with an area of less than 50m2: 1,800,000vnd/household - Acquired houses with an area of between 50-100m2: 3,600,000vnd/household - Acquired houses with an area of more than 100m2: 5,400,000 vnd/household 	The specific amount will be adjusted according to the percentage of inflation at the time the support is provided.
13	Supporting temporary residence for	Life stabilization	Households moving to resettlement sites, self-relocated HH and HH who are temporarily relocated during the time of rebuilding their houses	<p>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.</p> <ul style="list-style-type: none"> - 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 the relevant province. 	

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				<ul style="list-style-type: none"> - 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. 	
15	Supporting for training on career changes	Loss of productive lands	Severely affected households	<p>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 five times the land price for the acquired land area as regulated by the respective PPC; and</p> <p>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 the training course for those within working ages (not applicable for those who enroll for vocational trainings outside the city).</p>	Method of supporting will be delivered based on results of 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> <ul style="list-style-type: none"> - Those who are entitled to be provided with a lot of land in the project resettlement site will be assisted in cash with an amount of 1,5 times of the rate regulated by the relevant PPC - 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. 	
		Income restoration	Households whose agricultural land affected	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	

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				the time of support for living stability within 6 months if not relocated and within 12 months if relocated; and In case more than 70% of agricultural land is affected, PAPs will be supported within 12 months if not relocated and within 24 months if relocated	
18	Social welfare	Additional support for the vulnerable	Relocated vulnerable households	Social policy HH, as defined by each province, will get an allowance from 2.000.000VND-7.000.000VND for each household as regulated by the PPC policy. AHs of other vulnerable groups such (i) single female headed households with dependents and economic disadvantage (single, widow, disabled husband); (ii) people with physical or mental disability disabled (loss of working ability); (iii) the poor under MOLISA standard; (iv) the elderly alone; (v) ethnic minority people will get the same additional support given to social policy households as identified in the comprehensive compensation plan.	If the AHs are eligible to two or more categories, the highest benefit will be applied.
19	Incentive support for handing over site soon	Progress bonus	Households handing over their affected land to the project in time and total compensation amount is above 2.500.000vnd/household	Shall be supported with 4% of compensation amount, but not exceeding the amounts regulated as follows: - HHs that only lost their land: 1.000.000 vnd/hh - HHs that only lost their house: 1.000.000vnd/hh - HHs that lost a part of land and house: 2.000.000vnd - HHs that effected their house and land totally: 5.000.000vnd	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.

PART 7. INCOME RESTORATION MEASURES

7.1. Background

135. Restoration of income is one of the greatest challenges to successful post-resettlement rehabilitation. The success of resettlement planning in restoring living conditions is thus inextricably bound to income restoration and effective income restoration in turn necessitates a clear understanding of livelihoods, capacities and risks faced by those displaced.
136. 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. Therefore, an IRP is needed to support severely affected households to recover their incomes.

7.2. Eligible participants

137. Participants in IRP are households severely affected by the project: (i) losing over 20% of their productive land (over 10% for vulnerable groups), (ii) relocated HHs, (iii) those affected shops/business establishments to be relocated and (iv) Khmer HHs¹³, not included in (i), (ii) and (iii). The IOL and SES have identified 253 households eligible for the IRP, of which 85 households are severely affected by the loss of productive land, 58 households who must relocate and 110 are Khmer HHs. No shop/business establishment has to be relocated (Table 27 below).

Table 27: Participants of IRP

Item	Agricultural land affected		House affected		Other Khmer PAHs	Total
	Total	In which, Khmer HH	Total	In which, Khmer HH		
Component 1: Tertiary Infrastructure upgrading						
LIA 1 – cluster 4 – ward 4	0	0	0	0	12	12
LIA 2 - cluster 6 – ward 6	0	0	2	1	17	19
LIA 3 - cluster 4 - ward 3	2	1	2	0	21	25
LIA 4 - cluster 5 - ward 2	0	0	0	0	6	6
LIA 5 - cluster 3 - ward 2	0	0	2	2	9	11
LIA 6 - cluster 1 - ward 8	0	0	1	0	10	11
Component 2: Primary and secondary infrastructure upgrading (2)						
Hi Tech canal	0	0	0	0	5	5
Tra Men A canal	2	1	5	1	15	22

¹³The EMDP prepared for Soc Trang City also includes a vocational training program for Khmer HH. To avoid overlap of the program between the RP and the EMDP, it was decided that the RP will cover vocational training for all Khmer in the project area, whether they are eligible or not under the IRP. A total of 100 Khmers (20 affected by land acquisition and 80 not affected by land acquisition) have been targeted in the EMDP and are included in the IRP under this RP.

Item	Agricultural land affected		House affected		Other Khmer PAHs	Total
	Total	In which, Khmer HH	Total	In which, Khmer HH		
Dien Bien Phu road section 1	0	0	35	6	3	38
Dien Bien Phu road section 2	8	0	6	1	11	25
Bridge and ring road 2	42	7	2	2	1	45
Nguyen Van Linh Bridge	26	0	3	0	0	29
Component: Resettlement area (3)						0
Resettlement area	5	4	0	0	0	5
Total (1)	2	1	7	3	75	84
Total (2)	78	8	51	10	35	164
Total (3)	5	4	0	0	0	5
Total (1)+(2)+(3)	85	13	58	13	110	253

7.3. Demand assessment

138. The survey on the demand assessment regarding the income restoration program has been carried out among 100% of eligible HH.
139. According to the survey, 17.3% of them are freelance workers working as motorbike drivers and walking sellers; 15.6% are workers in garment and sea-food processing factories; 8.8% are sellers in small shops at the central market or run a shop by themselves and a similar proportion of them are farmers (8.7%). The rate of unemployment quite high (15.6%).Details of occupations of all members in PAHs are presented in Table 28 below.

Table 28:Occupations of all members in PAHs

Item	Unemployment/ house wife	Worker	Staff of government	Farmer	Seller at market	Other (motorbike drivers, walking seller)
Component 1: Tertiary Infrastructure upgrading						
LIA 1	14	4	1	3	5	9
LIA 2	16	4	4	4	4	17
LIA 3	17	21	3	6	5	17
LIA 4	6	5	0	2	5	5
LIA 5	8	6	0	4	6	8
LIA 6	4	5	3	6	8	7
Component 2: Primary and secondary infrastructure upgrading (2)						
Hi Tech canal	3	9	0	2	4	5
Tra Men A canal	26	16	6	9	9	12
Dien Bien Phu road section 1	30	25	8	12	20	37

Item	Unemployment/ house wife	Worker	Staff of government	Farmer	Seller at market	Other (motorbike drivers, walking seller)
Dien Bien Phu road section 2	17	18	9	21	5	17
Bridge and ring road 2	13	41	11	11	21	35
Nguyen Van Linh Bridge	18	19	8	9	7	27
Component: Resettlement area (3)						
Resettlement area	4	3		9		
Total	176	176	53	98	99	196
%	15.6	15.6	4.7	8.7	8.8	17.3

140. Occupations favored by PAPs are (i) sewing; (ii) seafood processing; (iii) bakery; (iv) repair electronics (i.e. telephones, computers etc.); (v) repair of motorcycles, masonry and (vi) accounting.
141. According to the survey, there are 117 working-age people who want to be provided with vocational training courses, including 20 Khmer HH; 52 people want to be introduced to new jobs and 85 households want to have access to loans, of which, 22 are Khmer HHs (Table 29). Activity support for Khmer HHs accessing loans will be organized separately; the cost will be indicated in the EMDP (Table 29).

Table 29: Results on demand assessment among eligible HH

No.	Items	Vocational Training	Job placement	Access to loan	In which	
					PAHs (not Khmer HHs)	Khmer HHs
I	Component 1					
1	LIA 1	2	2	3	0	3
2	LIA 2	3	0	3	2	1
3	LIA 3	6	0	9	7	2
4	LIA 4	7	1	5	3	2
5	LIA 5	2	0	5	4	1
6	LIA 6	2	0	2	0	2
II	Component 2					
1	Hitech canal	3		2	0	2
2	Tra Men A canal	8	0	4	1	3
3	Dien Bien Phu road section 1	26	8	17	14	3
4	Dien Bien Phu road section 2	25	14	18	16	2

No.	Items	Vocational Training	Job placement	Access to loan	In which	
					PAHs (not Khmer HHs)	Khmer HHs
5	Bridge and ring road 2	9	18	1	0	1
6	Nguyen Van Linh bridge	24	6	12	12	0
III	Component 3					
	Resettlement area	3	3	6	4	2
	Total	117	52	85	63	22

7.4. The proposed income restoration program

142. The IRP will be developed based on the demand of the eligible households and the experience and capacity of institutions that will provide public and private services in order to assist local people to improve their income generation. The IRP will be in addition to the existing (income) rehabilitation program available in Soc Trang City. The activities proposed as part of the income restoration/recovery programs include:

7.4.1. Activity 1: Vocational training and job placement

143. There are currently several vocational training centers in Soc Trang City, which can provide different training courses and introduce jobs for local people.

144. The following vocational training centers are available in Soc Trang City (Table 30 below).

Table 30: List of vocational organizations and labor service in Soc Trang city

Name of Organization	Year of establishment	Number of training sectors	Address
Soc Trang Vocational College (SVC)	2007	30	Ward 7, Soc Trang city
Vocational Training College No. 9- Ministry of National Defense	1976	14	Ward 4, Soc Trang city
Vocational Training and Continuing Education Center of Soc Trang City	2012	18	Ward 1, Soc Trang city
Job center of Soc Trang province	1992	Introducing job opportunities for labourers	Ward 4, Soc Trang city

145. Eligible HH who choose vocational training will be able to select courses from among the different courses offered and indicated in Table 31 below. On average, the cost of one training cost is 9,850,000 VND.

Table 31: Vocational training characteristics in Soc Trang

Training sectors	Training time (months)	Training cost (VND)	Cost for buying tools and materials	Allowance for transport and meals
Sewing	1.5 months	4,500,000	500,000	1,650,000
Sea food processing	1.5 months	4,500,000	500,000	1,650,000
Bakery	1.5 months	6,000,000	1,800,000	1,650,000
Repair electronics, telephones, computers	3 months	9,000,000	2,000,000	1,650,000
Repair motorcycles, masonry	3 months	9,000,000	2,000,000	1,650,000
Accounting	3 months	7,500,000	300,000	1,650,000

146. After attending the job training classes, the trainees will be introduced to jobs by the Center; As a part of the city's strategy development, Soc Trang city will establish an industrial zone which will create significant opportunities for the local labour force. In addition, Nha Be Garment Joint Stock Company has planned to establish a factory in Soc Trang city in 2018. A thousand jobs will be created at this factory. PAPs who take the sewing training courses would be introduced to this company.
147. During the implementation stage, the CCSCCs and the PMU will re-assess demand for vocational training, in order to plan and coordinate with the DOLISA to develop vocational training and job placement programs for eligible persons.

7.4.2. Activities 2: Support to access credit loans

148. Based on the preliminary assessment, 63 HHs are interested in accessing a loan, mainly to develop small business. There are three main existing financial support programs in Soc Trang City which are run by the Agri Bank, the Social Policy bank and the Women's Union. These banks/organizations have programs for poor HHs, students or families in/under the preferential treatment policy. In addition, Soc Trang Women Union has been operating a revolving fund for poor women.
149. For the revolving fund operated by the Women's Union:
- Currently, Soc Trang city Women Union is operating a Credit Revolving Fund. This fund target poor and disadvantaged women with a small loan package of about 5-10 million VND/HH/year. None of the PAHs among the eligible HHs are poor HH and therefore they do not qualify for the Women's Union small loan package. However, the project will propose to the Soc Trang city Women Union, which is under the Provincial Women' Union, to prioritize the severely PAHs under the SUUP to have access to credit (should they need it). The PMU will assist HHs in this process and will provide any document that the Fund Management Unit request for the participation in the program.
150. For concessional loans from banks:

- PAPs who want to obtain a loan through the existing programs of Banks (Agri Bank or Social Policy Bank), will be trained via a 01-day workshop on the process to access loans before compensation. The Project will work together with the banks to develop materials to provide information to PAPs on services provided by banks and how to access loans etc. These materials will be updated as required and will be accessible at many places such as CPW, community house of clusters, bank office and PMU office.
- The PMU will be in charge of organizing a training workshop and coordinating with the relevant banks. The PMU will also be responsible for providing information to participants. Assistance on the use of the loan will also be given to PAPs.

7.4.3. Activity 3: Job creation program

151. The construction contractors for this project must prioritize the recruitment of local labour that meets the skill requirements needed for the civil works. If affected persons want to work for the project, they can directly apply for jobs with contractors or through the PMU which will transfer their name to the contractors. The PMU will negotiate with construction contractors to provide appropriate employments for PAPs in need of a job.
152. During the course of project implementation, staff (or consultants hired by the PMU) will track livelihood restoration programs, work regularly with representatives of the contractor to identify the recruitment needs and inform households of the employment opportunities.

7.5. The funding for the IRP

153. The funding for the implementation of the income restoration program is VND **2,000,266,667** including: vocational training, workshop, management and M&E costs. The funding for the implementation of the IRP is outlined in Table 32 below.

Table 32: The funding for the implementation of the income restoration program

Activities	Unit	Quantity	Price	Cost
Vocational training for PAP	Person	117	9,850,000	1,152,450,000
Vocational training for Khmer-none affected by land acquisition	Person	80	6,208,333	496,666,667
Workshop	Workshop	1	50,000,000	50,000,000
Implementation	Lump sum	1	130,000,000	130,000,000
M&E	Lump sum	1	100,000,000	100,000,000
Contingency cost (5%)	Lump sum	1	71,150,000	71,150,000
Total				2,000,266,667

7.6. The budget sources

154. The budget for the IRP is taken from the counterpart fund of Soc Trang Province.

7.7. The organization and coordination for implementation of the IRP

155. The PMU will be responsible for the establishment of a coordination mechanism among various stakeholders to implement the IRP. The relevant stakeholders include: Soc Trang CPC, DOLISA and DoET (the management unit of vocational organizations and the center of labour service), the Banks (Agri Bank and Social Policy Bank) and the City Women's Union.

156. The responsibilities of the organizations in the implementation structure of the IRP include:

- Soc Trang CPC: Responsible for directing, reviewing and approving the program;
- Office of Labor, Invalids and Social Affairs of Soc Trang City under DOLISA: Responsible for regular monitoring of the income restoration program and participating in the preparation of the program contents;
- Women's Unions is responsible as a mass organization to work directly with affected persons on the livelihood restoration program and to facilitate access of PAHs to the revolving fund;
- Banks are responsible for providing credits to PAPs, including information and other support to access loans;
- Vocational Training Centers are the agencies in charge of delivering vocational training courses for PAPs.

7.8. The progress implementation of the IRP

157. It is estimated that the IRP will be implemented after the payment of compensation for the PAPs is completed. The expected schedule of implementation of the IRP is summarized in Table 33 below.

Table 33: Expected schedule of the IRP

Work contents	Quarter II/2017				Quarter III/2017				Quarter 4/2017				Quarter I/2018			
Need assessment to identify HH choice.	■	■	■													
Workshop on access to credit				■												
Deliver occupation courses				■	■	■	■	■	■	■	■	■	■	■	■	■
Monitoring and evaluating the implementation of the program	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

7.9. Monitoring and Evaluation

158. IRP will be regularly monitored by the PMU and the independent monitoring agency every 6 months from the commencement of the program until the program ends. The objective of

the 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. The content of the monitoring and evaluation includes the following:

- Monitoring and evaluation of the organizational structure of the program;
- Monitoring and evaluation the relevance and effectiveness of the program through the secondary information collection from participating agencies, implementing units/organizations and interviews the beneficiaries;
- Assessment of the level of recovery income through qualitative and quantitative interviews on the scale of households' participation in the program;
- Drawing the lessons learned from the program implementing process for propagation and publication.

PART 8: RESETTLEMENT ARRANGEMENTS

8.1. The principles of resettlement

159. As mentioned in section 5.3, the following principles will apply for resettlement arrangement:

- 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.

8.2. Resettlement options

8.2.1. Resettlement options

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

161. **On-site resettlement** (on the AH's remaining land area). The on-site resettlement is applicable to households whose houses are partly or wholly affected but the remaining are sufficient to rebuild houses. In cases, the AHs remain agricultural land that is located in planned residential area of city; they are supported by local government to change the agricultural land into residential land to be resettled.

162. **Self-relocation:** This option applied to households whose entire houses are affected, they receive compensation money for self – resettlement. In this case, the affected households, in addition to receiving compensation at replacement cost, are supported an amount for self-resettlement equivalent to the value of infrastructure investment of a minimum resettlement land plot in the resettlement site.

163. **Resettlement in a serviced Resettlement Site.** This option is detailed in the section below.

8.2.2. Resettlement on a resettlement site

164. Resettlement on a resettlement site: Households whose entire houses are affected and have no place to live will be allocated a plot of land on the project resettlement site in Ward 4.

- The resettlement site is planned at 5A Mac Dinh Chi, Ward 4, Soc Trang city, Soc Trang Province. This is an extension of an existing RS which is already fully serviced.
 - The total area of the resettlement site is about 10,023 m²; This RS will be developed with the necessary infrastructures such as internal roads, drainage system and green spaces. The new infrastructure system will be an extension of the infrastructure that is already present in the existing RS.
 - 6,100m² of the total area in the RS, accounting for 61%, will be used for residential plots with an area from 50 -100m² per plot; the number of plots is expected to be 64. The remaining area of 3,900m², accounting for 39% is used for public space and infrastructures (roads, etc.).
- Existing resettlement site at 5A Mac Dinh Chi, Ward 4, Soc Trang city, Soc Trang Province (Figure 5 below).
 - As noted above, in order to cover the needs of relocated HHs under the SUUP, an extension to this existing RS of 1 ha will be developed under the SUUP. If necessary, the SUUP could use the remaining 15-24 plots in this existing RS
 - This existing RS in Soc Trang city has an area of 24.7 ha, of which: 17.33 ha is allocated for 1,354 plots and 7.38 ha is allocated for infrastructures.
 - To date, 1,269 plots have been allocated to households that have been relocated from several recent development projects in Soc Trang city. 85 remaining plots are available for upcoming projects in the city such as the SUUP.

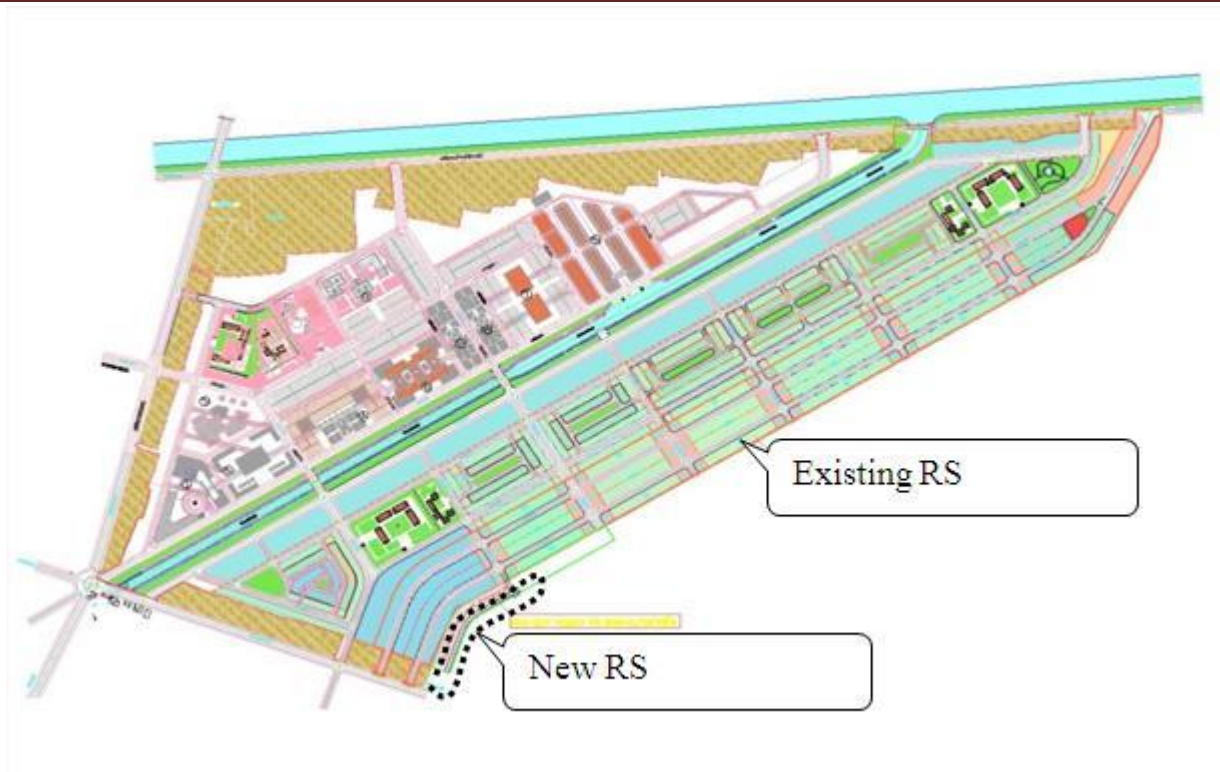


Figure 5: Lay out of the Resettlement Site

8.3. Development of the resettlement site

8.3.1. The demand for project resettlement

165. Through public consultation, among relocated HHs, the resettlement option selected by the HHs is presented in Table 34 below:

Table 34: Relocation demand of relocated households

No	Investments	Self - relocation	Relocation in RS
I	Component 1: Tertiary Infrastructure upgrading		
1	LIA 1 – cluster 4 – ward 4		0
2	LIA 2 - cluster 6 – ward 6	1	1
3	LIA 3 - cluster 4 - ward 3	2	0
4	LIA 4 - cluster 5 - ward 2		0
5	LIA 5 - cluster 3 - ward 2		2
6	LIA 6 - cluster 1 - ward 8		1
II	Component 2: Primary and secondary infrastructure upgrading (2)		
1	Hi Tech canal		0
2	Tra Men A canal		5
3	Dien Bien Phu road section 1		35
4	Dien Bien Phu road section 2		6

No	Investments	Self - relocation	Relocation in RS
5	Bridge and ring road 2		2
6	Nguyen Van Linh bridge		3
III	Component: Resettlement area (3)		
	Resettlement area		0
1	Total (1)	3	4
2	Total (2)	0	51
	Total (3)	0	0
	Total (1) +(2) +(3)	3	55

166. Taking into account the 55 HH who have initially opted for relocation in a serviced RS, the capacity of the planned RS (64 plots) will be sufficient. If necessary, some additional plots could be bought in the existing RS as indicated above.

8.3.2. Public consultation on the resettlement site

167. Consultation was conducted in the community and with the relocated HH regarding resettlement options. A total of 6 consultation meetings were organized in the 6 project wards. Details of these consultations are presented in Table 35 below.

Table 35: Locations and time for public consultation on resettlement

No.	Time	Ward	Participants		
			Total	Male	Female
1	14h00, Aug 18 th 2016	2	2	37	20
2	8h00, Aug 22 th 2016	3	3	36	12
3	14h15, Aug 23 th 2016	4	4	40	21
4	14h 00, Aug 24 th 2016	6	6	33	8
5	08h00, Aug 25 th 2016	8	8	51	21
6	18h30, Aug 26 th 2016	9	9	34	13

8.3.3. Results of consultation with the host community

168. The planned resettlement site for the project was one of the main issue discussed with local authorities and PAPs. Three options were proposed for RS. Table 36 below presents the results of the consultation for the three RS options.

Table 36: Options for RS

Options	Summary of consultation result
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Option 1: Area in Ward 5, next to National Road No 60	<ul style="list-style-type: none"> - This is an absolutely new area without any system of infrastructure (road, tree, drainage) - It is next to National road NH 60, with a high risk of traffic accidents, particularly for children on the way to school - The RS is exposed to environmental pollution (dust, noise etc.)
Option 2: Area in Ward 7, next to National 60	
Option 3: Area in Ward 4, next to the existing RS	<ul style="list-style-type: none"> - The existing RS has been set up with an appropriate system of infrastructure - Location close to the city center. It is very convenient to access with transportation, education and health services - The distances from PAHs' houses to the RS are not too great (about 2.8km). PAHs can quickly adapt to and stabilize their new life; some can remain in their former location to continue their livelihoods; and education, access to the medical unit as well as cultural and religious aspects, are not disrupted. - No flood risk - Only 6 PAHs will lose agricultural land.

169. Local authorities as well as residents have agreed with the plan to develop the resettlement site at 5 Mac Dinh Chi street, Ward 4, Soc Trang City. It will create favorable conditions for DPs' integration and development. The extension of 1 ha (64 plots) of an existing RS of 24.7 ha (1,354 plots) will not put additional pressure on the social infrastructures of this area.

170. The land use type in the planned RS is agricultural land owned by 6 HHs without structures. These 6 HHs are considered as PAHs under the SUUP.

8.3.4. The resettlement site construction process

171. The resettlement site is planned to be constructed in the first quarter of 2017 and is expected to be completed in the first quarter of 2018.

8.3.5. Construction funding for resettlement site

172. Infrastructure construction in the resettlement site is under the Project's Component 3, so budget for the infrastructure construction is taken from the World Bank's ODA. The total funding for building infrastructure in the resettlement site (including roads, power supply and drainage) is estimated at VND 7,000,000,000.

8.3.6. Issuance of Land Use Right Certificate (LURC)

173. As per Vietnamese regulation, for each HH who will be allocated a plot of land in the Ward 4 RS, or for HH's who will self-relocate, the City People's Committee will issue a new LURC once the relocated HH has complete 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 2013.

8.3.7. Environmental issues and proposed mitigation measures

174. The environmental issues and the proposed mitigation measures are presented in Table 37 below.

Table 37: Environmental issues and proposed mitigation measures

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 carried out in a closed assembly to limit external overflow of water that causes water pollution.
2	The noise and dust during construction will occur and affect the environment.	Construction should be carried out adhering to regulations of time, avoiding construction at lunch times or during evenings. The construction equipment must adhere to the technical regulations limiting noise and emissions. Watering should be carried out in adjacent areas near to peoples' houses and transport roads in order to reduce dust.
3	There will be tremors due to the operation and installation of construction machinery and equipment.	Construction must not affect the population; use technical measures 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 waste and domestic waste daily during the construction process for disposal and treatment according to the regulations.
5	The vehicles carrying materials such as stones and sand will cause dust. Vehicles will also cause traffic disturbances	Trucks carrying materials must be covered by tarpaulins to avoid spillage during transport. In the dry season, materials must be regularly watered to reduce dust. Reasonable traffic management must be put in place in order to avoid traffic congestion.
6	Safety and public health	Training in occupational safety for workers; Full labour protective equipment for workers; Raising awareness of workers and communities on social diseases such as HIV / AIDS; respecting the local culture.
II	Operation phase	
1	Increasing household waste from local people	Organizing local public service units to carry out garbage and solid waste collection daily
2	The population growth in the region will affect law and order	Strengthen management and patrolling to ensure security and order in the locality

PART 9: COMMUNITY CONSULTATION AND PARTICIPATION

9.1. The objectives of the information dissemination and community consultation

175. 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:

- 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);
- Share full information about the components and operations of the proposed project with affected persons;
- Collect information on the demand and priorities of the affected persons as well as get feedback from them for the proposed policies and activities;
- 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;
- Affected persons and communities cooperate and participate in the activities necessary for resettlement planning and implementation;
- Ensure the transparency of all activities related to land acquisition, resettlement and rehabilitation of living standards;
- There are cooperation and participation of the affected persons and communities in the activities necessary for resettlement planning and implementation;
- Ensure the transparency in all activities related to land acquisition, resettlement and living rehabilitation.

9.2. The process of participation and consultation

9.2.1. The public consultations during the project preparation stage

176. 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.
177. 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.
178. 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.

9.2.2. The community consultation in the project implementation stage

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

a. Dissemination of information and public consultation

180. 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.

b. Community meetings

181. During the detailed design stage, the community meetings will be held to provide additional information to the affected persons and provide opportunities for them to participate in the more detailed, open discussions about the design plans, policies and procedures for resettlement. This information will be publicized through the mass media (such as newspapers, radios, posters, ward people's committees... 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 items of the project.
- The rights and compensation entitlements of the affected persons: Explain clearly with the affected persons the rights and compensation entitlements for different types of impacts.
- The grievance redress mechanism: The affected persons will be informed of the compensation, support and resettlement policy and livelihood restoration programs. The affected persons will be informed if they have any concerns/questions related to the project compensation, resettlement and livelihood restoration, the CCSCC/LFDC and the competent authorities shall consider settling their concerns/questions. The affected persons will have access to the grievance redress procedures.
- The rights to participation and consultations: The affected persons will be notified of the rights to participate in the resettlement planning and resettlement plan implementation. The affected persons are represented at the CCSCC and their representatives will be present when the CCSCC organize meetings to ensure their participation in the project sectors.
- Resettlement activities: All households affected by the project will 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.

c. Compensation and rehabilitation

182. 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.

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

183. 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.

184. 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.

e. Public dissemination

185. 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 on 9 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.

9.3. The results of public consultation

186. The Resettlement Consultant Team organized public consultations with affected households from July 2016 to August 2016. The information conveyed to affected households includes:

- General information about the project, including the proposed activities of the project;
- Project implementation plan, including project resettlement implementation plan;

- Introduction to 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 and preliminary statistics of losses;
- The discussions with affected households.

187. The results of the survey and the 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 Soc Trang City and that it will improve their living conditions. 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.

188. In addition, one of the common concerns of the affected persons is that they desire the project to be implemented as soon as possible to shorten the period of insecurity and instability for their personal and family lives as well as to allow them to quickly restore and stabilize their living conditions.

189. 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 38 below.

Table 38: The summary of the public consultation meetings

No.	Time	Ward	Participants			Consultation contents
			Total	Male	Female	
1	14h00, Aug 18 th 2016	2	37	20	17	<ul style="list-style-type: none"> - General information about the project, the proposed items of the project implementation; - Project implementation plan, including resettlement plan; - Introduction to the compensation and support policy framework of the project, the compensation principle and the compensation conditions; - Resettlement policy for households who must relocated; - The livelihood restoration programs; - The results of the survey and preliminary statistics of loss;
2	8h00, Aug 22 th 2016	3	36	12	24	
3	14h15, Aug 23 th 2016	4	40	21	19	
4	14h00, Aug 26 th 2016	6	33	8	25	
5	08h00, Aug 25 th 2016	8	51	21	24	

6	15h30, Aug 26 th 2016	9	34	13	21	- Discussion with affected households.
Total			259	135	124	

9.4. Main contents of the consultation

190. The minutes of meetings for the public consultation are presented in Appendix 1.

191. In general, households strongly agree with the proposed policy framework. The main concerns of the participants are summarized in Table 39 below:

Table 39: Contents of the consultation

No.	Questions	Feedbacks
1	- Why does the policy framework not mention the support for people to raise the ground level of their houses because after upgrading of LIA/canals, etc. the ground level of the houses is lower than the road base and may therefore be subject to flooding?	- Various options for ensuring adequate drainage are used to address wastewater issues and drainage in residential area; - The technical team will provide solutions to avoid flooding of the houses due to the raised alley levels during the detailed design process.
2	- Shall either one side or both sides of Hi Tech canal be acquired?	- According to the current design, both sides will be rehabilitated in parallel; the acquisition shall be carried along both canal sides in ward 3 and 9.
3	- Will people be compensated for their assets along the canal sides?	- Legal users will be fully compensated; Illegal land users will be compensated for 60% of the land they are using; - All non-land assets will be fully compensated;
4	- Are people forced to donate their land?	- No. Land donation will only occur if residents are genuinely willing to donate their land.
Other opinions related to the warnings about environmental pollution such as bad odors, domestic wastes/wastewater and people's awareness of environmental protection.		

PART 10: GRIEVANCE REDRESS MECHANISM

10.1. Responsibilities for Grievance and Redress

192. APs are entitled to the complaints regarding their interests and responsibilities in the Project implementation including but not limited to entitlements, 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 be affordable and accessible procedures for third party settlement of disputes arising from resettlement; such grievance mechanisms should include the availability of judicial recourse and community and traditional dispute settlement mechanisms.
193. The process and responsibilities of resolving grievance and redress will be in compliance with Article No. 204 of Land Law 2013 and Article No 17 of Decree No. 43/2014/NĐ-CP dated May 15, 2014 and regulations on dealing with grievance and redress at Decree No 75/2012/NĐ-CP dated October 3, 2012.

10.2. Mechanism for resolving Grievance and Redress

194. The steps of Grievance Redress Mechanism are as follows:

First Stage - Commune/Ward People's Committee (WPC)

195. An aggrieved APs 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 APs 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.

Second Stage - At City People's Committee (City PC)

196. If after 30 days the aggrieved affected household does not hear from the WPC, or if the APs is not satisfied with the decision taken on his/her complaint, the APs may bring the case, either in writing or verbally, to any member of the City PC or the RC of the City. The City PC in turn will have 30 days following the receiving date of the complaint to resolve the case. The City PC is responsible for documenting and keeping file of all complaints that it handles and will inform the RC of the City of any decision made. Affected households can also bring their case to Court if they wish.

Third Stage - At Province People's Committee (PPC)

197. 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 solution. 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 file of all complaints that it handles. Affected households can also bring their case to Court if they want.

Final Stage - Court of Law Decides

198. 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.
199. 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.
200. 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 WPC. 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 others 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.
201. In order to minimize complaints to the provincial level, the PMU will cooperate with the City Resettlement Committee to participate in and consult on settling complaints. Staff, assigned by the PMU, will formulate and maintain a database of the APs' grievances related to the Project including information such as nature of the grievances, sources and dates of receipt of grievances, names and addresses of the aggrieved PAPs, actions to be taken and current status. In the case of verbal claims, the reception board will record these inquiries in the grievance form at the first meeting with affected people.
202. 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 ward/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 APs, local authorities and communities, taking into account specific cultural attributes as well as traditional-cultural mechanisms for raising and resolving complaints and conflicting issues.

203. 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%.
204. 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 (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.
205. All cost for the GRM establishing and functioning should be included in the project cost.

PART 11: ORGANIZATION RESPONSIBILITY

206. The implementation of compensation, support and resettlement requires the participation of local authorities and agencies at provincial and ward levels. The PPC will be in charge of the implementation procedures within the Policy Framework and Resettlement Plan (RP) established under guidance of the Project's Policy Framework. A Compensation, Supporting and Settlement Committee shall be established in compliance with regulations of the Decree No.47/2014/NĐ-CP and the policy framework will be the legal base for the implementation of the compensation, assistance and resettlement under the project.

207. The agencies involved in the land acquisition and resettlement include:

- Soc Trang Provincial People's Committee;
- Soc Trang City People's Committee;
- Department of Planning and Investment of Soc Trang Province
- Soc Trang Project Management Unit
- City Compensation and Site Clearance Committees (CCSCC)
- City Land Fund Development Center (CLFDC)
- People's Committee of ward 2,3,4,6,8,9;
- Soc Trang city Compensation, Assistance and Resettlement Committees;
- Representatives of the community of project affected households;
- Independent Monitoring Organization (IMA).

208. Responsibilities of authorities and agencies for implementation of the resettlement of the project are as follows:

11.1. Soc Trang Provincial People's Committee

209. Soc Trang Provincial People's Committee is the highest authorities for the promulgation of regulations, addressing issues related to policies directing the project implementation and is the focal center linking competent authorities in terms of project implementation. PPC shall take responsibility for implementing:

- Promulgating regulations to solidify the mechanisms for compensation, assistance and resettlement in accordance with the laws and practices of the Province.
- Giving instructions to its departments, divisions, agencies and CPC for:
 - o Making plans for construction of the project resettlement site to meet the requirements of compensation, site clearance and land acquisition.
 - o Preparing compensation, assistance and resettlement plans within their competency.
 - o Approving compensation, assistance and resettlement plans.

- Making decisions or authorizing chairpersons of City PCs to implement land recovery for those who deliberately do not comply with the land acquisition decision made by PPC in case that all grievance steps have been exhausted.

11.2. Soc Trang city People's Committee

210. The CPC will be responsible for:

- 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.
- Giving instructions to its CCSCC of preparing, assessing and approving compensation and resettlement plans based on the decentralization from the PPC; and co-coordinating to implementation of compensation, assistance and resettlement for the project set up by the LFDC belonging the DONRE;
- Assessing and checking land rights prepared by the WPCs.
- Coordinating with concerned departments, divisions, agencies, organizations and the PMU to develop and implement investment and construction project for local resettlement areas as assigned by the PPC.
- Solving people's disputes, complaints, denunciations and petitions related to compensation, assistance and resettlement within their authority; making land recovery decisions for site clearance and land acquisition within their competence or are authorized to do so by the PPC when all grievance steps have been exhausted.

11.3. Project Management Unit

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

- Preparation of resettlement plan or updating of the resettlement plan to submit Soc Trang CPC for approval;
- Preparation of a resettlement site before organizing household relocation to new residential areas;
- Planning detail implementation of the Resettlement and Site Clearance Plan; Signing contracts with related entities performing the compensation, support and resettlement;
- 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;
- Instructing the implementation of project policies in compliance with the RPF and the RP of the Project;
- 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;

- Considering and reviewing recommendations regularly made by the IMA regarding the process of monitoring the implementation the RP.
- Receiving sites handed over by PAPs and handing-over them to the construction contractors;
- Preparing quarterly reports on resettlement activities to the WB.

11.4. City Compensation and Site Clearance Committees (CCSCC)

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

- To plan and implement daily resettlement activities within the city.
- To be responsible for directing and monitoring the compensation for site clearance and resettlement to ensure the implementation of compensation and resettlement including: listing of land acquisition, completing the compensation schedule, preparing the aggregate compensation tables, evaluating the plan to support resettlement compensation to submit to the PPC of the province or the city (if authorized) for approval and cooperating with the PMU to pay direct compensation for each PAH after receiving compensation funds;
- To be responsible for coordinating with relevant units to carry out conciliation to solve any claims by affected people on compensation policy and compensation rights.
- To establish, if necessary, a Committee of compensation for damages at commune/ward level and to direct their activities in implementing the resettlement activities.
- To pay special attention to the needs and wishes of particular groups (ethnic minorities) and vulnerable people (children, the elderly, female-headed/single households).
- To work closely with the independent monitoring organization.

11.5. City Land Fund Development Center (CLFDC)

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

11.6. Ward People's Committee

213. WPC is responsible for the followings:

- Organizing propaganda for PAPs about the objectives for land acquisition, and the Project policy of compensation, assistance and resettlement.
- 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.
- Preparing and taking responsibility for the accuracy of the copies of documents concerning land sources, family members, registered members, beneficiaries of social policies, and proposals for resettlement of DPs.
- In coordination with the Employer, implementing payment of compensation, assistance and resettlement for PAPs and ensuring good conditions for the Project's site clearance.

11.7. Independent Monitoring Agency

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

11.8. Affected households

- Coordinate with the study team to check and confirm affected assets and land;
- Participate in all stages of preparation and implementation of resettlement plan and make feedbacks for improving the quality of Resettlement plan and offer solutions for successful implementation of resettlement plan; and
- Move to new place in accordance with the plan after being fully compensated and assisted;

PART 12: IMPLEMENTATION PLAN

12.1. Activities and implementation steps

215. The process and procedures for compensation and resettlement is 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. 34/2014/QĐ-UBND dated Dec 31, 2014 of Soc Trang PPC regulating on compensation, support and resettlement when the State recovers land in Soc Trang Province. According to the legal requirements and organizational structure, the different steps of the compensation and resettlement process are presented below:

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 fulfill required procedures and submit them to Soc Trang 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.

Step 2: Prepare cadastral document for acquired land

- Pursuant to documents on land acquisition policy of Soc Trang PPC, the city DONRE instructs Land use right registration offices of the same level to prepare cadastral document; Adjust cadastral map suitably to the current status and abstract of cadastral map for places with official cadastral maps or carry out cadastral abstraction for places without official cadastral map. Correct and make 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 same use purpose, land use purpose.

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 Soc Trang 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). Soc Trang 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.

- 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 Soc Trang CPC, the CCSCC and PMU, in cooperation with affected WPCs, will organize meetings with land users, including AHs and individuals located within the project demarcated areas, to inform about the project and documents related to compensation, allowance and resettlement policies; explain 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 arrangement and responsibilities;
 - Grievances mechanism...

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.
- Soc Trang 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 Soc Trang PPC.

Step 5: Make landmark for land acquisition

- After receiving Soc Trang Province and Soc Trang CPC's decisions on land acquisition for project implementation, the PMU will cooperate with Division of Natural Resource and Environment of Soc Trang 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.

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.

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, Soc Trang 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 Soc Trang PPC for approval. The replacement cost will be approved by Soc Trang PPC, it will

then be applied for compensation and allowance for affected assets by the project.

Step 8: Update of RP

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

Step 9: Plan and construct project resettlement site

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

Step 10: Prepare detailed compensation, assistance and resettlement plan

- Based on the table of detailed list and quantity of affected assets for each PAH, minutes of DMS, copy of land origin, list of households' members, social policy and unit price, compensation and assistance policies for PAHs, the organization in charge of compensation, allowance and resettlement shall apply agreed prices to prepare compensation and assistance plan for every PAHs of the project.
- Detailed compensation and assistance plan shall include sufficient quantity, volume, types, unit price, to compensate all land and non-land assets of PAHs.

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

- After the compensation, assistance and resettlement plan is approved by the authorized agencies, the OCSCC shall publish and openly post the compensation, assistance and resettlement plan at the WPCs where there is land affected.
- The organization of the meeting must be recorded in writing, certified by representatives of WPCs, Ward Fatherland Front Committee and representatives of those who have acquired land.

Step 12: Development for income restoration program (IRP)

- OCSCC must have responsibility for recording the severely PAHs, 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, job centers. to establish an IRP more appropriate to the capacity and needs of PAPs.

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

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

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

Step 14: Submission of compensation for appraisal and approval

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

Step 15: Disclosure of compensation, assistance and resettlement plan

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

Step 16: Settle complaints for land acquisition decision

- During land acquisition implementation, if there is any complaint from APs, WPCs will collect their opinions and letters of complaints and send them to higher competent agencies for consideration.
- When there is no decision on claim settlement, land acquisition will continue. In case competent agencies settling complaints conclude that the land acquisition is illegal, the implementation of land acquisition shall be halted; government agencies that issued the land acquisition decision shall take the decision to cancel the land acquisition decision and compensate for losses (if any). In case the competent agencies settling complaints conclude that the land acquisition is legal, the owners of the acquired land have to comply with the land acquisition decision.

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

- CLFDC/OCSCC shall implement payment after the decision on compensation, assistance and resettlement is approved. The payment of compensation and allowance to PAPs and the arrangements for their relocation should be carried out under the supervision of the CCSCC and representatives of affected WPCs and PAPs.
- In the case of resettlement, the organization in charge of compensation and site clearance shall hand over houses or land, land use right certificates, and house ownership certificates for PAHs prior to land acquisition. Where there is an agreement between compensation and site clearance organizations and PAHs on receiving a resettlement house and land after land acquisition, an agreement must be signed by both parties.

Step 18: Handing over sites for construction

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

Step 19: Handing over construction contract

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
























Step 20: Monitoring



- Internal and external monitoring will be conducted as soon as possible after the updated RP is approved. Monitoring will conduct continuously during the project's implementation. Independent (external) monitoring will be used on an ongoing basis to investigate the process of monitoring on a 06-monthly basis. The IMA will prepare an independent monitoring report to be submitted to the PMU and WB.
- The IMA will also carry out an evaluating investigation 6 to 12 months after all project compensation and resettlement activities have been completed.

12.2. Schedule for RP implementation

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

Table 40: Schedule for RP implementation

TT	Content of work	2016		2017				2018				2019				2020			
		3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
1	Preparation for development of RP (base on BD)																		
2	Developing the RP																		
3	Submission RP to WB to approval																		
4	Conduct detail design and alternative approval																		
5	Land demarcation																		
6	Update RP																		
7	Prepare resettlement Site																		
8	Implementation of RP																		
9	Execution of construction of items																		
10	Implement assistance program after replacement																		
11	Monitor implementation of the RP																		
12	Internal monitoring																		
13	Independent monitoring																		

	Continuous implementation
	Non-continuous implementation

PART 13: COSTS AND BUDGET,

13.1. Rapid Replacement Cost Survey

217. As required by the World Bank's OP 4.12 on Involuntary Resettlement, a Replacement Cost Survey (RCS) will need to be carried out to establish the basis for calculation of replacement costs for all the lands/crops/structures/assets affected by the Project.
218. During RP Preparation, The Consultant assessed replacement costs based on a rapid survey to collect data on current market prices for different types of land and non-land assets including transaction costs such as administrative charges, taxes, registration;
219. The survey of replacement cost was carried out based on:
- Study of the Decision No.: 35/2014/QĐ-UBND of the PPC on issuance of the regulation on list of prices for types of land in Soc Trang province 2015-2019;
 - Work in person with households in the affected areas and the surrounding area to collect information about land prices and structures to be assessed in the locality to understand about types of land and assets associated with the land in the region;
 - Working directly with local authorities to identify the price of types of land, farm crop production and other assets in the affected region and collecting legal documents including on the unit price of types of land and the unit price for other assets (including allowances for assistance).
 - Consulting with housing offices and housing websites at the locality to source and compare information on land/non-land assets rates.
 - Consulting with building contractors and building material suppliers to establish the replacement cost for houses and other structures.

13.2. Result of rapid replacement cost survey

13.2.1. Proposed residential land compensation unit price

220. Compensation prices for households are established by Decision No. 35/2014/QĐ-UBND of Soc Trang PPC.
221. Following consultation with stakeholders in October 2016 and the rapid survey of land prices, a coefficient of 1.5 was applied to the PPC compensation rates included in Decision No. 35/2014/QĐ-UBND, for all items (Table 41 below). The coefficient is the result of the rapid survey of land price of Resettlement consultants based on opinions of all stakeholders consulted. It was assessed that compensation rates issued by PPC for residential land are generally lower 1.5 time than market rates. Therefore, for the purpose of costs estimates, a coefficient of 1,5 will be used as indicated in Table 41. Detailed calculation for residential land compensation is presented in Appendix 6.
222. These updated rates will be used for cost estimates for the preparation of the RP. During project implementation, the PMU will hire an independent valuer to assess the compensation rates as defined in step 7 of section 12.1.

Table 41: Proposed compensated unit for residential land acquisition

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Ward	LIA	Compensation rates by PPC	Proposed Coefficient	Proposed rates	Notes
4	LIA 1	750,000	1.5	1,125,000	Residential land in alleys 292, 336, 346, 368, 376, 414, 440, 468, 510, 526, 534, 558
		5,000,000	1.5	7,500,000	Residential land in Ly Thuong Kiet road (section from Dong Khoi to Le Duan road)
		6,000,000	1.5	9,000,000	Residential land in Le Duan road (section from Le Hong Phong road to Ly Thuong Kiet road)
		900,000	1.5	1,350,000	Residential land in alleys 697, 550
6	LIA 2	1,000,000	1.5	1,500,000	Residential land in Tran Quoc Toan Road
		1,000,000	1.5	1,500,000	Residential land in Huynh Phan Ho road
		400,000	1.5	600,000	Residential land in alleys
3	LIA 3	1,600,000	1.5	2,400,000	Residential land in alleys 191, 199, 227, 249, 265, 285, 427, 491, 567
		8,000,000	1.5	12,000,000	Residential land in Le Hong Phong road (From Nguyen Thi Minh Khai to Doan Thi Diem road)
		1,600,000	1.5	2,400,000	Residential land in alley with a width from 2m to 4m (location 1) Le Hong Phong
		8,000,000	1.5	12,000,000	Residential land in Tran Hung Dao (from Phu Loi to Cau Kenh 3/2)
		1,600,000	1.5	2,400,000	Residential land with a width from 2m to 4m (location 1) Tran Hung Dao
2	LIA 4	1,000,000	1.5	1,500,000	Residential land in alley473
		5,000,000	1.5	7,500,000	Residential land in NH1
		800,000	1.5	1,200,000	Residential land in alley417
	LIA 5	1,400,000	1.5	2,100,000	Residential land in alley140
		600,000	1.5	900,000	Residential land in alley175
		1,750,000	1.5	2,625,000	Residential land in alley98
		1,250,000	1.5	1,875,000	Residential land in alley93
		5,000,000	1.5	7,500,000	Residential land in Truong Cong Dinh road
		4,000,000	1.5	6,000,000	Residential land in Nguyen Van Linh road
8	LIA 6	300,000	1.5	450,000	Residential land (ODT) borders Cau Den alley of Kinh Xang, section from the beginning of alley until land lot 504, sheet No. 30 Le Thi Cam Van.
		250,000	1.5	375,000	Residential land(ODT) borders Cau Den alley of Kinh Xang, section from land lot 504, sheet No. 30 Le Thi Cam Van until land lot 42, sheet BĐ 31 Thach Chieu
		150,000	1.5	225,000	Residential land (ODT) borders Cau Den alley Kenh Xang, section from land lot 42, sheet BĐ 31 Thach Chieu to the end of the alley.
		150,000	1.5	225,000	Residential land borders the alley with a width from 2 to 4m of land lot from the beginning alley to the inner no less than 150m

Ward	LIA	Compensation rates by PPC	Proposed Coefficient	Proposed rates	Notes
		150,000	1.5	225,000	Residential land borders the Alleys with a width from 2 to 4m of the land lot with scope from 150m to the inner no less than 250m
9	Hi Tech canal	200,000	1.5	300,000	Residential land of the alley with a width from 2m to 4m (location 1)
6	Tra Men A canal	12,000,000	1.5	18,000,000	Residential land in Hung Vuong road
	Tra Men A canal	4,000,000	1.5	6,000,000	Residential land in NH1A
	Tra Men A canal	1,000,000	1.5	1,500,000	Residential land in Huynh Phan Ho road
	Dien Bien Phu road, section 1	3,000,000	1.5	4,500,000	Residential land in Dien Bien Phu (VT2)
	Residential land of Dien Bien Phu road, section 2	1,500,000	1.5	2,250,000	Residential land in Dien Bien Phu(VT3)
8	Bridge and ring road 2	1,000,000	1.5	1,500,000	Pham Hung road (From Culvert 77 to Saintard bridge)
	Bridge and ring road2	800,000	1.5	1,200,000	Cao Thang road
	Bridge and ring road2	150,000	1.5	225,000	Residential land doesn't border road
2	Nguyen Van Linh bridge	1,000,000	1.5	1,000,000	Residential land in Alley 389 (section of NH 1)

13.2.2. Proposed agricultural land compensation unit price

223. Based on the rapid survey undertaken, compensation rates issued by PPC for agriculture land are generally lower 1.5 time than market rates. Therefore, for the purpose of costs estimates, a coefficient of 1,5 will be used as indicated in Table 21. Detailed calculation for agriculture land compensation is presented in Appendix 6. The proposed compensation unit prices for agricultural land are presented in Table 42 below.

Table 42: Compensation unit price for agricultural land

Ward	Item	Price	Coefficient	Proposed price	Notes
4	LIA 1	150,000	1.5	225,000	Agricultural land (location 3)
6	LIA 2	100,000	1.5	150,000	Agricultural land
3	LIA 3	150,000	1.5	225,000	Agricultural land (location3)
3	LIA 3	50,000	1.5	75,000	Agricultural land (location6)
2	LIA 5	100,000	1.5	150,000	Agricultural land
8	LIA 6	80,000	1.5	120,000	Agricultural land where a side borders alley
9	Hi Tech canal	80,000	1.5	120,000	Agricultural land
6	Tra Men A canal	310,000	1.5	465,000	Agricultural land borders Hung Vuong road

Ward	Item	Price	Coefficient	Proposed price	Notes
6	Tra Men A canal	210,000	1.5	315,000	Agricultural land borders NH 1
6	Tra Men A canal	150,000	1.5	225,000	Huynh Phan Ho Agricultural land
6	Residential land of Dien Bien Phu road, section 2	150,000	1.5	225,000	Agricultural land borders Dien Bien Phu road
8	Bridge and ring road 2	80,000	1.5	120,000	Agricultural land
8	Bridge and ring road 2	150,000	1.5	225,000	Agricultural land where a side borders Pham Hung road
8	Bridge and ring road 2	100,000	1.5	150,000	Agricultural land where a side borders Cao Thang road
2	Nguyen Van Linh bridge	80,000	1.5	120,000	Agricultural land

13.2.3. Proposed Replacement cost for House and other Structures

224. Regarding compensation rates for houses and structures, the compensation rates issued by the PPC will be used as no significant difference was found between these rates and replacement costs during the survey.

13.2.4. Proposed Replacement costs for plants and trees

225. As the Project investments mainly focus on the central area of Soc Trang City, it rarely affects the agricultural crop area. Plants that will be affected by the project are mostly trees located at houses 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 Soc Trang PPC. Therefore, the Consultant proposes that the unit price used to calculate the plants compensation for the PAHs mentioned in this report, will be applied according to Decision 49/2009/QĐ-UBND dated 25th December 2009 by Soc Trang PPC on promulgation for the plants and livestock in the Province area, multiplied by a coefficient of 1.5.

13.3. Cost Estimates

226. Expenses for resettlement compensation include expenses for preparation and implementation of the resettlement plan as well as administrative and management expenses to be calculated based on the items mentioned below (see Table 43 for detailed costs):

- Expenses for Land compensation and other affected assets in the project area;
- Expenses for IRP and special support for vulnerable groups (ethnic minorities, the old and people living on their own, poor households, women headed household and having dependent member(s), disabled head of household, households under social policy, contributors to the revolution; etc.)
- Expenses for subsidies, award and support for relocating people out of the affected area;
- Expenses for the CCSCC and local staffs to implement the resettlement plan;
- Expenses for independent supervision; and contingency.

Table 43: Cost estimation for implementation of Resettlement plan.

Kinds of affected assets	Unit	Total		Component 1		Component 2		Component 3	
		Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount
Land affected									
Residential land	m2	24,227	69,405,300,500	7,751	12,823,230,000	16,476	56,582,070,500	0	0
Agriculture	m2	137,595	18,473,727,450	4,047	880,804,500	123,525	16,390,116,150	10,023	1,202,806,800
Total (1)	m2	161,823	87,879,027,950	11,798	13,704,034,500	140,002	72,972,186,650	10,023	1,202,806,800
Main houses									
Type 1	m²	5,517	15,448,805,376	2,948	8,255,343,360	2,569	7,193,462,016	-	-
Type 2	m²	6,934	27,041,547,000	2,797	10,906,467,000	4,137	16,135,080,000	-	-
Type 3	m²	529	1,914,276,914	198	702,190,000	331	1,212,086,914	-	-
Type 4	m²	62	227,403,617	62	227,403,617	-	-	-	-
Temporary houses	m²	2,917	3,274,107,891	-	-	2,917	3,274,107,891	-	-
Total (2)			47,906,140,798	6,004	20,091,403,977	9,954	27,814,736,821	0	0
Structures									
Gate (m2)	m²	62	47,722,578	-		62	47,722,578	-	-
Yard (m2)	m²	1,110	86,207,450	535		575	86,207,450	-	-
Fence (m2)	m²	4,588	4,496,117,950	3,928	2,683,448,090	660	1,812,669,860	-	-
Cage (m2)	m²	189	196,650,330	189	196,650,330	-	-	-	-
Power meters	unit	74	76,960,000	24	24,960,000	50	52,000,000	-	-
Water meters	unit	86	89,440,000	33	34,320,000	53	55,120,000	-	-
Total (3)			4,993,098,307	4,709	2,939,378,419	1,400	2,053,719,888	0	0
Perennial and annual trees									
Fruit tree	Tree	458	48,840,000	407	48,840,000	51	-	-	-
Wood tree	Tree	17	-	-	-	17	-	-	-
Vegetable (m2)	m²	692	3,460,000	72	360,000	-	-	620	3,100,000
Bonsai	Tree	229	36,640,000	207	33,120,000	22	3,520,000	-	-
Total (4)			88,940,000	686	82,320,000	90	3,520,000	620	3,100,000

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Kinds of affected assets	Unit	Total		Component 1		Component 2		Component 3	
		Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount
Support									
Transportation/Relocation support		58	313,200,000	3	16,200,000	55	297,000,000	-	-
Repair house for partly affected HHs (30% of compensation cost for affected houses)	HH	343	8,500,957,921	309	4,767,293,718	34	3,733,664,203		
Job change support for agricultural households	m2	127,572	11,007,632,800	4,047	323,744,000	123,525	9,882,017,600	10,023	801,871,200
Support for HHs under supported by social policies	HH	3	21,000,000	1	7,000,000	2	14,000,000		
09 single women headed households	HH	9	63,000,000	6	42,000,000	3	21,000,000		
Support the business (temporary and without tax payment)	HH	18	36,000,000			18	36,000,000		
Support for ethnic minorities									
Award for on-schedule surface delivery	HH	902	1,834,000,000	619	1,238,000,000	283	566,000,000	6	30,000,000
Total (5)			21,775,790,721		6,394,237,718		14,549,681,803		831,871,200
Total A = (1)+(2)+(3)+(4)+(5)			162,642,997,776.49		43,211,374,614.89		117,393,845,161.60		2,037,778,000.00
Other expense									
Expense for organization the implementation (i)			3,200,000,000		1,600,000,000		1,200,000,000		400,000,000
Expense for replaced price survey (ii)			374,000,000		187,000,000		120,000,000		67,000,000
Expense for IRP (iii)			2,000,266,667		674,000,000		1,216,266,667		110,000,000
Expense for independent supervision (iv)			450,000,000		190,000,000		240,000,000		20,000,000
Total B= (i)+(ii)+(iii)+(iv)			6,024,266,667		2,651,000,000		2,776,266,667		597,000,000
Contingency C=(5%)of (A+B)			301,213,333		132,550,000		138,813,333		29,850,000
Total of RP implementation expense A+B+C			168,968,477,776		45,994,924,615		120,308,925,162		2,664,628,000
USD (1 USD=22,500)			7,509,710.12		2,044,218.87		5,347,063.34		118,427.91

PART 14: MONITORING AND EVALUATION

14.1. Monitoring

227. 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.

14.1.1. Internal Monitoring

228. 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 Soc Trang 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.

14.1.2. Independent monitoring and evaluation

229. 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.

230. 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.

231. 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:

- 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.

14.2. 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.

APPENDIX

Appendix 1: Meeting minutes and list of participants in the community consultation meeting about resettlement.

Community consultation at Ward 2

Time: 14pm 18/8/2018

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

BIÊN BẢN HỌP

Tên cuộc họp: Tham vấn cộng đồng về Tái định cư

Thời gian: 18/8/2018

Địa điểm: UBND Phường 2 – Trung phố Sóc Trăng

Thành phần:

Đại diện: Sở Xây dựng và Thương mại

Ông/bà: Lưu Tiến Đức Chức vụ: Phó Ban xây dựng các công trình

Ông/bà: Lý Minh Nghĩa Chức vụ: Phong Q. KT. TP. Sóc Trăng

Đại diện: UBND Phường 2

Ông/bà: Trần Quốc Long Chức vụ: CT UBND Phường 2

Ông/bà: Đặng Thanh Nhân Chức vụ: Đại diện cộng đồng dân cư P2

Đại diện Tư vấn:

Ông/bà: Trần Thị Thuý Trang Chức vụ: Chuyên gia Tái định cư

Ông/bà: Chức vụ:

Ông/bà: Chức vụ:

Ông/bà: Chức vụ:

Và các hộ gia đình trong diện bị ảnh hưởng bởi Dự án.

Nội dung:

- ✓ Giới thiệu về dự án (mục tiêu, vị trí, quy mô và dự kiến kế hoạch của Dự án)
- ✓ Các đề xuất kỹ thuật của dự án, bao gồm các hạng mục, công trình được thực hiện trên địa bàn phường
- ✓ Nội dung khung chính sách liên quan đến vấn đề bồi thường, hỗ trợ và giải phóng mặt bằng, tái định cư của Chính phủ và Nhà tài trợ
- ✓ Tham vấn ý kiến cộng đồng về vấn đề tái định cư của Dự án
- ✓
- ✓

Ý kiến thảo luận:

- Ông Trần Quốc Long (CT UBND Phường 2) - Đại diện UBND Phường 2:
những mang lại lợi ích cho nhân dân phường 2 mà
còn mang lại lợi ích to lớn góp phần thực hiện phát
triển kinh tế - xã hội của địa phương cũng như của cả
thành phố. Trong khi thực hiện dự án sẽ tác động nào

1/2

VICEN – Biên bản họp

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

tôi mỗi trường và rồi hướng tôi đến với các hoạt động của một xã hội dân chúng vì quyền lợi của tất cả mọi người, chính quyền địa phương với mạng lưới được ai ủng hộ của cá công đồng dân cư đối với địa phương.

- Ông Lữ Văn Quang (K3 - P2): Tôi bước đi phải dựa trên lợi ích của bà con nhân dân. Người dân chúng tôi với mạng lưới được ai quan tâm giúp đỡ của chính quyền địa phương với địa chủ địa phương. Bởi thế tôi rất mong sau khi được bầu thường tôi đi để ai và đi đến tôi với ở mỗi được hướng lại để yên tâm sống.

- Hoàng Bích Hậu (K4 - P2): Đồng ý với việc thu hồi đất của chính quyền địa phương với địa chủ. Tuy nhiên đề nghị xem xét đến bà, tôi đi để ai hợp lý cho bà dân bị ảnh hưởng.

- Thái Văn Khoa (K4 - P2): Đề nghị xem xét đến bà, để từ công ăn việc làm theo khu vực và nhiều gia đình đã tách khu vực, khi chưa trả đất.

- Nguyễn Văn Khoa (K5 - P2): Đề nghị chính quyền địa phương khi có chủ trương thực hiện phải công khai thông tin phương để các địa chủ có thể nắm được.

- Trương Thế Hiền (K5 - P2): Đề nghị chính quyền địa phương và phía chủ đầu tư tạo điều kiện để từ đó tạo ra việc, cho vay vốn sản xuất để phát triển sản xuất đối với những gia đình bị mất đất nông nghiệp.

- Nguyễn Thị Lành (K6 - P2): Phía chủ đầu tư và tư vấn phải được biết theo đúng trình tự quy định, bởi thường là họ chỉ đi để ai theo quy định của nhà nước của nhà tài trợ và của địa phương.

Các ý kiến phát biểu khác tập trung vào vấn đề di dời, đại diện các liên quan đã phân bổ thông tin cho người dân.

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

Kết luận:

- Phải quyết định phương án các kế dẫn đồng từ các
vào chi thức. Không phải các, đồng, hòa mang nước dư
án được, thúc đẩy tiến khai sản để, cải tạo môi trường
xã năng các chất, không nước sống cho đồng đồng.

Cuộc họp kết thúc vào hồi 16^h...giờ... cùng ngày

UBND phường.....

Ban QLDA

Đơn vị tư vấn

PHÓ GIÁM ĐỐC

CHỦ TỊCH



Lâm Trần Diệu

Trần Giáp Long

Trần Thị Thủy Tiên

ỦY BAN NHÂN DÂN
PHƯỜNG 2



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

Phường 2, ngày tháng năm 2016

DANH SÁCH

Nội dung:

STT	HỌ VÀ TÊN	ĐƠN VỊ	KÝ TÊN	GHI CHÚ
1.	Trần Chấn Long	P2		
2.	Trần Văn Diên	Xổ Xây dựng		
3.	Lê Kim Định	K3 P2 TPST		
4.	Trần Thị Nguyệt	K2 P2 TPST		
5.	Đặng Thị Bích Tú	K3 P2 TPST		
6.	Trần Văn Mỹ	K4 P2 TPST		
7.	Trần Văn Cường	K3 P2 TPST		
8.	Nguyễn Đức Tân	K3 P2 TPST		
9.	Nguyễn Thị Phương	K3 P2 TPST		
10.	Trần Huy Hùng	K5 P2 TPST		
11.	Nguyễn Thị Hạnh	K4 P2 TPST		
12.	Trần Thị Hương	K1 P2 TPST		
13.	Nguyễn Thị Bích Ngọc	K4 P2 TPST		
14.	Nguyễn Thị Hải Kỳ	K2 P2 TPST		
15.	Đặng Văn Nam	K5 P2		
16.	Nguyễn Hoàng Đức	K4 P2		
17.	Trần Bích Hậu	K4 P2		
18.	Nguyễn Thị Ngọc Trinh	K4 P2		
19.	Trần Văn Tiến	K1 P2		
20.	Trần Chí Lễ	K4 P2		
21.	Trần Văn Chèo	K4 P2		
22.	Phạm Văn Hải	K4 P2		
23.	Trần Thị Kim Dung	K3 P2		
24.	Nguyễn Thị Lanh	K6 P2		

25.	Nguyễn Thị Mát Hương	K4 Phường 2	Nguyễn Thị Mát Hương
26.	Lê Thanh Bình	K3 F2	Lê Thanh Bình
27.	Nguyễn Văn Hùng	K5 F2	Nguyễn Văn Hùng
28.	Trần Thị Hiền	K5 P2	Trần Thị Hiền
29.	Quách Bình Long	K5 P2	Quách Bình Long
30.	Nguyễn Văn Hùng	K5 P2	Nguyễn Văn Hùng
31.	Nguyễn Văn Hùng	K5-P2	Nguyễn Văn Hùng
32.	Lê Thanh Bình	K3-P2	Lê Thanh Bình
33.	Lê Thanh Bình	K4 P2	Lê Thanh Bình
34.	Nguyễn Văn Hùng	K4 F2	Nguyễn Văn Hùng
35.	Võ Thị Đan Lai	PQLAT	Võ Thị Đan Lai
36.	Hà Thị Mát Hương	phong T.N. an	Hà Thị Mát Hương
37.	Nguyễn Văn Hùng	Khu 5 Ph 2	Nguyễn Văn Hùng
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TỔNG CỘNG			

TM: ỦY BAN NHÂN DÂN
CHỦ TỊCH



Trần Giáp Long

and displaced to new place conveniently, so we will feel assured for manufacturing and business.

- Hoang Bich Hau (cluster 4 – Ward 3): I agree with the land acquisition of the local authorities and the project. However, the compensation and resettlement amount must be reasonably and satisfactory.
- Thai Van Cheo (cluster 4 – Ward 2): I recommend that the compensation should be paid according to the number of resident in households because there many households has made procedure for separating members of family in the household record but the land lot has not been separated yet.
- Nguyen Van Khoa (cluster 5 – Ward 2): The project information should be disclosed so that we can understand it clearly.
- Truong The Hien (cluster 2 – Ward 2): I hope the authorities and the Project Owner to create favorable conditions for holding vocational trainings and provide us a credit loan for manufacturing activities because our agricultural land will be acquired.
- Nguyen Thi Lanh (cluster 6 – Ward 2): The Project Owner and the consultant must comply with the procedures, regulations on compensation, resettlement support in accordance regulations of the State, the Donor and Soc Trang province.
- Other questions are about the project schedule. Concerned representatives have responded to the people satisfactorily.

Conclusion:

- The local authorities and people strongly support the draft of policy framework and want the project to be soon implemented for rehabilitating the environmental quality and living conditions.

The meeting is wrapped up at 16h30, 18 August 2016 of the day.

**People's Committee of
ward 2**

CHAIRMAN

Tran Giap Long

(signed and sealed)

Project Management Unit

DEPUTY DIRECTOR

Lam Tran Dieu

(signed and sealed)

Consultant

Community consultation at Ward 3

Time: 8h00am, Aug 22th 2016

ZUV

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

BIÊN BẢN HỌP

Tên cuộc họp: Tham vấn cộng đồng về Dự án

Thời gian: 22/8/2016

Địa điểm: UBND Phường 3

Thành phần:

Đại diện Sở Xây dựng và Thu thuế

Ông/bà: Lâm Tríển Diễm Chức vụ: PGĐ BAN XÂY DỰNG CÁC CÔNG TRÌNH

Ông/bà: Lý Hữu Nghĩa Chức vụ: Phòng QLĐT.T.P. Sóc Trăng

Đại diện UBND Phường 3

Ông/bà: Trần Trường Sơn Chức vụ: PCT UBND Phường 3

Ông/bà: Lê Cẩm Ngọc Chức vụ: Đại diện cộng đồng dân cư P3

Đại diện Tư vấn:

Ông/bà: Trần Thị Thu Trang Chức vụ: Chuyên gia tư vấn

Ông/bà: Chức vụ:

Ông/bà: Chức vụ:

Ông/bà: Chức vụ:

Và các hộ gia đình trong diện bị ảnh hưởng bởi Dự án.

Nội dung:

- ✓ Giới thiệu về dự án (mục tiêu, vị trí, quy mô và dự kiến kế hoạch của Dự án)
- ✓ Các đề xuất kỹ thuật của dự án, bao gồm các hạng mục, công trình được thực hiện trên địa bàn phường
- ✓ Nội dung khung chính sách liên quan đến vấn đề bồi thường, hỗ trợ và giải phóng mặt bằng, tái định cư của Chính phủ và Nhà tài trợ
- ✓ Tham vấn ý kiến cộng đồng về vấn đề tái định cư của Dự án
- ✓

Ý kiến thảo luận: Chức quyền địa phương cũng với các hộ dân nhất trí với các đề xuất của Ban QLĐT và các đề xuất của Ban QLĐT. Tuy nhiên, các hộ dân cũng có các câu hỏi về quy mô, các hạng mục đề xuất và đã được đại diện Sở Xây dựng, phòng QLĐT, thu thuế và đại diện dân cư tư vấn giải thích

VICEN – Biên bản họp 1/2

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

văn cũng cấp thêm thông tin. Hội số các ý kiến đưa đến về thu hồi cư trú phường 3 như sau:

- Ngô Thị Mỹ Lễ (KS - P.3): Đồng ý và nhất trí với chủ trương thu hồi đất của dự án. Tuy nhiên, cần sách đến bù, bồi thường, hỗ trợ cần phải hợp lý và qui, thực tế để đảm bảo quyền lợi, lợi ích của nhân dân.

- Nguyễn Văn Chiến (KS - P.3): Đồng nhất (đồng ý) và theo chủ trương bồi thường, hỗ trợ của dự án.

- Lê Văn Dũng (KS - P.3): Tôi đồng nhất với chủ trương của chủ trương bồi thường của dự án. Kait vọng dự án sớm triển khai.

- Lê Thị Minh Hoàn (KS - P.3): Đồng trí với những nội dung dự án.

- B. Na Min (KS - P.3): Mong dự án xem xét và đền bù cho gia đình về đất đai, hơn nữa để đền bù đền bù trước khi xây dựng dự án.

- Lê Văn Châu (KS - P.3): Lúc tôi sản mã người đến làm ở bên bờ kênh Hítch có được bồi thường hay không?

Tôi trả lời: Lúc tôi sản được bồi thường tiền đất hợp pháp sẽ được bồi thường theo đúng quy định trong chương chế sách của dự án. Lúc tôi sản được bồi thường trên đất sản chính sẽ được xem xét để hỗ trợ theo quy định.

- Trích Ngạc Sáng (KS - P.3): Đề nghị chủ quyền địa phương và chủ dự án tạo điều kiện để hỗ trợ đào tạo nghề cho vay vốn để người dân mất đất nông nghiệp có thể yên tâm phát triển sang ngành nghề khác đồng mức.

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

Kết luận:

- Phường 3 hoàn toàn nhất trí ủng hộ dự án và không chất vấn tại đây vì mà dự án đã được...
- Đề nghị chủ dự án và đơn vị tư vấn khi tiến hành đo đạc, kiến kế thì nên cân nhắc theo quy định để tránh ảnh hưởng nhiều đến đất của người dân. Chủ quyền địa phương sẽ kết sức hỗ trợ và phối hợp chủ dự án và tư vấn.

Cuộc họp kết thúc vào hồigiờ..... cùng ngày

UBND phường...3.....

Ban QLDA

Đơn vị tư vấn



PHÓ CHỦ TỊCH



PHÓ GIÁM ĐỐC

Trần Trường Sơn

Lâm Trần Diệu

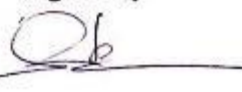
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.....Tổ chức chứng minh tham gia công đồng thuộc hệ an.....
.....hàng cấp đô thị thành phố Soc Trang.....

TT	Họ và Tên	Đơn vị	Ký tên
1	Việc Thanh Sĩ	K8-F3	Sĩ
2	Ngô Thị Mỹ Lệ	K8-P3 TP S.T	Thị
3	Đông Thị Kiều Loan	HTH P3	Loan
4	Phạm Thị Kiều Loan	HVD P3	Loan
5	Nguyễn Hữu Huệ	Hà CCB-P3	Huê
6	Trần Công Kiên	K8-P3	Kiên
7	Trần Thị Vân	K8-P3	Vân
8	Nguyễn Thị Phương	K8-P3	Phương
9	Nguyễn Thanh Loan	K7-P3	Loan
10	Nguyễn Thị Loan	K7-P3	Loan
11	Nguyễn Thị Loan	K7-P3	Loan
12	Nguyễn Thị Loan	K7-P3	Loan
13	Nguyễn Thị Loan	K7-P3	Loan
14	Nguyễn Thị Loan	K7-P3	Loan
15	Nguyễn Thị Loan	K7-P3	Loan
16	Nguyễn Thị Loan	K7-P3	Loan
17	Nguyễn Thị Loan	K7-P3	Loan
18	Nguyễn Thị Loan	K7-P3	Loan
19	Nguyễn Thị Loan	K7-P3	Loan
20	Nguyễn Thị Loan	K7-P3	Loan
21	Nguyễn Thị Loan	K7-P3	Loan
22	Nguyễn Thị Loan	K7-P3	Loan
23	Nguyễn Thị Loan	K7-P3	Loan
24	Nguyễn Thị Loan	K7-P3	Loan
25	Nguyễn Thị Loan	K7-P3	Loan
26	Nguyễn Thị Loan	K7-P3	Loan
27	Nguyễn Thị Loan	K7-P3	Loan
28	Nguyễn Thị Loan	K7-P3	Loan
29	Nguyễn Thị Loan	K7-P3	Loan
30	Nguyễn Thị Loan	K7-P3	Loan
31	Nguyễn Thị Loan	K7-P3	Loan
32	Nguyễn Thị Loan	K7-P3	Loan
33	Nguyễn Thị Loan	K7-P3	Loan
34	Nguyễn Thị Loan	K7-P3	Loan
35	Nguyễn Thị Loan	K7-P3	Loan
36	Nguyễn Thị Loan	K7-P3	Loan

Phường 3, ngày 22 tháng 8 năm 2016

Người lập



Community consultation at Ward 4

Time: 14h15pm, Aug 23th 2016

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

BIÊN BẢN HỌP

Tên cuộc họp: Tham vấn cộng đồng về Tái định cư

Thời gian: 28/8/2016

Địa điểm: UBND Phường 4 – Thôn phố Sóc Trăng

Thành phần:

Đại diện Xã Xy dựng và Thôn phố

Ông/bà: Lâm Trí Đức Chức vụ: PCĐ BQLĐA Xã dựng các công tác

Ông/bà: Lê Minh Nghĩa Chức vụ: Phòng QLĐT.T.P. Sóc Trăng

Đại diện UBND Phường 4

Ông/bà: Trần Thị Phương Trúc Chức vụ: PC.T.UBND Phường 4

Ông/bà: Đinh Văn An Chức vụ: Đại diện cộng đồng dân cư P4

Đại diện Tư vấn:

Ông/bà: Trần Thị Thủy Trang Chức vụ: Chuyên gia Tái định cư

Ông/bà: Chức vụ:

Ông/bà: Chức vụ:

Ông/bà: Chức vụ:

Và các hộ gia đình trong diện bị ảnh hưởng bởi Dự án.

Nội dung:

- ✓ Giới thiệu về dự án (mục tiêu, vị trí, quy mô và dự kiến kế hoạch của Dự án)
- ✓ Các đề xuất kỹ thuật của dự án, bao gồm các hạng mục, công trình được thực hiện trên địa bàn phường
- ✓ Nội dung khung chính sách liên quan đến vấn đề bồi thường, hỗ trợ và giải phóng mặt bằng, tái định cư của Chính phủ và Nhà tài trợ
- ✓ Tham vấn ý kiến cộng đồng về vấn đề tái định cư của Dự án
- ✓

Ý kiến thảo luận:

- Trần Thị Phương Trúc (PC.T.UBND P4): Về xã dựng
dự án sẽ phải di dời, tái định cư một số hộ gia đình trong
phườn và khu vực dự án để dự án được tiến hành với
công suất công tác của cộng đồng dân cư, nhất là những hộ bị
ảnh hưởng nặng nề, phải di dời tái định cư phải được hỗ trợ

H.Đ. PHƯỜNG 4

VICEN – Biên bản họp 1/2

- Phân Hồng Thà (K2 - P4): Di ngli chủ quyền địa phương và chỉ di án khi có chủ trương thực hiện phải đồng thời Hồng Thà ở bằng tin phường và có Hồng báo để người dân nắm được.

- Thiệp báo (K3 - P4) Nhặt từ vỉa hè chung
đường không chỉ số, để nghỉ lại đi ăn thực phẩm theo
đường không chỉ số đã đi vào

- Trên Hải Đảo (CK3 - PA) Hai bên di của Di sản
được chia để quản lý và là của bà con dân
chúng, do đó rất mong Di sản và các địa điểm Di sản
được nhận quản lý và được quy định của Nhà nước

- SS Bình (K3 - P4): Hàng phải duy ác sẽ chỉ quyền địa phương xem xét đến hủ. Nó họ cũng ăn ở các lần theo khẩu vị nhiều qin đã đi tới nhiều nhưng chưa thể đổi

- Lễ Thờ Cũ (Kl - P4) - Lễ nghi chủ quyền dân
phương và chủ chủ dân, cho dân kiến thức, tổ chức xây
vườn, đào tạo nghề cho trẻ, lễ dân lại với đất nước
và quê hương.

- Trích Mã Dĩnh (K3 - P4) - Đồng ý với việc thu hồi đất của Di An Tuy nhiên đề nghị xem xét đến bà, hồ trợ, tin cậy các lập lý cho để đến bị xử lý tương

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

Kết luận:

- Phát triển đến khu, hẻm, tá lỵ và các khu vực được chỉ định địa phương và các đơn vị liên quan phải có ứng hỗ trợ đồng tài.
- Phát triển địa phương và các đơn vị liên quan được triển khai thực hiện.

Cuộc họp kết thúc vào hồi 4h...giờ... cùng ngày



Hồ Thị Phương Trúc

Ban QLDA
PHÓ GIÁM ĐỐC



Lâm Trần Diệu

Đơn vị tư vấn

Thư Thị Thanh Bình

ỦY BAN NHÂN DÂN
PHƯỜNG 4

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

Phường 4, ngày tháng năm 2016

DANH SÁCH

Tham gia xây dựng PH về T.Đ.C

STT	Họ và tên	Đơn vị	Ký tên
01	Phạm Hồng Hải	K.2 P.4	<i>Phạm Hồng Hải</i>
02	Lê Thái Hòa	K.2 F.H	<i>Lê Thái Hòa</i>
03	Nguyễn Văn Thế	K.2 F.H	<i>Nguyễn Văn Thế</i>
04	Tiến út	K.2. F.H	<i>Tiến út</i>
05	Nguyễn Hưng Dũng	K.3. F.H	<i>Nguyễn Hưng Dũng</i>
06	Nguyễn Hoài Hân	K.3 F.H	<i>Nguyễn Hoài Hân</i>
07	Lê Thị Hoa	K.3 F.H	<i>Lê Thị Hoa</i>
08	Sô pha	K.3 F.H	<i>Sô pha</i>
09	Phan Tấn Dũng	K.3 F.H	<i>Phan Tấn Dũng</i>
10	Hà Ngọc Tuyết	K.3 F.H	<i>Hà Ngọc Tuyết</i>
11	Nguyễn Thị Ngọc Hương	K.3 F.4	<i>Nguyễn Thị Ngọc Hương</i>
12	Nguyễn Thị Hoa	K.3 F.H	<i>Nguyễn Thị Hoa</i>
13	Đoàn Thanh Tâm	K.3 F.H	<i>Đoàn Thanh Tâm</i>
14	Đinh Văn Chánh	K.3 F.4	<i>Đinh Văn Chánh</i>
15	Sơn Hải	K.3 F.4	<i>Sơn Hải</i>
16	Trần Kim Linh	K.3 P.4	<i>Trần Kim Linh</i>
17	Lê Thanh Vũ	K.2 P.4	<i>Lê Thanh Vũ</i>
18	Ngô Văn Quân	K.2 P.H	<i>Ngô Văn Quân</i>

19	Nguyễn Văn Sĩ		W
20	Nguyễn Thị Lan		Luo
21	Phạm Thị Đức		Cue
22	THANH THỊ HỒNG		Hông
23	Lý Kiên Đồng		Đồng
24	Nguyễn Thị Ngọc Ánh	K2 P4	en
25	Lâm Văn Cường		Qu
26	Nguyễn Thị Hồng Hiệp	K2 P4	Hiệp
27	Lâm Văn Dân	Sx D	Kuo
28	Trần Hải Dũng	K3, P4	H
29	Trần Văn Đức	K3, P4	Đ
30	Hồ Văn Cẩm Tú	PN P4	TP
31	Nguyễn Văn Thành	ee B	Nb
32	Chân Thành Chung	ND	S
33	Huỳnh Tấn Phát	ATN	Phat
34	Thái Quốc Trung		TT
35	Võ Thị Đan Lôi	PQLDT	VL
36	Hứa Thị Nô Sĩ Tha	phong TN - M	Tha
37	Sơn Xuân Khang	UATD PH	S
38	Lý Minh Nghĩa	phong QLDT	Minh
39	Ngô Thị Phương Ngọc	UATD	Ng
40	Trần Thị Hên	K3 P4	Ph

Community consultation at Ward 6

Time: 14h00, Aug 26th 2016

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

BIÊN BẢN HỌP

Tên cuộc họp: Thảo luận cộng đồng về tái định cư

Thời gian: 23/8/2016

Địa điểm: UBND Phường 6 - Tỉnh phố Sóc Trăng

Thành phần:

Đại diện Sở Xây dựng và Tái định cư

Ông/bà: Lưu Văn Đến Chức vụ: Phó BQLĐA Xây dựng và Tái định cư

Ông/bà: Lý Hải Ngân Chức vụ: Phòng QLĐT TP. Sóc Trăng

Đại diện UBND Phường 6

Ông/bà: Trần Thị Loan Thảo Chức vụ: CT UBND Phường 6

Ông/bà: Trần Văn Dũng Chức vụ: Đại diện cộng đồng dân cư P6

Đại diện Tư vấn:

Ông/bà: Trần Thị Thủy Trang Chức vụ: Chuyên gia Tái định cư

Ông/bà: Chức vụ:

Ông/bà: Chức vụ:

Ông/bà: Chức vụ:

Và các hộ gia đình trong diện bị ảnh hưởng bởi Dự án.

Nội dung:

- ✓ Giới thiệu về dự án (mục tiêu, vị trí, quy mô và dự kiến kế hoạch của Dự án)
- ✓ Các đề xuất kỹ thuật của dự án, bao gồm các hạng mục, công trình được thực hiện trên địa bàn phường
- ✓ Nội dung khung chính sách liên quan đến vấn đề bồi thường, hỗ trợ và giải phóng mặt bằng, tái định cư của Chính phủ và Nhà tài trợ
- ✓ Tham vấn ý kiến cộng đồng về vấn đề tái định cư của Dự án
- ✓

Ý kiến thảo luận: Cả khung chính sách, người dân đồng ý nhất trí cho và ủng hộ các chính sách tái định cư. Tư vấn cũng đã giải thích được về các chính sách bồi thường, hỗ trợ và giải phóng mặt bằng, tái định cư của Chính phủ và Nhà tài trợ. Người dân đồng ý nhất trí cho và ủng hộ các chính sách tái định cư của Dự án. Tư vấn cũng đã giải thích được về các chính sách bồi thường, hỗ trợ và giải phóng mặt bằng, tái định cư của Chính phủ và Nhà tài trợ.

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

- Phan Hải Thuý (K6-P6): Nhặt túi rác rác dư thừa của các thuê đến bù. Đề nghị chi án giúp khai sắn.
- Trần Văn Dũng (K6-P6): Thống nhất của các thuê đến bù, hỗ trợ. Đề nghị: Khi Trà Men đất ống cống, lấp lù, sắn để tiếp ống cống thoát nước. Để xuất dư thừa đất khai sắn sắn và đường Trà Men (Huyện Phan H.) đang bị ngập úng và khi Trà Men nước không thoát được bị ứ đọng mỗi tháng vài nghìn trong.
- Liên Hồng Phúc (K1-P6): Nhặt túi rác phường án đến bù của nhà nước, yêu cầu sắn, triển khai thu sắn.
- Diệp Hải Sơn (K6-P6): Tổ chức nhất với quan đến của dư thừa, sắn để mìn, bỏ kế hoạch và thu tư sắn với Ngân hàng Thế giới chấp thuận dư thừa để dư thừa sắn được triển khai.
- Lê Văn Đức (K1-P6): Bất đồng với khu vực chôn cất của dư thừa.
- Lương Văn (K1-P6): Đề nghị phân chia dư thừa và chôn cất quan đến phường, đến và tư vấn thực hiện theo đúng trình tự, quy định của Nhà nước, của Chủ tịch Việt Nam và của tỉnh Sóc Trăng, đồng thời xem xét tạo điều kiện để hỗ trợ đào tạo nghề, cho vay vốn để phát triển sản xuất các các, kế hoạch bị mất đất nông nghiệp.
- Đã ký kết phát triển khác để tăng thu quy mô hàng hóa, phường án lại thuật và để dư thừa để đến các bên, liên quan đã phân bổ, hướng tin cho người dân.



Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

Kết luận:

- UBND Phường 6 và các tổ chức đồng thuận nhất
đến với dự án. Nhưng khi các đơn vị này được
đưa ra được được đưa ra khu vực để an ninh
trường và việc an ninh, lượng các đơn vị đồng ý.

Cuộc họp kết thúc vào hồigiờ..... cùng ngày



Nguyễn Thị Loan Châu

Ban QLDA
PHÓ GIÁM ĐỐC



Lâm Trần Diệu

Đơn vị tư vấn

Ths Thsư Bảy

BAN NHÂN DÂN
PHƯỜNG 6

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

Phường 6, ngày tháng năm 2016

DANH SÁCH HỌP

Tham gia công trình Phường 6

TT	Họ và tên	Đơn vị	Ký tên
1.	Nguyễn Phú Hào	83 Huỳnh Phan Hộ	Nguyễn Phú Hào
2.	Cao Văn Bổng	HĐS CCB	Cao Văn Bổng
3.	Huỳnh Ngọc Đăng	HĐS NĐ	Huỳnh Ngọc Đăng
4.	Đỗ Hồng Dũng	271, K1, F6	Đỗ Hồng Dũng
5.	Nguyễn Văn Hùng	69 Huỳnh Phan Hộ	Nguyễn Văn Hùng
6.	Trương Văn Uí	219 Hùng Vương cũ	Trương Văn Uí
7.	Nguyễn Văn Đình	09 TPĐH	Nguyễn Văn Đình
8.	Phạm Văn Mai	1171, Huỳnh Phan Hộ	Phạm Văn Mai
9.	Phạm Văn Hùng	1171, Huỳnh Phan Hộ	Phạm Văn Hùng
10.	Nguyễn Minh Trí	1113 Huỳnh Phan Hộ	Nguyễn Minh Trí
11.	Lưu Thị Sa Phi	17A Huỳnh Phan Hộ	Lưu Thị Sa Phi
12.	Trần Cui	15 Huỳnh Phan Hộ	Trần Cui
13.	Đỗ Kim Cui	367 - 14 cũ	Đỗ Kim Cui
14.	Điệp Anh Sung	15 Huỳnh Phan Hộ	Điệp Anh Sung
15.	Bình Văn Dũng	49 Huỳnh Phan Hộ	Bình Văn Dũng
16.	Liên Hồng Phúc	408 Trần Bình Phú	Liên Hồng Phúc
17.	Nguyễn Văn Hùng	K1-P6	Nguyễn Văn Hùng
18.	Trần Văn Hùng	104 Phố TX Ngã Hai K1-P6	Trần Văn Hùng
19.	Nguyễn Văn Hùng	306 Trần Bình Phú	Nguyễn Văn Hùng
20.	Nguyễn Văn Hùng	310 K1-P6	Nguyễn Văn Hùng
21.	Phạm Văn Hùng	125 Phố Nguyễn Huệ	Phạm Văn Hùng
22.	Trần Văn Hùng	ĐCPS	Trần Văn Hùng
23.	Huỳnh Văn Hùng	PTM - NĐ	Huỳnh Văn Hùng
24.	Lý Văn Hùng	QLĐT	Lý Văn Hùng
25.	Vũ Văn Hùng	09 Phường QLĐT	Vũ Văn Hùng
26.	Đỗ Văn Hùng	K6 P6 ST	Đỗ Văn Hùng
27.	Nguyễn Văn Hùng	K6 P6 ST	Nguyễn Văn Hùng
28.	Đỗ Văn Hùng	P6 ST	Đỗ Văn Hùng
29.	Trần Văn Hùng	K6 P6 ST	Trần Văn Hùng
30.	Đỗ Văn Hùng		Đỗ Văn Hùng

Lập bảng

TT	Họ và tên	Đơn vị	Ký tên
1	Trần Thị Thuý Trang	Đã vào	hđ
2	Phạm Thị Diễm	Sở V.D	Đ
3	Đường Văn K. Trang	Trên văn	Đ.Đ.
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Lập bảng

Community consultation at Ward 8

Time: 08h00 am, Aug 25th 2016

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

BIÊN BẢN HỌP

Tên cuộc họp: Tìm kiếm và bồi dưỡng

Thời gian: 25/8/2016

Địa điểm: UBND Phường 8 – Thành phố Sóc Trăng

Thành phần:

Đại diện Sở Xây dựng và UBND Thành phố

Ông/bà: Sơn Văn Diên Chức vụ: Phó BQLM Xây dựng các công trình

Ông/bà: Thư Thị Mỹ Hòa Chức vụ: Là Phó Bí thư

Đại diện UBND Phường 8

Ông/bà: Trần Văn Tiêm Chức vụ: Chủ tịch UBND Phường 8

Ông/bà: Huy Hoàng Văn Bắc Chức vụ: Đại diện các An ninh (cấp phường)

Đại diện Tư vấn:

Ông/bà: Trần Văn Hùng Chức vụ: Chuyên gia Bồi dưỡng

Ông/bà: Chức vụ:

Ông/bà: Chức vụ:

Ông/bà: Chức vụ:

Và các hộ gia đình trong diện bị ảnh hưởng bởi Dự án.

Nội dung:

- ✓ Giới thiệu về dự án (mục tiêu, vị trí, quy mô và dự kiến kế hoạch của Dự án)
- ✓ Các đề xuất kỹ thuật của dự án, bao gồm các hạng mục, công trình được thực hiện trên địa bàn phường
- ✓ Nội dung khung chính sách liên quan đến vấn đề bồi thường, hỗ trợ và giải phóng mặt bằng, tái định cư của Chính phủ và Nhà tài trợ
- ✓ Tham vấn ý kiến cộng đồng về vấn đề tái định cư của Dự án
- ✓

Ý kiến thảo luận: Các hộ dân đồng ý với khung chính sách và các ý kiến đưa ra để giải quyết tái định cư, mong muốn Dự án sớm được triển khai

Huy Hoàng Văn Bắc (TPN - PB): Đồng ý với các thu hồi đất và bồi dưỡng địa phương và dự án. Tuy nhiên đề nghị xem xét đến bù đắp cho các hộ bị ảnh hưởng do sức khỏe

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

Lợi ích hưởng

- Nguyễn Thị Kiều (K3-P8): Đề nghị chủ quyền đất đai, phương tiện số chủ đường, thực hiện phải công khai, thống nhất, báo cáo người dân biết được

- Lưu Kim Thảo (K4-P8): Đề nghị xem xét quan tâm hỗ trợ các hộ dân bị mất đất nông nghiệp, tạo điều kiện hỗ trợ, đến tạo việc làm cho họ

- Nguyễn Thị L (K3-P8): Hội đồng địa phương được chia sẻ lợi ích của bà con nông dân. Người dân chứng tỏ rất trung thực được sự quan tâm, giúp đỡ của chủ quyền địa phương và dự án

- Tô Ba Khia (K4-P8): Thống nhất và đồng ý với không chủ sách đền bù, hỗ trợ, hỗ trợ của dự án

- Trần Văn Thống (K3-P8): Mong chủ dự án và địa phương sớm giải quyết, do dự theo đường quy định để tránh ảnh hưởng, sai sót đến đời sống bà con. Việc ra ngoài dự án sẽ những chủ yếu hỗ trợ đến đến bà con để bà con dễ vượt qua

- Võ Thanh Long (K4-P8): Đề nghị xem xét đền bù, hỗ trợ công an, cứu hộ, thực hiện và nhiều người đã đi trước nhưng vẫn chưa giải quyết

- Lê Thị Loan (K3-P8): Nhất trí với các vấn đề chung mà chủ dự án và đơn vị tư vấn đã nêu ra trong các họp. Bản thân tôi cũng là con nông dân phương & rất ủng hộ việc thực hiện dự án cũng như dự án không chủ sách hỗ trợ ai đã nêu. Sang cũng rất mong chủ dự án cũng đơn vị tư vấn cần kết thực hiện theo đúng quy định, tránh tự nêu đã được trao đổi trong các họp tham vấn.

Tất cả các ý kiến của bà con đều đã được chủ dự án và đơn vị tư vấn phản hồi và cung cấp, thực hiện thống nhất



Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

Kết luận:

- Phải quyền địa phương và tổ dân phố cần sớm thực hiện kế hoạch. Khi đi về dự thảo không chủ yếu, chỉ đi để đã rồi trong các họp, thảo luận.
- Mong dự án sớm được triển khai để giúp bà con có cuộc sống tốt hơn.

Cuộc họp kết thúc vào hồigiờ..... cùng ngày

UBND phường.....
CHỦ TỊCH

Lương Thanh Tiêm

Ban QLDA
PHÓ GIÁM ĐỐC

Lâm Trần Diệu

Đơn vị tư vấn

nh
Đoàn Mỹ Thủy

DANH SÁCH DỰ HỢP

Tham vấn, công đồng, dự án, nâng cấp, thị trường, Việt Nam
 Tiểu dự án, Khu 4, phố, Soc Trang, phường 8

Số TT	Họ và tên	Đơn vị	Ký nhận
1	Nguyễn Thị Lợi	K3	[Signature]
2	Nguyễn Thị Diệu	K3	[Signature]
3	Nguyễn Thị Nga	K3	[Signature]
4	Thị Nga	K3	[Signature]
5	Lương Thanh Xuyến	PS	[Signature]
6	Ngô Hùng Sơn	PS	[Signature]
7	Võ Hùng Sơn	K3-PS	[Signature]
8	Huỳnh Xuân Trường	K4-PS	[Signature]
9	Thị Hiền Thương	K4-PS	[Signature]
10	Lâm Thị Thanh	K4-PS	[Signature]
11	Trần Văn Thủy	K3-PS	[Signature]
12	Đào Diệu Đan	PS	[Signature]
13	Nguyễn Thị Mỹ Nhung	K3-PS	[Signature]
14	Trần Thị Liên	CS Phong Quạt	[Signature]
15	Thị Thu Ngọc Bích	Pháp TN-NV	[Signature]
16	Thị Thị Mỹ S. Th	K4	[Signature]
17	Chân Thị Thanh Li	K3	[Signature]
18	Thị Thị Ngọc Liên	K3	[Signature]
19	Trần Thị Ngọc	K3	[Signature]
20	Nguyễn Thị Ngọc	K3-PS	[Signature]
21	Hà Thị Bạch Tuyết	K3-PS	[Signature]
22	Chị Lê Thị Lanh	PNP	[Signature]
23	Thị Thị Bắc Yên	PNP	[Signature]
24	Lê Thị Ngọc Phương	K4	[Signature]
25	Võ Thị Ngọc Lan	PNP	[Signature]
26	Võ Thị Ngọc Lan	VH-XH-PS	[Signature]
27	Nguyễn Thị Ngọc Lan	K3	[Signature]
28	Lê Thị Phương Dung	K4	[Signature]
29	Quách Thị Ngọc	K3	[Signature]
30	Trần Văn Thanh	K3	[Signature]
31	Hà Văn Nhi	K3	[Signature]
32	Nguyễn Thị Thanh	K3	[Signature]
33	Võ Kim Liên	K4	[Signature]
34	Lê Văn Sơn	K4	[Signature]
35	Quách Thị Ngọc	K4	[Signature]
36	Lê Thị Ngọc	K4	[Signature]

37	Lý Trọng Sơn	K2 P2	Quang
38	Nguyễn Văn Hai	K2 P2	Hai
39	Đỗ Thái	K4 P2	Đinh
40	Đỗ Phước Khanh	K4 P2	Đinh
41	Đường Công Sơn	K4 P2	Đinh
42	Đường Văn Tuấn	K3 P8	Đinh
43	Đỗ Ngọc Bang	K4 P8	Đinh
44	Hà Sơn Hiệp	K3 P8	Đinh
45	Trần Văn Nhì	K3 P8	Đinh
46	Trần Thị Lê	K3 P8	Đinh
47	Nguyễn Văn Công	K3 P8	Đinh
48	Trần Văn Công	M. C.	Đinh
49	Đường Văn Tuấn	M. C.	Đinh
50	Đường Văn Tuấn	K2 P2	Đinh
51	Nguyễn Văn Tuấn	M. C.	Đinh
52	Nguyễn Văn Tuấn	M. C.	Đinh

Người lập danh sách

Đinh Văn Tuấn

Community consultation at Ward 9

Time: 15h30 pm, Aug 26th 2016



Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

BIÊN BẢN HỌP

Tên cuộc họp: ...Taham...vấn...cộng đồng về Tái định cư...

Thời gian: ...26/8/2016...

Địa điểm: ...UBND phường 9 – Thành phố Sóc Trăng...

Thành phần:

Đại diện ...Sở xây dựng và Thành phố

Ông/bà: ...Lâm Văn Diên... Chức vụ: ...Phó B.A. Xây dựng các công trình

Ông/bà: ...Lý Minh Ngọc... Chức vụ: ...Phòng Nh.Đ.T. Thành phố Sóc Trăng

Đại diện ...UBND phường 9...

Ông/bà: ...Lê Hoàng Sơn... Chức vụ: ...P.C.T. UBND phường 9...

Ông/bà: ...Lê Hoàng Khôi... Chức vụ: ...Đoàn thể địa phương...

Đại diện Tư vấn:

Ông/bà: ...Trần Thị Thủy Dung... Chức vụ: ...Chuyên gia Tái định cư...

Ông/bà: ... Chức vụ: ...

Ông/bà: ... Chức vụ: ...

Ông/bà: ... Chức vụ: ...

Và các hộ gia đình trong diện bị ảnh hưởng bởi Dự án.

Nội dung:

- ✓ Giới thiệu về dự án (mục tiêu, vị trí, quy mô và dự kiến kế hoạch của Dự án)
- ✓ Các đề xuất kỹ thuật của dự án, bao gồm các hạng mục, công trình được thực hiện trên địa bàn phường
- ✓ Nội dung khung chính sách liên quan đến vấn đề bồi thường, hỗ trợ và giải phóng mặt bằng, tái định cư của Chính phủ và Nhà tài trợ
- ✓ Tham vấn ý kiến cộng đồng về vấn đề tái định cư của Dự án
- ✓

Ý kiến thảo luận: ...Người dân đồng ý với Dự án cũng như chi thức không phải sống như sau:

- Ông Lê Hoàng Khôi (UBND P.9): Quy mô và phương án thu hồi đất kiến thiết là sẽ thu hồi một phần hay hai phần?

Trả lời: Lê Hoàng Khôi nói tạo đồng bộ hai phần hai



Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

lịch phường 3 và phường 9

- Triều Kim thông (K5 - P9): Lúc tôi sinh ra người dân ở hai bên bờ kênh, thì có được bồi thường hay không?

Trả lời: Nếu các thị sinh này xây dựng đến đất hợp pháp của họ, dân thì sẽ được bồi thường, lúc kiến trúc xây dựng đất không hợp pháp hay còn gọi là đất lấn chiếm thì sẽ không được bồi thường mà sẽ được bồi trả theo mỗi chung đi nếu trong khung đất sách.

- Phạm Văn Bật (K5 - P9): Trong khung đất sách không để cấp đất, là họ cho người dân trồng cây ăn trái rồi họ sẽ bán cho nên nhà được bán nên được.

Trả lời: Việc dân hóa thoát nước đã có các phường ăn lộc nhiều năm, đất hợp các phần của thoát nước sẽ thoát và thoát nước mưa cho có khu dân cư. Không phải sẽ biến dân, lúc gần hai phần của tạo những dịch đất nên việc không bị lụt lội. Ý kiến này sẽ được ghi nhận và nghiên cứu thêm.

- Nguyễn Thị Loan (K5 - P9): Rất mong các quyền địa phương tạo điều kiện để cư dân ở khu vực này các gia đình vào được ở gần nhau và các hộ gia đình đã qua và mỗi đường sống xung quanh có kẻ con thằn lằn để khi chuyển sang mỗi trường sống mới vào có thể cũng giúp đỡ nhau.

Dự án Nâng cấp mở rộng đô thị Việt Nam – Tiểu dự án thành phố Sóc Trăng, tỉnh Sóc Trăng

Kết luận:

- Quyết định địa phương và bà con nhân dân phường 9 đồng ý và nhất trí với chủ trương thu hồi đất của dự án. Tuy nhiên chủ đầu tư cần phải hợp lý và đảm bảo lợi ích cho người dân.

Cuộc họp kết thúc vào hồigiờ..... cùng ngày

UBND phường.....

Ban QLDA

Đơn vị tư vấn

PHÓ CHỦ TỊCH

PHÓ GIÁM ĐỐC






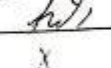



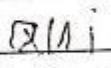
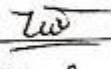
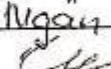
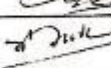
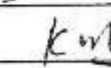
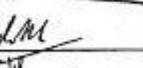


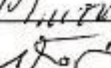
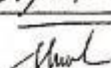
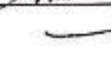



Lâm Trần Diệu

Lê Hoàng Lê

Ms Thi Thuy Tuy

DANH SÁCH DỰ HỢP
 Tham vấn cộng đồng Dự án Nâng cấp đô thị Việt Nam
 Tiểu dự án TP Soc Trang - Phường 9

STT	Họ và tên	Đơn vị	Ký tên
01	Lê Hoàng Khôi	LB PG	
02	Phạm Thị Cẩm Hồng	K5	
03	Nguyễn Thị Ngọc Lê	K5	
04	Chào Noel	K5 PG	
05	Phan Thanh Tân	K5 PG	
06	Trần Thị Mỹ Hạnh	K5 PG	
07	Trần Thị Hồng Nhung	K5 PG	
08	Trần Thị Hiền	K5 PG	
09	Trần Thị Hiền	K5 PG	
10	Đỗ Văn An	"	
11	Trần Thị Hiền	"	
12	Nguyễn Thị Thủy Ngân	"	
13	Trần Thị Hương	"	
14	Phạm Thị Ngọc Bích	Chợ Phong Quýt	
15	Trần Thị Kim Thảo	PET Hội Nông Dân	
16	Đỗ Thị Phương	K5	
17	Trần Thị Kim Hương	K5	
18	Nguyễn Thị Loan	K5 PG TP Soc	
19	Phạm Ngọc Phương	K5 PG	
20	Lê Thị Hương	K5 PG	
21	Trần Thị Ngọc Sĩ Thảo	PTN - NT	

Appendix 2: Some photos of community consultation on LIAs



Community consultation in Ward 2



Community consultation in Ward 3



Community consultation in Ward 4



Community consultation in Ward 6



Community consultation in Ward 8



Community consultation in Ward 9

Appendix 3: Questionnaires of SES

Form No.:

QUESTIONNAIRE ON HOUSEHOLD SURVEY AND INVENTORY OF LOSSES

Project: VIETNAM SCALING-UP URBAN UPGRADING PROJECT – SOC TRANG CITY
SUBPROJECT – SOC TRANG PROVINCE

PART I: SOCIO-ECONOMIC SURVEY QUESTIONNAIRE

A. INFORMATION ABOUT HOUSEHOLDS

1. Full name of householder:
2. Address: No./alley/road.....Village.....Ward:.....City:.....
3. Phone number (*fixed and the most frequently use phone number*):
.....
4. LIA: (*The surveyor will study/learn the information and fill in the blank*).....

Ward	LIA
Ward 2 - 1	LIA 1 - 1
Ward 3 - 2	LIA 2 - 2
Ward 4 - 3	LIA 3 - 3
Ward 6 - 4	LIA 4 - 4
Ward 8 - 5	LIA 5 - 5
Ward 9 - 6	LIA 6 - 6

5. Number of PERSONS in a household:.....persons. (*fill the number of persons named in the existing family register book*)
6. The poor households (*The local authorities' list of poor households*)

Poor household	
Near poor household	
Others:	
- Women headed household	
- The disabled headed household	
- The elderly headed household without support	
- Household with state's policy	
- Ethnic minority	

B. SOCIO-ECONOMIC SURVEY (according to the instructed number)

7. Households' demographic information

N o.	Name of members	Male/Fe male	Ag e	Educatio n backgro und	Major occupat ion	Job/unemploye d(y/n)	Income/m onth (VND/mo nth)
1	Householder:						
2	The first member:						
3	The second member:						
4	The third member:						
5	The fourth member:						
6	The fifth member:						

8. Average household income per year from various sources (write the amount of your family's income sources)

Income sources	Amount
Agriculture	.....VND
Poultry – breeding	.....VND
Hired workers	.....VND
Employee in companies	.....VND
Service/Goods buying and selling	.....VND
Subsidy from social supporting/assistance	.....VND
House/land for lease	.....VND

Income sources	Amount
Others	.....VND
Total:	.....VND

9. Average annual expenditures of households (within a year) (Write the amount for your family's expenditures)

Expenditures	Amount
Daily food	.....VND
Funeral/wedding	.....VND
Energy for cooking	.....VND
Drinking water	.....VND
Electricity	.....VND
Clothes	.....VND
Medicines/medical service	.....VND
Education	.....VND
House repair	.....VND
Contribution to social funds	.....VND
Personal activities	.....VND
Others	.....VND

10. Which is the type of your house? (*tick your house's type*)

No.	Types of house	Selection
1	Temporary house	
2	Independent house (one-storey) with wooden pillars, pre-cast concrete pillars, brick pillars or prefabricated steel frame houses	
3	independent houses with Reinforced Concrete pillars frame, (iii) one-storey houses or 2-4 storeies house	
4	Terraced house with precast concrete pillars, brick pillars, or prefabricated framehouses	
5	Terraced house with RC pillars frame	
6	Villa	

11. Daily water sources and using purposes (*Tick the main source and purpose*)

No.	Water source	Eating & drinking	Washing/showering
1	Tap water with water meter		
2	Water from hand dug wells		
3	Water from bored wells		

No.	Water source	Eating & drinking	Washing/showering
4	Rainwater		
5	Water in canals/rivers/ponds		
6	Buy water from private units		
7	Others		

12. Sanitation conditions of household (*Tick your selection*)

No.	Toilets used	Your toilet
1	Septic toilet	
2	Latrine	
3	One-compartment toilet	
4	Two-compartment toilet	
5	Public toilet	
6	None	

13. Common diseases suffered from by the community (*Tick your selection*)

No.	Common diseases	Your common diseases
1	Flu	
2	Respiratory diseases	
3	Fever	
4	Cholera	
5	Hepatitis	
6	Infected with Agent	
7	Others: clarify the disease(s)	

14. Medical service units of households (*tick services/medical unit used and the actual distance from your home to the unit*)

No.	Facilities	Visited	Distance		
			1-2 km	2-5 km	Over 5 km
1	Medical service unit				
2	The city's hospital				
3	Private clinic				
4	Drug store				

No.	Facilities	Visited	Distance		
			1-2 km	2-5 km	Over 5 km
5	Ethnic therapy establishments				
6	Others				
7	No response				

15. Is your family in debt?

Yes

☐

No

☐

16. Of which organizations is your family a member (*tick your selection*)

No.	Organizations	Tick your selection
1	Farmer Association	
2	Youth Union	
3	Women union	
4	Veterans' association	
5	Elderly Association	
6	Religion	
7	Others	

17. Current status of flooding

Has your living location frequently been under flooding/inundation over the past three years?

Yes

☐

No

☐

If yes, how often in a month?

How high of average flooding level?.....

Flooding duration/time?.....

18. Which items do you want the local authorities to invest in for the coming years (*tick your three priorities*)

No.	Items	Selection
1	Transport road	

No.	Items	Selection
2	Construction of bridge across river	
3	Drainage system	
4	Electricity supply	
5	Water for domestic activities	
6	Schools	
7	Clinics, hospitals	
8	Entertainment items	

Thank you.

Appendix 4: Questionnaire of IOL

Form No.:

.....

QUESTIONNAIRE ON PRELIMINARY INVENTORY OF LOSSES

GENERAL INFORMATION

Households affected by: [.....] (Fill in the blank with the following item (s))

- (1) Upgrading and expansion of alleys in LIAs
- (2) Dredging of Tra Men A canal
- (3) Upgrading and rehabilitation of Hi Tech canal
- (4) Construction of bridge and ring road 2
- (5) Construction of Nguyen Van Linh bridge across Maspero River
- (6) Rehabilitation of Dien Bien Phu road
- (7) Construction of resettlement site

General information about households:

19. Full name of householder:
20. Address: No/alley/road.....Village.....Ward:.....City:.....
21. Phone number (*fixed and the most frequently use phone number*):
22. LIA: (*The surveyor will study/learn the information and fill in the blank*):.....
23. Number of PERSONS in a household:.....persons. (*fill the number of Persons named in the existing family register book*)

Specific information about households:

- (1) Is your family an EM household (Yes/No, Y/N)
- (2) Is your family the poor under the regulation of the Ministry of Labor, Invalids and Social Affairs (Yes/No, Y/N) (Article 29 under the QD 12/2010)
- (3) Are there any persons of your family the members of: Vietnamese Heroic Mother, Hero of the People's Armed Forces, The Hero of Labor? (Yes/No., Y/N)
- (4) Are there any persons of your family subjected to invalids, war invalids, martyrs' families (Yes/No,Y/N).....
- (5) People with Meritorious Services to the Revolution (Y/N)
- (6) Are there any members in your family the retired officers (Yes/No,Y/N)
- (7) How many people are there in your family:....., How many females:
- (8) What is your family's major occupation?
- (9) Are there any members in your family directly working in agricultural production (Yes/No,Y/N).....

Others:

- (1) Is your family an at-place business household?
- (2) What are your business products? For example: groceries, foods, etc.).....
- (3) How much is your average income in a month? (specify the amount).....

INFORMATION ABOUT LOSSES

(Staff will work with households to discuss and fill the following information)

A – AFFECTED LAND AND ASSETS

1. Residential land

Q 1: How large is your household's total residential land:..... m²

Question 1.1. How large is your household's residential land acquired by the Project: ...m².

Question 1.2. The percentage of residential land acquisition area/total residential land area is:.....%

Question 1.3. Within residential land area, how many m² of land having land use right certificate?m². (if the area is 0, skip **Question 1.4**)

Question 1.4. If the area is more than 0 m², when was the land used?

1. Before 1/7/2004

☐

2. After 1/7/2004

☐

Question 2: Is the remaining residential/housing land area enough for building house?

1. Yes

☐

2. No

☐

Question 3: If having to displace to another place, you will select:

1. Concentrated
resettlement

☐

2. Dispersed/self-
resettlement (receive
money and find
yourself a new place for
resettlement)

☐

2. Agricultural land

Question 4: Total using agricultural land area:

Annual land.....m².

Long-term land:m²

Question 5. Area of agricultural land acquisition:

Annual land.....m².

Long-term land:m²

Question 6. The percentage of agricultural land acquired by the Project/total using agricultural land area:.....%

Question 7. Of total agricultural land acquisition area, how many m² of land having no land use right certificate?

Annual landm².

Long-term land:m²

3. Others:.....

Question 8: Total using land area:m²

Question 9: Land acquisition area:m²

Question 10: Percentage of land acquisition:.....%

4. Public land:

How many m² of public land affected by the Project m²:..... (the figure will be confirmed by land officials)

B – AFFECTED STRUCTURES

1. Houses

Question 11: Types of affected houses, impact levels and legal status:

N o.	Types of house	Select ion	Impact levels				Legal status			
			Par tly	Affec ted area (m ² floor area)	Entir ely	Affecte d percent age	With Land use right certific ate	Witho ut Land use right certific ate	Build houses on agricult ural land	Rent ed hous e
1	Temporary house									
2	Independe nt house (one- storey) with wooden pillars, pre-cast concrete pillars, brick pillars or prefabri cated steel frame houses									
3	independe nt houses with Reinforced Concrete pillars frame, (iii) one-storey houses or									

N o.	Types of house	Select ion	Impact levels				Legal status			
			Partly	Affected area (m2 floor area)	Entirely	Affected percent age	With Land use right certificate	Without Land use right certificate	Build houses on agricultural land	Rented house
	2-4 storey house									
4	Terraced house with precast concrete pillars, brick pillars, or prefabricated frame houses									
5	Terraced house with RC pillars frame									
6	Villa									

Question 12: Others

No.	Assets	Unit	Quantity
1	Kitchen	(m2)	
2	Barn	(m2)	
3	Electric meter	Meter	
4	Water meter	Meter	
5	Fence	(m2)	
6	Gate	(m2)	
7	Toilet	(m2)	
8	Telephone	Phone	
9	Well	Well	
10	Water tank	(m2)	
11	Water pipeline	(m2)	
12	Yard	(m2)	
13	Soil grave	Grave	
14	Built grave	Grave	

C – DAMAGES ON TREES/PLANTS AND CASH CROPS

Question 13: Cash crops

Question 13.1. Trees/plants, cash crops

No.	Plants/trees	Unit	Categories		
			Category A ¹⁴	Category B ¹⁵	Category C ¹⁶
A	Fruit trees				
1		Tree			
2		Tree			
3		Tree			
4		Tree			
5		Tree			
6		Tree			
7		Tree			
C	Cash crops				
1		m2			
2		m2			
3		m2			
4		m2			
5		m2			
6		m2			

Question 13.2. Wooden trees

No.	Trees	Unit	Categories		
			Category A ¹⁷	Category B ¹⁸	Category C ¹⁹
1					
2					
3					
4					
5					
6					
24					
25					
26					
27					
28					
29					

Question 13.3. Less-than-3-month plants (Sapling)

¹⁴ Green trees with big stumps, many fruits, high and stable quality and productivity; or unremovable trees

¹⁵ Mature trees which are lush, have small stumps and medium quality and productivity; or unremovable trees

¹⁶ Young plants which are under growth period or mature plants without fruits; or adult trees, young ornamental trees

¹⁷ Green trees with big stumps, many fruits, high and stable quality and productivity; or unmovable trees.

¹⁸ Mature trees which are lush, have small stumps and medium quality and productivity; or unmovable trees

¹⁹ Yung plants which are under growth period or mature plants without fruits; or adult trees, young ornamental trees.

No.	Plants/trees	Unit	Quantity
1			
2			
3			
4			
5			
6			
7			
8			
9			

Question 14: Do you have any further recommendations to the local authorities for the Project-related impacts on your family?

To be informed and consulted with about the project, impacts and other related benefits	
To be supported with vocational training, employee referral program because of reduction of land for production.	
To be joined in vocational training	
To be provided with a supporting loan	

Confirmation

Interviewer

Representative of household

Appendix 5: Due diligence report of 5A Resettlement Area, Ward 4, Mac Dinh Chi, Soc Trang city

VIETNAM

SCALING UP URBAN UPGRADING (PE-P159397)

Due Diligence Review of Involuntary Resettlement

Resettlement Area 5 A Project in Mac Dinh Chi street, Soc Trang city

8 February 2017

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

Purpose:

The “Resettlement Area 5 A Project in Mac Dinh Chi street, Soc Trang city” was identified as a linked project for the SUUP as the City will buy 15-24 plots for relocated HHs under the SUUP. Therefore, a Due Diligence Review is necessary.

Objective

The objectives of the Due Diligence Survey are the following

- a) Evaluate if all involuntary resettlement activities associated with the “Resettlement Area 5 A Project in Mac Dinh Chi street, Soc Trang city” were carried out in full compliance with regulations of the Government of Vietnam.
- b) Confirm if the compensation payment/provision of support/resettlement done by local government (including its resettlement outcome) meets the objectives of Bank’s OP 4.12.
- c) Check if there are any resettlement related issues that remain pending at the time of Bank’s due diligence.

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

This due diligence was conducted by City’s Consultant - under the guidance of Bank’s Social Development Specialists. The DD report was prepared by Vietnam construction and environment JSC.

Description of sub-Project

- Project owner: Soc Trang Constructing Infrastructure Project PMU
- Date of land clearance and compensation: 2006-2008
- Funding: City fund budget
- Project affected households: 448
- Total budget: 1,700 billion VND

B. METHODS

The Consultant worked with the PMU, the local authorities of the project Wards, including Center for Land Fund Development (CLFD) People's Committee of Ward 4 (WPC), conduct site visits, meetings, discussion and interviews with project affected people (PAPs), and relevant project stakeholders to review the status of land acquisition, compensation payment and involuntary resettlement activities conducted for the sub-project.

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

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

C. STATUS OF LAND ACQUISITION

4.1 Scale of land acquisition and Detail measurement survey

- According to Decision No. 615/QĐHC-CTUBT dated on 27/4/2006 approving the overall plan for compensation, support and resettlement when the State recovers land for implementation of urban development projects and resettlement 5A - Mac Dinh Chi Street, Ward 4, Soc Trang Town, Soc Trang province.
- The AHs' DMS was conducted and completed in April 2005 for 448/448. All records of AHs have been verified and approved. CCSCC has prepared compensation plans to submit to Soc Trang CPC for approval and all compensation to AHs have been approved.
- The total number of PAHs is 448, of which: there are 341 households affected by land, 172 households whose affected their house and 58 households, with temporary house built on the land (to store farming tools or watching purpose) of others owners and 299 households losing more than 30% of their total land area. There was a Vietnamese Heroic Mother and a poor family under the regulation of the Ministry of Labor, Invalids and Social Affairs, all of them had been supported according to the policy at the time of compensation. Types of impacts on land are presented in Table 1.

Table 1. Category of AHs

No	Ward	Total of AHs	Only affected agricultural land	Number of affected houses on residential land	Only affected assets on land without affected their land
1	Ward 4	448	341	172	58
Total		448	341	172	58

Table 2: Area Affected

No	Ward	Total of PAHs	Affected agriculture land	Affected residential land
1	Ward 4	448	1,246,277.7 m ²	27,722,3 m ²

4.2 Consultation and disclosure

Date of consultation and disclosure: On April 27th 2006, Soc Trang Provincial People's Committee has issued a decision approving the overall plan for compensation, support and resettlement when the State recovers land for implementation of urban development projects and resettlement 5A - Mac Dinh Chi Street 4, Soc Trang Town, Soc Trang province.

The compensation plan was posted at Ward 4 PC. Consultation and disclosure of the Project was conducted in compliance with the provisions of the Government of Vietnam.

4.3 Approved compensation plan and payment

Total cost estimate for compensation is 177,871,286,195 VND, in which:

- Compensation cost for land: 102,310,844,000 VND;
- Compensation cost for houses: 8,624,566,879 VND;
- Compensation cost for crops: 2,872,296,000 VND;
- Relocation Assistance cost: 391,000,000 VND;
- Support stabilize livelihood and production: 795,420,000 VND;
- Support rent: 1,032,000,000 VND;
- Support for job change: 1,914,000,000 VND;
- Cost of implementation: 1,761,042,389 VND;
- Cost of investment in the construction of resettlement site: 42,000,000,000 VND;
- Contingency: 16,170,116,927 VND.

The compensation payment started in May 2006. After detailed compensation plans for AHs have been approved, LFDC disclosed compensation plans and informed AHs to come to get compensation money. The compensation was conducted following approval Decisions of compensation of Soc Trang CPC. Currently, 448/448 AHs have been fully paid compensation, allowance for all affected assets with compensated amount of 117,940,126,879 VND.

4.4 Current Situation of HHs

The consultant has carried out to survey 34/448 households to assess the current conditions of their livelihood. All households surveyed said they recovered quickly and without any difficulty after receiving the full amount of compensation, support and resettlement from the project.

The survey results showed that 100% of households were satisfied with the support of local authorities and the PMU. Until now, there is no household that complained or submitted grievances to the relevant authorities. In addition, when asked about their quality of life after the project, farmers have expressed that their life is better than before.

Result of the survey showed that all households have house at other place. Therefore, after receiving compensation and handing over site to the project they relocated to their house instead of renting house for temporarily residence in time of rebuild new house. In general, resettlement had little impacts on the conditions of households.

Some households have moved to a new place far away from the current place and a long time ago, so no direct consultation could be conducted for this group.

4.2 Complaints and resolving

So far, there are no AH's complaint about compensation implementation process of the project

D. FINDINGS

Compliance with GoV regulations. Review of the records/legal documents provided by the owner indicated that the compensation for the sub-project was in full compliance with Vietnamese regulations: Land Law 2003 and Decree 197/2004/NĐ-CP dated 03/12/2004. Based on these regulations, Soc Trang PPC had issued decisions to carry out the payment of compensation for land clearance and resettlement.

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

Budget for compensation payment for organization. Budget for resettlement compensation were provided by province budget with the Overall Compensation Plan as approved by Soc Trang Provincial People's Committee.

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

Grievances Redress Mechanism. There have been no claims during the land acquisition process.

a) Pending Issue:

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

E. CONCLUSIONS

According to the above assessment and findings regarding implementation of compensation and site clearance for Resettlement Area 5 A Project in Mac Dinh Chi street, Soc Trang city the Consultants' comments and conclusions are as follows:

- The implementation of the compensation and site clearance complies with the procedures prescribed by the Government of Vietnam and on regulating for implementation of compensation, support and resettlement and implementing process of compensation, support and resettlement when the state acquires land;
- The Project's public information has been fully organized via multi-time public meetings (1st meeting: disclosure of planning information, project information, compensation policy; 2nd meeting: disclosure of compensation prices, draft compensation plan; 3rd meeting: disclosure of the approved compensation plan etc.);
- The application of the compensation policy complies with the provisions of the Government of Vietnam and the People's Committee of Soc Trang Province. A grievance redress mechanism was in place and HH received timely answers to their concerns.
- HH are generally satisfied with compensation, allowance policies and have in general better living conditions than before.

All compensation, allowance policies of Resettlement Area 5 A Project in Mac Dinh Chi street, Soc Trang city which applied for AHs has been compliance with regulation of GoV and WB's principles. Therefore, it is not necessary to prepare and implement a corrective action plan for the "Resettlement Area 5 A Project in Mac Dinh Chi street, Soc Trang city.

Attached is a report from Soc Trang City PPC confirming the above statements for this subproject.

UBND TỈNH SÓC TRĂNG CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
SỞ XÂY DỰNG Độc lập - Tự do - Hạnh phúc
Số 55/BC-SXD Sóc Trăng, ngày 09 tháng 01 năm 2017

BÁO CÁO

Về việc thực hiện giải phóng mặt bằng để thực hiện
dự án Phát triển đô thị và tái định cư khu 5A, phường 4, thành phố
Sóc Trăng, tỉnh Sóc Trăng.

Thực hiện yêu cầu của chuyên gia tái định cư của Ngân hàng Thế giới trong đợt tham vấn tháng 10/2016 về khu tái định cư 5A Mạc Đĩnh Chi, phường 4, thành phố Sóc Trăng, tỉnh Sóc Trăng.

Sở Xây dựng Sóc Trăng báo cáo hoàn tất công tác giải phóng mặt bằng để thực hiện dự án Phát triển đô thị và Tái định cư 5A, Mạc Đĩnh Chi, phường 4, thành phố Sóc Trăng, cụ thể như sau:

- Tổng diện tích thu hồi: 127,4 ha (trong đó diện tích đất Khu tái định cư là 25,5 ha).

- Số hộ đền bù: 448 hộ.

- Thời gian chi trả bồi thường: 7/2006.

- Thời gian giao nền cho các hộ dân: 10/2008.

Quy trình chi trả bồi thường theo:

- Luật đất đai năm 2003;

- Nghị định 197/2004/NĐ-CP ngày 03/12/2004 của Chính phủ.

Hiện các hộ dân bị ảnh hưởng bởi dự án Phát triển đô thị và Tái định cư 5A đã được chi trả bồi thường theo các quyết định được phê duyệt. Không có khiếu kiện, khiếu nại.

Trên đây là báo cáo của Sở Xây dựng Sóc Trăng.

Nơi nhận:

- Chuyên gia Ngân hàng Thế giới

- Lưu: VT, Ban QLDA

GIÁM ĐỐC



Dương Quốc Việt

SOC TRANG PROVINCIAL PEOPLE COMMITTEE

SOCIALIST REPUBLIC OF VIETNAM

DEPARTMENT OF CONSTRUCTION

Independence-Freedom-Happiness

Letter No: 25/BC-SXD

REPORT

Implementation of land acquisition of construction of 5A Resettlement Site in Ward 4, Soc Trang City, Soc Trang province

To provide information for World Bank's Resettlement specialists according to the requirement of the consulting meeting in the October 2016 on 5A Resettlement Site Project in Ward 4, Soc Trang City, Soc Trang province

Soc Trang Department of Construction would like to report about the completion of the land acquisition and compensation of the project, details as followed:

- Total of land acquisition: 127,4 ha
- Affected households: 448
- Time of compensation: 7/2006
- Time of conducting handover the land lots for residents: 10/2008

Policies and basis of compensation:

- Land Law 2003
- Decree 197/2004/NĐ-CP dated 03/12/2004

By now, all affected households had been compensated according to all approval decisions. There is no longer any grievance that related to the project

REPRESENTATIVE OF PPC

Signed

Appendix 6: Unit price used for the calculation of costs estimates

Residential land

No	LIA/Items	Proposed rate	Area	Total	Location
1	LIA 1	1,125,000	434	488,700,000	Residential land in alleys 292, 336, 346, 368, 376, 414, 440, 468, 510, 526, 534, 558
		1,350,000	43	58,590,000	Residential land in alleys
2	LIA 2	1,500,000	828	1,241,535,000	Residential land in Ly Thuong Kiet road (section from Dong Khoi to Le Duan road)
		1,500,000	487	730,800,000	Residential land in Le Duan road (section from Le Hong Phong road to Ly Thuong Kiet road)
		600,000	600	360,000,000	Residential land in alleys 697, 550
3	LIA 3	2,400,000	479	1,150,080,000	Residential land in alleys 191, 199, 227, 249, 265, 285, 427, 491, 567
		12,000,000	718	8,619,600,000	Residential land in alleys Lê Hồng Phong
		2,400,000	192	459,600,000	Residential land with a width from 2m to 4m (location 1) Le Hong Phong
		12,000,000	206	2,467,200,000	Residential land in Tran Hung Dao (from Phu Loi to Cau Kanh 3/2)
		2,400,000	120	287,040,000	Residential land with a width from 2m to 4m (location 1) Tran Hung Dao
4	LIA 4	1,500,000	215	321,900,000	Residential land in alleys 473
		7,500,000	41	306,975,000	Residential land along National road 1
		1,200,000	133	159,840,000	Residential land in alleys 417
5	LIA 5	2,100,000	4	8,610,000	Residential land in alleys 140
		900,000	106	95,400,000	Residential land in alleys 175
		2,625,000	366	961,642,500	Residential land in alleys 98

No	LIA/Items	Proposed rate	Area	Total	Location
		1,875,000	201	375,937,500	Residential land in alleys 93
		7,500,000	1,557	11,675,475,000	Residential land in Trương Công Định road
		6,000,000	47	281,400,000	Residential land in alleys Nguyễn Văn Linh road
6	LIA 6	450,000	70	31,680,000	Residential land (ODT) borders Cau Den alley of Kinh Xang, section from the beginning of alley until land lot 504, sheet No. 30 Le Thi Cam Van.
		375,000	256	96,097,500	Residential land(ODT) borders Cau Den alley of Kinh Xang, section from land lot 504, sheet No. 30 Le Thi Cam Van until land lot 42, sheet BD 31 Thach Chieu.
		225,000	308	69,284,250	Residential land (ODT) borders Cau Den alley Kenh Xang, section from land lot 42, sheet BD 31 Thach Chieu to the end of the alley.
		225,000	13	3,008,250	Residential land borders the alley with a width from 2 to 4m of land lot from the beginning alley to the inner no less than 150m
		225,000	327	73,602,000	Residential land borders the Alleys with a width from 2 to 4m of the land lot with scope from 150m to the inner no less than 250m
7	Hitech canal	300,000	20	5,868,000	Residential land borders the alley with a width from 2 to 4m of land lot from the beginning alley to the inner no less than 150m
8	Tra Men A canal	18,000,000	252	4,534,200,000	Residential land in Hung Vuong street
		6,000,000	50	297,600,000	Residential land along National road 1
9	Dien Bien Phu section 1	1,500,000	762	1,142,955,000	Residential land Huỳnh Phan Hộ
		2,250,000	8,937	20,108,835,000	Residential land Điện Biên Phủ (VT3)

No	LIA/Items	Proposed rate	Area	Total	Location
10	Dien Bien Phu section 2	2,250,000	3,098	6,969,375,000	Residential land Điện Biên Phủ (VT3)
11	Brigde and ring road 2	1,500,000	401	601,800,000	Residential land Pham Hung
		1,200,000	1,000	1,200,000,000	Residential land Cao Thang
		225,000	1,000	225,000,000	Residential land not near road
12	Nguyen Van Linh bridge	1,000,000	350	350,300,000	Residential land in alley 389
		4,500,000	810	3,645,360,000	Residential land in Điện Biên Phủ (VT2)
	Total		24,277.4	69,405,290,000	

Agriculture land

N	LIA/Items	Proposed rate	Area	Total	Location
1	LIA 1	225,000	1,226.7	276,007,500	Agricultural land (location 3)
2	LIA 2	150,000	226.0	33,900,000	Agricultural land
3	LIA 3	225,000	1,049.6	236,160,000	Agricultural land (location 3)
4	LIA 3	75,000	1,534.5	115,087,500	Agricultural land (location 6)
7	Hitech	120,000	10.1	1,212,000	Agricultural land next to alley
		120,000	205.39	24,646,800	Agricultural land
8	Tra Men	465,000	1,555.0	723,075,000	Agricultural land

N	LIA/Items	Proposed rate	Area	Total	Location
		225,000	670.0	150,750,000	Agricultural land near Huỳnh Phan Hộ
9	Dien Bien Phu 2	225,000	482.3	108,517,500	Agricultural land near Điện Biên Phủ
10	Road and bridge ring road 2	120,000	91,881.8	11,025,816,000	Agricultural land near Điện Biên Phủ
		225,000	8,049.3	1,811,092,500	Agricultural land near Phạm Hùng
		150,000	9,379.5	1,406,925,000	Agricultural land near Cao Thắng
11	Nguyen Van Linh Bridge	120,000	11,337.7	1,360,524,000	Agricultural land
12	Resettlement site	120,000	10,023.4	1,202,808,000	Agricultural land
	Total			18,476,521,800	