



PEOPLE'S COMMITTEE OF VINH LONG PROVINCE
VINH LONG DEPARTMENT OF PLANNING & INVESTMENT

SCALING-UP URBAN UPGRADING PROJECT VINH LONG CITY SUB – PROJECT



2017

RESETTLEMENT PLAN

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VINH LONG PROVINCE

VINH LONG PEOPLE PROVINCE COMMITTEE

VINH LONG - February 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 Natural 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	Provincial People Committee
PR	Provincial Road
RP	Resettlement Plan
RPF	Resettlement Policy Framework
RoW	Right-of-Way
SES	Socio-Economic Survey
TOR	Terms of Reference
TV	Television

USD	US Dollar
VND	Vietnam Dong
WB	World bank
WPC	Ward People’s Committee

DEFINITIONS OF TERMS

Project Affected Persons (PAP): Individuals, organizations or business establishments being directly affected in socio-economic aspect by the acquisition of land and other assets by a project financed by the World Bank, leading to:

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

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

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

Cut-off-date: is the date when a project area is delineated, prior to the census, provided that the delineated project area is effectively and publicly announced by VL-PPC, and systematically and continuously repeated after that to prevent further population influx. Project affected households and local communities will be informed of 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 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 or land acquisition which has been given to land users in accordance with current regulations.

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

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

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

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

Resettlement. This RPF, in accordance with the World Bank’s Operational Policy on Involuntary Resettlement (OP 4.12), covers the involuntary taking of land that results in (i) relocation or loss of shelter, (ii) loss of assets or access to assets; or (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location.

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 same as their pre-project condition.

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

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

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

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

EXECUTIVE SUMMARY

1. Introduction

Vinh Long City, Vinh Long Province is a subproject within the Vietnam Scaling-up Urban Upgrading Project. Vinh Long city subproject will improve living conditions in urban areas by improving basic infrastructures and environment sanitation in Low-Income Areas (LIAs); enhancing connectivity of the transport network and reducing traffic density for main roads; creating more public space, improving drainage conditions and environmental sanitation for the canals in the city; promoting construction of green infrastructures and enhancing adaptation to climate change, improving accessibility to public spaces and enhancing the capacity of the city on urban planning and land management in response to climate change.

Vinh Long city sub-project will be implemented in 6 years (2016 – 2021) with the following 4 components:

- Component 1: To upgrade tertiary infrastructure in Low Income Areas (LIAs)
- Component 2: Construction and upgrading primary and secondary infrastructures
- Component 3: Resettlement Site
- Component 4: To provide technical assistance on project implementation.

2. Scope of affected land

According to the preliminary design, the project is expected to acquire approx. 123,424.86 m² of land (39,514.03 m² of residential land; 42,859.75 m² of agricultural land and 40,828.68 m² of public land) for the construction of the proposed investments under Components 1 and 2 of the project.

Based on the Inventory of Losses (IOL) conducted in October 2016, 1,304 households in Ward 1, Ward 2, Ward 3, Ward 4, Ward 8 are affected by land acquisition. Of 1,304 HH, 1,111 households are partially affected and 193 households have to be relocated.

3. Project legal framework and rights

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

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

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

Households and individuals who have to relocate will be allocated plots of land in a serviced RS based on their legal status and DPs' aspirations.

4. Implementation

Compensation, assistance and resettlement of the project is directly implemented by Vinh Long DPI and City Compensation, Assistance and Resettlement Board (DCARB) of Vinh Long province. During the implementation process, the implementing organizations need to closely cooperate with local government, competent authorities, and governments of wards, communes and communities in the project area to ensure that the compensation, land acquisition are implemented in a transparent manner and according to a schedule in compliance with the approved RP.

5. Consultation and participation

The RP has been developed in close cooperation with local authorities, community representatives and local affected people. Wards/communes authorities and representatives of affected households have been consulted using different methods and communication channels including meetings and community consultations during implementation of the project.

The consultant will collaborate with PMU and communes/wards authorities to hold community meetings to disseminate and publicize the draft RP and the approved RP to the affected people. The final approved RP will be disclosed to the public and kept at the head quarter of the People's Committee of wards and communes affected by the project and, made available through the INFORSHOP of the World Bank (WB). The soft version of the RP will be posted on the website of the World Bank in Hanoi and Washington

6. Income Restoration Program

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

An Income Restoration Program will be implemented for 140 severely PAHs based on their demands. The proposed activities include vocational training for households which have agricultural land affected, support for job change, support to be able to access credit loans in order that they can run businesses or provide services to stabilize their income and their livelihood.

7. Resettlement Arrangements

A total of 193 HHs will have their houses totally affected and will need to be relocated. Each household can opt to purchase a plot of land at a Resettlement Site (RS) or to self-relocate.

To meet the demands of affected households regarding relocation, Vinh Long City will buy available resettlement plots in existing or planned RS in Ward 4. No RS will be developed under the SUUP.

8. 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.

9. Monitoring and evaluation

The PMU is responsible for conducting internal monitoring during the implementation of the RP. Progress reports will be submitted to the WB quarterly for consideration. The PMU will hire an independent monitoring agency (IMA) to undertake independent monitoring of the process of RP implementation before starting the implementation of the RP.

10. Resettlement implementation plan

Resettlement plan is implemented in connection with the construction work of the project. Land acquisition should be completed before the contractor accepts the site for construction work. It is expected that compensation and site clearance will start in November 2017.

11. Costs estimate

Total cost for the site clearance is estimated to be VND 377,916,887,004 equivalent to \$ 16,575,302.06 (the exchange rate is 22,800VND/USD). This budget includes: the cost of compensation/assistance for land, buildings and assets affected by the project; the income restoration program; relocation support; monitoring and evaluation; and implementation and management. The cost estimate of the project will be updated at the time of land acquisition. During project implementation, the PMU will hire an independent valuer to evaluate and propose the replacement cost for land and non-land assets to be applied to the affected households.

1. INTRODUCTION

1.1. Project Background

In recent years, Vietnam has made efforts to develop the country's market economy, which promotes the increase of urban population and urbanization. Vietnam is experiencing large scale, high quality and rapid urban development; Urban appearances have undergone positive changes through modernization, by forming new urban spaces, and by progressively meeting the working and living environment needs for urban citizens. Urbanization is seen as the driving force for development, economic restructuring, labor structure in each locality, each region and country. However, the process of urbanization in Vietnam is taking place spontaneously, on a large scale and in an unplanned manner. This leads to many problems including: Asynchronous and overloaded technical infrastructure and social infrastructure systems; Poor planning of transportation and low quality of transport infrastructure in urban areas, leading to increasingly serious traffic congestion; degraded and outdated drainage system in many urban areas resulting in frequent local flooding; Discharge of untreated waste and wastewater leading to environmental pollution.

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

Vinh Long City, Vinh Long province is a subproject within the Vietnam Scaling-up Urban Upgrading Project. Vinh Long city subproject will help to eliminate poverty in urban areas by improving basic infrastructures and environmental sanitation, as well as promoting sustainable and equitable growth with the participation of the whole society through urban

upgrading in low-income areas; enhancing the connectivity of the traffic network, reducing traffic density for main roads and increasing the land bank, improving drainage conditions and environmental sanitation for the canals in the city; promoting construction of green infrastructures and adaptation to climate change, improving accessibility to public spaces and enhancing the capacity of the city on urban planning and land management in response to climate change. The project is funded under a WB loan and include 4 components:

- Component 1: To upgrade tertiary infrastructure in Low Income Areas (LIAs)
- Component 2: Construction and upgrading primary and secondary infrastructures
- Component 3: Resettlement Sites
- Component 4: To provide technical assistance and project implementation.

In 4 components of the project, component 1 and component 2 require land acquisition.

1.2. Project locations and impact areas

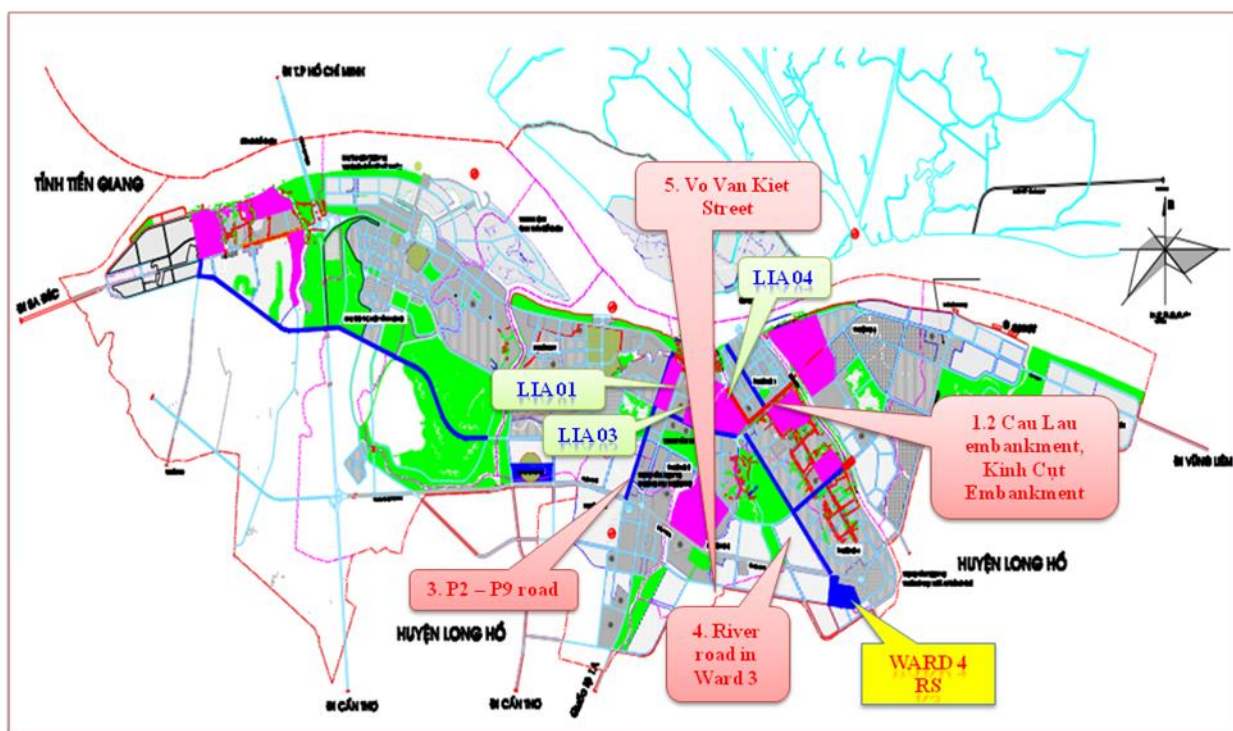
Based on the preliminary design and site survey conducted by the consultants, land acquisition will take place in 05 wards of the city: Ward 1, Ward 2, Ward 3, Ward 4 and Ward 8.

Details of the components and investment in the Vinh Long sub-project are described in Table 1 and Figure 1.

Table 1: Investment of the Project by wards

Ward	Work items
Component 1: Upgrading the tertiary infrastructure in LIAs	
Ward 2	LIA 1
Ward 2	LIA 3
Ward 3	LIA 4
Component 2: Construction and upgrading primary and secondary infrastructures	
Ward 1	Embankment for Kinh Cut river, Cau Lau river
Ward 2	Road in ward 2- ward 9
Ward 3	Embankment for Kinh Cut river, riverside road in ward 3, Vo Van Kiet street
Ward 4	Embankment for Cau Lau river, riverside road in ward 3
Ward 8	Road in ward 2- ward 9

Figure 1: Map of proposed investments



1.3. Description of proposed investments

1.3.1. Component 1: Upgrading the tertiary infrastructure in LIAs

This component consists mainly in upgrading and expanding the main alleys/branches lanes with basic infrastructure such as electricity, water, sanitation system in 3 low-income areas with a total area of 160 hectares and a population of 9,917 people.

- **Solution description:** Expanding the main alley/lane with a minimum width of 4 m, branch alley will be upgraded without widening:

- Raising the pavement, constructing cement concrete pavement.
- Investing in reinforced concrete D400-600 sewer system for drainage and manholes with distance 25-30m/manhole.
- Designing the manholes for connection to collect domestic waste water from households.
- Building electric lines with concrete poles and energy-saving light bulbs with 70W power.

1.3.2. Component 2: Construction and upgrading primary and secondary infrastructures

This component will assist Vinh Long city to develop an infrastructure system that is sufficient to cope with increasing traffic density for the main roads as well as improve environmental sanitation. Investment in traffic roads connecting the main urban road system will promote connectivity among the new densely populated areas and the existing areas in

center of the city, improving connectivity within the region and enhancing the public transportation solution for the city.

The proposed items for the component 2 includes

Table 2: Investment items for component of the project

No	Item	Technical solution	Length
1	Improving Kinh Cut river	Dredging, constructing solid embankment. Invest in tree plantation, sidewalk and service road of 6m wide on the left bank with sidewalk of 3m wide for each side.	0.54km
2	Improving Cau Lau river	Dredging and constructing a solid embankment, building road on each bank of the river with width of 2.5m	0.86km
3	Road in ward 2- ward 9	Building roads with a width 19.5m wide, 10.5m of pavement and sidewalk of 4.5m wide at each side.	1,9km
4	Riverside road in Ward 3	Building roads of 26m wide with pavement of 14m, sidewalk of 6m wide at each side.	1.5km
5	Vo Van Kiet street	Width of design road of 32m, cross section: 7.5m + 8.0m +1.0m+8.0m+ 7.5m.	0.62km

(Source: FS report for Vinh Long subproject, 2016)

1.3.3. Component 3: Resettlement Sites (RS)

To ensure the relocation of displaced HH under the SUUP, Vinh Long will buy available resettlement plots in existing or planned RS in Ward 4. No RS will be developed under the SUUP.

Information of resettlement site in Ward 4:

- Area: 9.4ha – has been constructed with full infrastructure;
- Total plots not allocated: 385 plots (each plot of approx: 90 – 125m²)

1.4. Mitigation measures to minimize land acquisition

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

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

The different alternatives are presented below:

a. Options for Component1

Investment in Upgrading Tertiary Infrastructure in LIAs: mainly includes upgrading and expanding main and small alleys with accompanying infrastructure such as electricity, water, and sanitation. The aim is to compare the rehabilitation options for LIAs in order to select an effective alley rehabilitation option which is in line with the wishes of the households currently living here. Based on the current condition of the alley's in the 03 LIAs, three options were analyzed:

- Option 1: Widening alleys with a high traffic volume which can be upgraded into concrete alleys with minimum width of 4m. The center line of alleys will be kept unchanged.
- Option 2: Upgrade and rehabilitate the current alleys (difficult to widen) into concrete alleys with water supply, drainage system and lighting system.
- Option 3: Combine option 1 and option 2. In LIAs, widening of the main alleys with minimum width of 4m will be prioritized, and small alleys will be upgraded without widening, based on their current conditions.

Options of rehabilitating alleys were analyzed and evaluated in terms of the technical, social, environmental aspects to ensure that the option most suitable to the current conditions and resident's needs is selected.

Table 3: Comparison of Options for Widening all alleys in LIAs

No.	Contents	Option 1	Option 2	Option 3
1	Option description	<ul style="list-style-type: none"> - Widening all alleys in LIA with minimum width of 4m. Both sides of alleys will be widened based on current centerline. In addition to alleys, synchronous investment in technical infrastructure will be made. - Environmental sanitation conditions are improved. Garbage will be collected thanks to widening of alleys; environmental pollution due to garbage littering will no longer occur. 	<ul style="list-style-type: none"> - Upgrade, rehabilitate current alleys (difficult for widening) into concrete alleys with water supply, drainage system and lighting system. Due to difficulties in widening these alleys, this option mainly focuses on rehabilitating pavement and accompanying technical infrastructure. - Environmental sanitation conditions are improved. Environmental pollution is likely to reoccur because waste is not collected due to narrow width of alleys where collection vehicles cannot pass through. 	<ul style="list-style-type: none"> - Combination of option 1 and option 2. In LIA, widening main alleys with minimum width of 4m will be prioritized, and small alleys will be upgraded based on current conditions with width of > 2m. - Environmental sanitation conditions are improved. Waste will be thoroughly collected because of the widening of main alleys, and residents along small alleys will have easy access.
2	Social aspect assessment	<ul style="list-style-type: none"> - Ensure sustainability for residential areas in the future. - Minimize accidents during travel thanks to wide routes and better visibility. - Noticeably improve living conditions of residents. - Cause disturbance for daily life of residents due to significant land clearance. - More difficult to implement due to significant land clearance. - Expected PAHs: 557HH 	<ul style="list-style-type: none"> - For the households that are slightly impacted, their daily lives will not be disturbed. - Construction and operation will be easier because land clearance is limited; - It is impossible to ensure the development orientation of the city in the future. - Living conditions of residents are not significantly improved due to the narrow width of alleys. - Expected PAHs: 350HH 	<ul style="list-style-type: none"> - The number of impacted households will be reduced, their daily lives will not be significantly disturbed. - Construction and operation will be easier. - It is impossible to ensure the development orientation of the city in the future. - Living conditions of residents are not significantly improved because the rehabilitated alley's width is still small. - Expected PAHs: 402HH.
3	Investment effectiveness assessment	<ul style="list-style-type: none"> - House and land values rapidly increase. - Cost of compensation for resettlement is the highest. - Cost of construction is the highest. 	<ul style="list-style-type: none"> - Cost of compensation for resettlement is minimized - Cost of construction will be the lowest. - Investment effectiveness will be the highest. - House and land value will not increase considerably. 	<ul style="list-style-type: none"> - House and land value will rapidly increase along main alleys. - Construction cost is higher than Option 2. - Cost of compensation for resettlement is higher than Option 2 but lower than that of option 1. - Cost of construction is higher because of the high amount invested in road construction.
Conclusion		Not selected	Not selected	Selected

Social, environmental and investment effectiveness analysis shows that: Option 1 has the highest cost of investment and land clearance due to the widening of all alleys in LIAs with a minimum width of 4m. Hence, option 1 is not selected. Option 2 has the lowest cost of investment and land clearance. However, this option does not thoroughly address environmental problems, (i.e. waste pollution can reoccur due to the narrow width of alleys where collection vehicles cannot pass through to collect waste). Option 3 has more advantages than option 1 and option 2 because of the reasonable cost of investment and land clearance. Moreover, option 3 improves environmental sanitation in LIAs, addresses the local flooding situation and waste is fully collected. In addition, the proportion of people choosing option 3 is the highest (90% of support through consultation of technical measures). Therefore, option 3 is proposed for LIAs because of its advantages in terms of economic, social and environmental aspects.

b. Options for Component 2 – Priority Primary and Secondary Infrastructures

Because Kenh Cut and Cau Lau rivers are connected, the same technical options for river embankments will be proposed for both rivers. Three options were analyzed as follows:

Option 1: Building embankments with retaining walls together with pipe system and landscaping.

Option 2: Building pre-stressed concrete embankments together with landscaping.

Option 3: Building flat-roofed embankments with precast concrete slabs.

Option 4: Building flat-roofed embankments and soft ecological embankments together with tree planting for bank protection.

Table 4: Comparison, selection of embankment option for Cau Lau and Kinh Cut rivers

Contents	Option 1 (Reinforced concrete embankments together with plantation)	Option 2 (pre-stressed concrete embankments)	Option 3 (flat-roofing embankments with precast concrete slabs)	Option 4 (Reinforced concrete embankments together with plantation for soil retaining)
Option description	<ul style="list-style-type: none"> - From regular water level, implement gravity concrete embankments based on reinforced concrete piles. - Planting trees and grass to avoid erosion of soil above water level. - Foundation system is enhanced with reinforced concrete piles and timber piles. - Address environmental pollution to the maximum level and create more beautiful landscape. 	<ul style="list-style-type: none"> - From water levels, pre-stressed concrete piles. - Planting trees and grass for soil above water level to avoid erosion as well as maintaining current green trees above. - Less aesthetic - Relatively significant environmental impact during transportation and piling. 	<ul style="list-style-type: none"> - Tile roof with a slope of 1: 1.5 by riprap embankment. - Construct handrail system above. - Foot section is built with reinforced concrete on timber piles for foundation reinforcement. - Address environmental pollution to the maximum level and create aesthetic landscape. 	<ul style="list-style-type: none"> - From regularly flooded level to 8m high, reinforced concrete piles 250x250 mark 300# will be built below ground with distance of 2m / pile. There will be an anchor pile every 6m for retaining. - Above pile system is a bracing system made from reinforced concrete mark 250 #. - The land between two concrete piles will be retained by precast reinforced concrete plates of 80mm thickness and mark 250 #. - From regular water level to embankment top, green trees and grass will be planted directly on cover to obtain stability and aesthetic landscape. - Address environmental pollution to the maximum level and create an aesthetic landscape. - Need pile casting area and space for pile driving, leading to impacts during pile driving.
Social aspect assessment	<ul style="list-style-type: none"> - Significant land acquisition and compensation. - Expected PAHs: 455HH 	<ul style="list-style-type: none"> - Low volume of compensation, resettlement - Expected PAHs: 375HH 	<ul style="list-style-type: none"> - Significant land acquisition and compensation - Expected PAHs: 447HH 	<ul style="list-style-type: none"> - Minimal land acquisition and resettlement. - Expected PAHs: 276 HH
Cost	Medium	High	Low	Low
Selected option	Not selected	Not selected	Not selected	Selected
Conclusion Option 4 is selected to be the technical option for rehabilitation of the Kinh Cut and Cau Lau rivers due to the low cost while ensuring the stability of canal banks; creating beautiful landscape, increasing green space and minimizing land acquisition & resettlement.				

1.5. The linked projects and resettlement issues

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

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

They are subject to the applicability of the Resettlement Policy Framework. To this end, screening was carried out during the preparation of this Resettlement Plan (RP) for each subproject.

The project will buy plots in an existing RS located in Ward 4. Characteristics of this RS and linked project are presented in Table 5 below.

Table 5: Summary of linked Projects

No.	Project names	Donor/ Budget Source	Situation	Linked or not to the project
1	Vo Van Kiet Street: (Section 2: Cau Lo bridge)	Budget Source	<ul style="list-style-type: none"> - Two sections of Vo Van Kiet street is under Component 2 of the SUUP. The Section 1 of Vo Van Kiet street: from Mau Than to Cau Lo riverbank, section 2: Cau Lo bridge and section 3: from Cau Lo riverbank to Nguyen Hue. The section 2 of Vo Van Kiet street will be implemented by budget source and therefore is linked to the Project. - Section not yet started; expected to be implemented from 2017-2019. 	Should follow the provision of the RPF once implemented
2	Existing resettlement Area in Ward 4	City fund	<ul style="list-style-type: none"> - The City will buy plots (50-60) in this RS for HH to be relocated to under the SUUP. - The project was approved in 2007 and has completed the site clearance in 2009, total investment fund of 88,700,000,000VND, cost for site clearance compensation of 53.721.000.000 VND. 	Linked; the City will buy plot in this RS for HH to be relocated under the SUUP

According to the OP 4.12 – Ward 4 RS is seen as a linked project as the City will buy 50 to 60 plots for relocated HHs under the SUUP. Compensation, support and resettlement for this project was completed in 2009, more than 7 years ago, in accordance with the provisions of the Government of Vietnam and of Vinh Long Province on compensation, support and resettlement when the state acquires land. The acquired land area for the project was 9.4 ha and 90 households were affected. A Due Diligence review was conducted for this RS (see Annex 4). Due diligence review confirmed that land acquisition and compensation in the existing RS in Ward 4 complied with the relevant national/provincial policies and with WB principles. All affected households received compensation, assistance, resettlement and handed over their land to the project. All complaints or dispute have been solved. There is no legacy issue. Vinh Long city issued a report to confirm that there is no legacy issue or reputational risk (see City’s report in both English and Vietnamese in Annex 4). Therefore, no corrective action is necessary.

1.6. Objectives of RP

The RP is prepared based on the guidance set forth in project's Resettlement Policy Framework, 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:

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

2. SCOPE OF IMPACT ON LAND ACQUISITION AND RESETTLEMENT

2.1. Scope of land acquisition and resettlement

The SUUP project – Vinh Long city subproject includes 4 components, in which 2 components 1 and 2, have direct impact on land acquisition and resettlement. The affected areas are located in Ward 1, Ward 2, Ward 3, Ward 4, and Ward 8.

Inventory of losses (IOL) has been conducted by International Engineering Consultant JSC (Intec) –RP preparation consultant from 09/2016 to 10/2016 among 100% of PAHs. Results are summarized below:

- There are 1304 HHs affected by land acquisition in 5 wards, in which: 852 HHs are affected through loss of residential land, 441 HHs are affected through loss of agricultural land; 11 state agencies will also be affected;
- The total area of the land to be acquired is: 123,424.86 m², in which:
 - Residential land: 39,514.03 m²;
 - Agricultural land: 42,859.75 m²,
- Public land (the land under management of 5 wards, land for transport, land area at rivers, canals, cemeteries): 40,828.68 m²;
- Among 1,304 affected households and organizations affected, 522 households are affected through loss of houses and other structures.
- Among the 522 affected HHs and organizations affected through loss of houses and other structures, 329 HHs are partially affected and 193 HHs are totally affected and will need to be relocated. Among the relocated HHs, 24 HHs are vulnerable HH.

2.2. Impact on land

A total of 1,304 households (including 1,281 individual households and 23 organizations and companies) are affected by land acquisition relating to the Project. The total area of land acquisition of the subproject is 123,424.86 m², of which household land is 39,514.03 m²; agricultural land is 42,859.75 m² and public land is 40,828.68 m² (Table 6 below).

Table 6: Project Impacts

No.	Item	Impact due to permanent land acquisition						
		Permanently acquired land areas				Total affected HHs (HH)	Total PAPs (people)	Total relocated HHs (HH)
		Residential land (m ²)	Agricultural land (m ²)	Public land (m ²)	Total (m ²)			
1	2	3	4	5	6=3+4+5	7	8	9
I	Component 1: Upgrading the tertiary infrastructure in LIAs	3322.96	613.34	222.4	4158.7	402	1657	4
II	Component 2: Construction and upgrading of secondary infrastructures	36191.07	42246.41	40828.68	119266.16	902	4077	189
2.1	Kinh Cut rivers	6850.5	-	10701.9	17552.4	177	869	128
2.2	Cau Lau rivers	6117.99	2703.04	2430.07	11251.1	164	703	24
2.3	Road in Ward 2 - Ward 9	2010.4	8451.8	15070.6	25532.8	304	1399	14
2.4	Riverside road in Ward 3	10047.02	25063.77	3576.43	38687.22	179	778	1
2.5	Vo Van Kiet street	11165.16	6027.8	9049.68	26242.64	78	328	22
	Total (I+II)	39514.03	42859.75	40828.68	123424.86	1304	5734	193

2.2.1. Affected residential

The project has a total of 852 HHs affected through loss of residential land with a total affected area of 39,514.03 m². The investment requiring the largest land acquisition is Vo Van Kiet street with 11,165.16 m², and the investment with the least land acquisition is the bordering road in ward 2 - ward 9 with 2,010.4 m². Residential land acquisition for the 3 LIAs in minimal (3,322.96 m²) (Table 7 below).

Table 7: Impact on residential land

No.	Items	Affected HHs	Affected area (m ²)
1	Component 1:	356	3322.96
2	Component 2:	496	36191.07
2,1	Kinh Cut river	174	6850.5
2,2	Cau Lau river	105	6117.99
2,3	Bordering road in ward 2- ward 9	100	2010.4
2,4	Riverside road in ward 3	63	10047.02
2,5	Vo Van Kiet street	54	11165.16
3	Total	852	39514.03

2.2.2. Affected agricultural land

The investments under the SUUP project in Vinh Long subproject are located mostly in the urban center of the city. Due to the process of urbanization, most of the agricultural land in the central districts have been converted to urban land, so the area of agricultural land affected by the project is already be used as residential land. The total area of agricultural land affected by the project is 42,246.41m², including perennial crops of 35,512.61m² accounting for 84.06% and land for annual crop of 6,734m² accounting for 15.94%. Most of the agriculture land to be acquired is located along the two roads rehabilitation projects (82%). Impact on agricultural land of HHs is presented in Table 8.

Table 8: Impact on agricultural land

No.	Items	Total affected HHs	Agricultural land affected		
			HHs affected >20% (>10% with vulnerable HH affected)	HHs affected <20%	Area (m ²)
1	Component 1	44	9	35	613,34
2	Component 2	397	55	342	42434,67
2.1	Kinh Cut river	0	0	0	0
2.2	Cau Lau river	58	11	47	2703,04
2.3	Bordering road in ward 2- ward 9	203	15	188	8451,8
2.4	Riverside road in ward 3	116	22	94	20308,73
2.5	Vo Van Kiet street	20	7	13	6027,8
3	Total:	441	64	377	42.246,41

Survey results showed that households with >20% of their agricultural land affected account for 14.51% (64 HH); the number of households with <20% of their agricultural land affected account for 85.49% (377HH).

2.2.3. Affected public land

The area of affected public land includes land for roads, rivers and cemetery and land under the management of the Wards People’s Committees. The total area of affected public land is 41,323.77 m², including 25,713.46 m² of public works such as roads, canals, rivers, land and cemetery, and 11,761.19 m² under management of PC of wards. This land is not subject to compensation.

2.3. Impact on main structures

522 HHs will have their house affected, in which 193 HHs (36,97%) will be totally affected and 329 HHs (63,03%) partially affected. Most of the relocated HH (152/193 HH, 78.7%) are located along the two canals to be upgraded under Component 2. Impacts on main structures are presented in Table 9 below.

Table 9: Impact on main structures

No.	Item	Affected HHs			Area of affected houses (m ²)			Total	Number of relocated
		Partially	Totally	Total	3-grade house	4-grade house	Temporary house		
1	Component 1:	77	4	81		445,73	72,49	518,22	4
2	Component 2:	240	189	429	3.066,95	21.751,09	-	24.818,04	189
2,1	Kinh Cut river	49	128	177		10.003,10		10.003,10	128
2,2	Cau Lau river	88	24	112		4.348,41		4.348,41	24
2,3	Bordering road in ward 2-ward 9	78	14	92		1.615		1.615,00	14
2,4	Riverside road in ward 3	12	1	13		1.750		1.750,00	1
2,5	Vo Van Kiet street	25	22	47	3.066,95	4.034,58		4.034,58	22
3	Total	329	193	522	3.066,95	22.196,82	72,49	25.336,26	193

Note:

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

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

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

In addition to affected houses, several secondary structures and household equipment/assets are affected by the project, including: cement yard, electric meter water meter, fence, tomb. Details are mentioned in Table 10 below.

Table 10: Impact on secondary structures

No.	Item	Volume of architectural components affected by project				
		Cement yard (m ²)	Electric meter (item)	Water meter (item)	Fence (m ²)	Tomb (item)
1	Component 1:	3140	81	81	4755	10
2	Component 2:	14.167,2	689	689	10.115	158
2,1	Kinh Cut river	1800	177	177	2700	36
2,2	Cau Lau river	1120	112	112	1680	22
2,3	Bordering road in ward 2- ward 9	8847,2	300	300	3030	30
2,4	Riverside road in ward 3	1780	50	50	2000	50
2,5	Vo Van Kiet street	620	47	47	705	20
3	Total	17.307,2	768	768	14.870	168

2.4. Impact on trees and crops

Crops affected by the project are mainly (i) seasonal crops; (ii) fruit trees; (iii) timber trees in households’ garden. Affected crops and trees are summarized in Table 11 below.

Table 11: Impact on trees and crops

No	Item	Directly affected HHs	Volume affected crops		
			Fruit tree (tree)	Wood tree (tree)	Crops (m ²)
1	Component 1:	44	1316	400	300
2	Component 2:	470	1985	2128	2129
2,1	Kinh Cut river	177	270	450	540
2,2	Cau Lau river	58	245	408	489
2,3	Bordering road in ward 2- ward 9	100	400	400	200
2,4	Riverside road in ward 3	54	270	270	500
2,5	Vo Van Kiet street	78	800	600	400
3	Total	512	3301	2528	2429

2.5. Land Tenure

The project will affect the land of 1,304 land users, including the land of 1,293 households and 11 state agencies. The legal state of land ownership of affected households should be taken into account.

The survey results showed that, most of the affected households have Land Use Rights Certificates (LURC) accounting for 63.86% of the total households, followed by households having no LURC but which can be legalized, accounting for 25.53%. The number of households having no LURC and who cannot be legalized (illegal HH) account for a small portion (10.62%). HH having land use right certificates (or HH who can be legalized) will be fully compensated under the Project.

Table 12: Land ownership of households

Component	Having LURC		Illegal		No LURC but can be legal		Total
	Qty	%	Qty	%	Qty	%	
Component 1:	275	69,80	35	8,88	84	21,32	394
Component 2:	543	61,22	101	11,39	243	27,40	887
Kinh Cut river	89	51,15	37	21,26	48	27,59	174
Cau Lau river	93	58,13	18	11,25	49	30,63	160
Bordering road in ward 2- ward 9	216	71,29	31	10,23	56	18,48	303
Riverside road in ward 3	102	57,63	12	6,78	63	35,59	177
Vo Van Kiet street	43	58,90	3	4,11	27	36,99	73
Total	818	63,86	136	10,62	327	25,53	1281

2.6. Business affected households

Results of the IOL survey showed that among 1,293 households affected by the subproject, 152 households are business and trading establishments (Component 1 has 39 households affected, while Component 2 has 113), of which 116 business establishments need to be relocated. Most of the businesses are not registered among the local authorities (Table 13 below).

Table 13: Households with business and trading activities being affected by project

No	Component	Number of HHs with business	Number of relocated business HHs	Note
1	Component 1:	39	31	Business activities are mainly small retail shops, clothes shops, coffee shops, beauty salons, hair dressers...
2	Component 2:	113	85	
2.1	Kinh Cut river	34	23	
2.2	Cau Lau river	27	21	
2.3	Bordering road in ward 2-ward 9	15	12	
2.4	Riverside road in ward 3	23	19	
2.5	Vo Van Kiet street	14	10	
3	Total	152	116	

2.7. Public Facilities

The Project also affects public facilities such as electricity poles, substations, transmission lines, optical cable lines and clean water supply pipelines. The scope of public facilities being affected is presented in Table 14 below.

Table 14: Affected Public facilities

No.	Affected public facilities	Unit	Component 1	Component 2	Total
1	Power pole	Pole	158	327	485
2	Substation	Item	5	12	17
3	Transmission line	Meter	4,971	17,342	22,313
4	Optical cable line	Meter	6,016	10,159	16,175
5	Water supply pipeline	Meter	4,732	5,962	10,694

2.8. Other Impacts

When implementing the rehabilitation of alleys in the LIAs, the project will bring positive impacts on the life of people such as: improvement of road quality, reduction of traffic accidents, improvement of living conditions for people. However, the elevation of the

upgraded alleys will generate risks of local inundation for people living along these upgraded lanes due to the difference of level between the upgraded alleys and the houses along these alleys.

The difference between the current alleys level and the upgraded alleys is indicated in the following table:

Table 15: Difference of road elevation with the elevation of the existing road

NO	Content	Length (m)	Width after upgrading (m)	Alley's structure	Design elevation (m)	Average elevation difference (m)
I	LIA 1	1158				
1	Nguyen Truong To road	118.75	5	Cement concrete	+2.00	+0.030
2	Alley 40	55.43	3	Cement concrete	+2.00	+0.181
3	Alley 44	53.6	4	Cement concrete	+2.00	+0.219
4	Alley 52	57.33	3	Cement concrete	+2.00	+0.150
5	Branch alley Nguyen Truong To	194.31	3	Cement concrete	+2.00	+0.159
6	Alley Nguyen Truong To	82.66	2.5	Cement concrete	+2.00	+0.423
7	Interconnecting alley	595.92	4	Cement concrete	+2.00	+0.020
II	LIA 3	827.14				
1	Cay Khe 1 alley	120.32	NCHT	Cement concrete	+2.80	+0.230
2	Cay Khe 2 alley	158.32	2	Cement concrete	+2.00	+0.160
3	Alley 69	199.32	4	Cement concrete	+2.00	+0.192
4	Le Thi Hong Gam 1 alley	131.71	NCHT	Cement concrete	+2.00	+0.081
5	Le Thi Hong Gam 2 alley	92.85	3	Cement concrete	+2.00	+0.120
6	Ngo Quyen 1 alley	37.48	2.5	Cement concrete	+2.00	+0.220
7	Ngo Quyen 2 alley	87.14	3	Cement concrete	+2.00	+0.428
III	LIA 4	2597.91				
1	Ngo Quyen road	126.54	3	Cement concrete	+2.20	+0.319
2	Kinh Cut alley	119.62	2	Cement concrete	+2.20	+0.394
3	Sau Van 1 alley	948.92	3	Cement concrete	+2.20	+0.396
4	Sau Van 2 alley	587.01	3	Cement concrete	+2.20	+0.487
5	Sau Van 3 alley	468.39	3	Cement concrete	+2.20	+0.392
6	Sau Van 4 alley	347.43	3	Cement concrete	+2.20	+0.502

Through the site survey, most of the households living in the LIAs have constructed houses with floor higher than the existing alley level. Most of alleys in the areas will be upgraded with an elevation of 0.2-0.4m higher from the current elevation; this elevation is rather low so the upgrading will not affect much the drainage of rainwater and will not generate serious additional risks of inundation for the people.

For alleys being elevated of 0.4-0.5m from the existing elevation (highlighted in yellow in the Table), the contractor will need to apply construction methods like digging small ditches for draining the water toward the combined drainage system to minimize risks of flooding for people living along the alleys.

During detailed design, this issue will be re-assessed and mitigation measures will be included in the contracts.

3. SOCIO – ECONOMIC INFORMATION

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

The Socio – Economic data includes information on population size, religion, education, employment, income and expenditure of PAPs. The data also cover the means of production and recreation of PAHs, their capacity to access social and physical infrastructure services, environmental conditions as well as the status of flooding and waterborne diseases.

The SES used a structured household questionnaire method to gather the data (Appendix 1). The SES was conducted at the same time with the IOL survey from September to October of 2016. The sample proportion for SES and IOL consists of (i) 100% of the PAHs for IOL; (ii) 100% of the severely PAHs and relocated households and 15 % of the other PAHs for SES.

According to the initial design, the scope of the project affected land covers 5 wards of Vinh Long city, Vinh Long province. The number of PAHs selected for SES is summarized in Table 16 below.

Table 16: Surveyed households in project area

No	Item	Affected HHs	SES survey	
			Number of HHs	%
1	Component 1	402	113	28,1
2	Kinh Cut river	177	135	76,27
3	Cau Lau river	164	47	28,66
4	Road in ward 2- ward 9	304	58	19,08
5	Riverside road in ward 3	179	28	15,64
6	Vo Van Kiet street	78	42	53,85
	Total	1304	423	32.44

(Source: Survey on affected HHs in Vinh Long subproject, 2016)

Results of the socio-economic survey and results of the inventory for losses are presented in following part of the report.

3.1. Socio-economic features of Vinh Long city

Population

Vinh Long City has 11 administrative units including 7 wards and 4 communes with a total population of 141,136 people, in which urban residents account for 76.21% (107,561 people). The population is densely concentrated in the inner urban wards, in which ward 4 is the most populous with 18,837 people, the population density is 7,982 people/km². Tan Hoi Commune which is sparsely populated has a lower density: 1,605 people/km². Details are presented in Table 17 below.

Table 17: Scope and population density of Vinh Long city

No.	Ward	Area (km ²)	Population (people)			Ethnic people (percent)				Population density (people/km ²)
			Total	Male	Female	Kinh	Hoa	Khmer	Other	
1	Ward 1	0,94	13.204	6.052	7.152	96.7	1.43	1.8	0.07	14.047
2	Ward 2	1,53	16.283	7.988	8.295	97.65	0.03	2.32	0	10.642
3	Ward 3	3.75	17.511	8.577	8.934	99.21	0.06	0.53	0.2	4.670
4	Ward 4	2,36	18.837	8.910	9.927	96.82	2.4	0.78	0	7.982
5	Ward 5	4,07	16.050	7.652	8.398	97.9	0.5	1.22	0.38	3.943
6	Ward 8	3,38	13.898	6.680	7.218	95.1	2.98	1.71	0.21	4.112
7	Ward 9	4,70	11.778	5.657	6.121	99.24	0.48	0.22	0.06	2.506
8	Truong An commune	5,66	7.422	3.592	3.830	98.4	0.63	0.86	0.11	1.311
9	Tan Ngai commune	9,0	9.319	4523	4.796	98.9	0.29	0.63	0.11	1.035
10	Tan Hoa commune	7,42	8.488	4.166	4.322	99.27	0.07	0.59	0.07	1.144
11	Tan Hoi commune	5,2	8.346	4.079	4.267	97.93	0.44	1.36	0.27	1.605
	Total	48,01	141.136	67.880	73.260	97.92	0.85	1.09	0.14	2.940

(Source: Statistical yearbook of Vinh Long city 2014)

Ethnic: Ethnic minority groups in Vinh Long represent 2.08% of the population. Khmer and Hoa are the two main EM groups at 1.09% and 0.85% respectively.

Economic growth:

During the 5 years from 2010 to 2015, the total GDP in the province has increased by on average 4.16% annually, evenly increasing in the three areas of agriculture - forestry and fisheries, industry - construction and services. The economic structure has shifted, gradually reducing the percentage of the agriculture - forestry and fishery sector and gradually increasing the percentage of industry - construction and services sectors to 33.1%, 22.3% and 44.6% for the 3 sectors respectively. The labor structure has changed in line with the economic restructuring, in which the percentage of labor in agriculture - forestry and fisheries was 48% in 2015 and the non-agricultural sector percentage was 52%.

Poverty in Vinh Long city:

According to the available information provided by wards/communes, the percentage of poor and near poor households in Vinh Long city has tended to decrease over the years. According to a review in 2015, the percentage of poor HHs in 5 wards in the project area ranges from 0.91% (Ward 1) to 3.8% (Ward 4) (Table 18 below).

Table 18: Percentage of poor and nearly poor HHs in project area

No	Ward	Results of the survey in 2015			
		Poor households		Near Poor households	
		HH	Percentage	HH	Percentage
1	Ward 1	15	0,91%	57	1,6%
2	Ward 2	79	2.48%	131	4.1%
3	Ward 3	58	1,6%	67	1,87%
4	Ward 4	90	3.8%	81	3.4%
5	Ward 8	80	2,5%	27	0,9%
Poverty in Vinh Long city		1740	4.3%	1100	2.8%

(Source: Socio-economic survey, 06/2016)

3.2. Socio-economic condition of affected households

3.2.1. Population statistic and ethnicity

Population statistics: On average, there are 4.57 members in each household. Among the surveyed households’ members, women account for 44.88% and men account for 55.12% (Table 19 below).

Table 19: Scope of households

No.	Item	Surveyed HHs	Total member	Female		Average
				People	%	
1	Component 1	113	465	195	41,94	4,12
2	Kinh Cut river	135	673	310	46,06	4,99
3	Cau Lau river	47	199	91	45,73	4,23
4	Bordering road in ward 2- ward 9	58	267	113	42,32	4,60
5	Riverside road in ward 3	28	121	64	52,89	4,32
6	Vo Van Kiet street	42	209	95	45,45	4,98
Total		423	1934	868	44,88	4,57

(Source: Survey for affected HHs in Vinh Long city, 2016)

Ethnicity: Survey results showed that affected households in the project area are all Kinh people (100%). No HH belonging to an Ethnic Minority Groups was found in the Project area.

3.2.2. Age

Among the 423 households surveyed, the number of households with head of HHs of working age account for the largest proportion at 84% (357 people). Within this group, the age range of 31 – 60 has the highest percentage (80%) (Table 20).

Table 20: Age of household head

No	Item	<30 age		31 - 60 age		> 60 age		Total	
		Qty	%	Qty	%	Qty	%	Qty	%
1	Component 1	3	2.7	98	86.7	12	10.6	113	100
2	Kinh Cut river	7	5.2	103	76.3	25	18.5	135	100
3	Cau Lau river	1	2.1	37	78.7	9	19.1	47	100
4	Bordering road in ward 2- ward 9	4	6.9	41	70.7	13	22.4	58	100
5	Riverside road in ward 3	1	3.6	24	85.7	3	10.7	28	100
6	Vo Van Kiet street	1	2.4	36	85.7	5	11.9	42	100
Total		17	4,0	339	80.1	67	15.8	423	100

(Source: Survey for affected HHs in Vinh Long city, 2016)

In term of the age range of members in affected households, most are in working age (from 18-60 years old) accounting for 63.13%, the remaining 578 people (29.87%) under 18 age and 135 persons (6.98%) over 60 (Table 21 below).

Table 21: Age range of affected people

Age	Number of people	Percentage (%)
< 18	578	29.89
18 - 60	1221	63.13
> 60	135	6.98
Total	1934	100

(Source: Survey for affected HHs in Vinh Long city, 2016)

3.2.3. Education level

Education (Education, training)

The survey results showed that, most of the household heads have high school degrees or less (97.87%). People with high school level education account for the highest percentage (44.44%) of which men account for 31.91% and women for 12.53%. Household heads with secondary school level education account for 36.41% (men 26%, women 10.4%). The number of household heads with college/university degrees accounts for 2.13%. The number of illiterate people accounts for only 0.47%. The educational backgrounds of the heads of household are presented in Table 22 below.

The family members with college/university degrees and above account for 13.81% (267 people), of which 7.6% are men and 6.26% are women. The number of HH who reached high school level or lower account for 86.19% (1,667 people, male 47.57%, female 38.62%) (Table 23 below).

Table 22: Education level of household head

No.	Item	Illiterate		primary school		Secondary school		High school		College/university		Post graduate		Total	
		M	F	M	F	M	F	M	F	M	F	M	F	M	F
1	Component 1	2	0	16	4	28	10	42	6	3	2	0	0	91	22
2	Kinh Cut river	0	0	22	7	34	16	41	15	0	0	0	0	97	38
3	Cau Lau river	0	0	5	2	12	3	16	7	1	1	0	0	34	13
4	Bordering road in ward 2- ward 9	0	0	4	1	13	7	17	15	0	1	0	0	34	24
5	Riverside road in ward 3	0	0	3	1	10	2	8	3	1	0	0	0	22	6
6	Vo Van Kiet street	0	0	4	1	13	6	11	7	0	0	0	0	28	14
Total		2	0	54	16	110	44	135	53	5	4	0	0	306	117
Percentage (%)		0.47		16.55		36.41		44.44		2.13		0		100	

(Source: Survey for affected HHs in Vinh Long city, 2016)

Table 23: Education level of affected HHs

TT	Item	Illiterate		primary school		Secondary school		High school		College/university		Post graduate		Total	
		M	F	M	F	M	F	M	F	M	F	M	F	M	F
1	Component 1	4	10	69	53	76	47	81	49	40	36	0	0	270	195
2	Kinh Cut river	5	7	86	77	92	94	129	90	48	42	3	0	363	310
3	Cau Lau river	1	1	28	22	39	32	31	26	9	10	0	0	108	91
4	Bordering road in ward 2- ward 9	1	0	12	15	74	50	48	37	19	11	0	0	154	113
5	Riverside road in ward 3	0	0	11	15	16	21	20	17	10	10	0	1	57	64
6	Vo Van Kiet street	0	0	19	18	46	31	32	35	17	11	0	0	114	95
Total		11	18	225	200	343	275	341	254	143	120	3	1	1066	868
Percentage (%)		1,5		21,98		31,95		30,77		13,6		0,21		100	

(Source: Survey for affected HHs in Vinh Long city, 2016)

3.2.4. Occupation and Employment

The occupations of the surveyed heads of household are diverse. Heads of household running businesses/opening shops account for the highest percentage at 32.39%, and heads of household that work as government employees account for 20.57% while workers and hired labor represents 20.33% and other occupations account for 2,3% - 13,95% (Table 24 below).

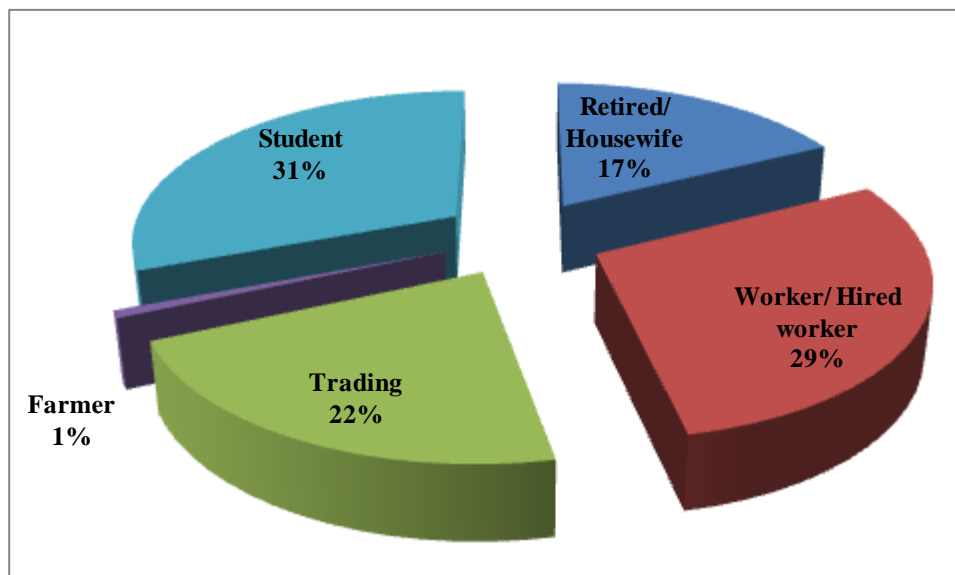
Table 24: Employment of HH headed person

Employment of HH headed person		Component 1	Kinh Cut river	Cau Lau river	Bordering road in ward 2- ward 9	Riverside road in ward 3	Vo Van Kiet street	Total
Civil servant	Number	23	29	10	9	7	9	87
	%	20.35	21.48	21.28	15.52	25.00	21.43	20.57
Merchandising/doing business	Number	34	41	15	24	10	13	137
	%	30.09	30.37	31.91	41.38	35.71	30.95	32.39
Farmer	Number	3	2	1	1	1	1	9
	%	2.65	1.48	2.13	1.72	3.57	2.38	2.13
Worker/hire job	Number	29	19	10	15	6	7	86
	%	25.66	14.07	21.28	25.86	21.43	16.67	20.33
Free job	Number	11	17	6	1	2	8	45
	%	9.73	12.59	12.77	1.72	7.14	19.05	10.64
Retired	Number	13	27	5	8	2	4	59
	%	11.50	20.00	10.64	13.79	7.14	9.52	13.95
Total	Number	113	135	47	58	28	42	423
	%	100	100	100	100	100	100	100

(Source: Survey for affected HHs in Vinh Long city, 2016)

According to the survey results, the main household income is from non-skilled jobs such as workers, employees, porters, taxi drivers, hairdressers, masons and tailors (accounting for 25.28%); HH involved in trade/doing business account for 18.77%; government employees account for 9.72%. People without income account for 30.3%, of which students account for 26.68%; the unemployed account for 3.62% (Figure 2 below).

Figure 2 : Employment structure of HH’s members



(Source: Survey for affected HHs in Vinh Long city, 2016)

3.2.5. Income

Average income of HHs

The income per capita of the affected HHs in the survey is 1,558,000 VND per month. The average income of affected HHs is 7,120,060 VND/month. The results of the survey on income are presented in Table 25 below:

Table 25: Average income per capita of affected HHs

Income		Component 1	Kinh Cut river	Cau Lau river	Bordering road in ward 2-ward 9	Riverside road in ward 3	Vo Van Kiet street	Total
< 900	Number	2	3	2	1	1	1	10
	%	176.99%	2.22%	4.26%	1.72%	3.57%	2.38%	2.36%
900 - 1300	Number	4	5	4	2	2	2	19
	%	3.54%	3.70%	8.51%	3.45%	7.14%	4.76%	4.49%
1300 - 2000	Number	15	12	6	4	2	2	41
	%	13.27%	8.89%	12.77%	6.90%	7.14%	4.76%	9.69%
2000 - 5000	Number	41	49	13	14	7	12	136
	%	36.28%	36.30%	27.66%	24.14%	25.00%	28.57%	32.15%
5000 - 7000	Number	43	57	19	31	13	20	183
	%	38.05%	42.22%	40.43%	53.45%	46.43%	47.62%	43.26%

Income		Component 1	Kinh Cut river	Cau Lau river	Bordering road in ward 2-ward 9	Riverside road in ward 3	Vo Van Kiet street	Total
> 7000	Number	8	9	3	6	3	5	34
	%	7.08%	6.67%	6.38%	10.34%	10.71%	11.90%	8.04%
Total	Number	113	135	47	58	28	42	423
	%	100%	100%	100%	100%	100%	100%	100%

(Source: Survey for affected HHs in Vinh Long city, 2016)

According to the poverty norms applied by Viet Nam MOLISA for the period 2016 – 2020 regulated by Government under Decision No.59/2015/QĐ-TTg dated 19/11/2015, poor households are defined as follow:

- Poor households: Households in urban areas having average monthly income per capita from 900,000 – 1,300,000 VND and deprived of at least 3 indicators measuring deprivation of access to basic social services.

- Near poor households: Households in urban areas having average monthly income per capita from 900,000 – 1,300,000 VND and deprived of less than 3 indicators measuring deprivation of access to basic social services.

- Medium household: Households in urban areas having average monthly income per capita from 1,300,000 – 1,950,000 VND.

Comparing the income per capita of surveyed HH to the poverty standards of MOLISA, 29 households (6.8%) can be classified as poor households or near poor households, and 41 households (9.7%) as medium households. Most of the surveyed HH are well above the poverty line.

The average expenditure of affected HHs is 6,245,140VND/month. The spending practices of HH are presented in Table 26 below:

Table 26: HH’s average expenditure for daily life

Purpose	Food	Healthcare	Transportation	Education	Entertainment
Average	2,710,430	553,600	1,039,000	1,642,110	300,000
%	43.4	8.86	16.64	26.29	4.8

(Source: Survey for affected HHs in Vinh Long city, 2016)

3.2.6. Public service

Water supply:

Among the 423 households surveyed, 99.77% of households are using tap water with their own water meter for all domestic activities; 2.84% of households share water connections because these HHs are too far from the water pipes to connect. In addition, 13.24% households still use tap water and rainwater for domestic use. The detailed survey results are presented in Table 27 below:

Table 27: Source of water use

No.	Item	Tap water with water meter		Tap water with shared meter		Rainwater	
		Qty	%	Qty	%	Qty	%
1	Component 1	110	97,35	3	2,65	5	4,42
2	Kinh Cut river	130	96,30	4	2,96	5	3,70
3	Cau Lau river	45	95,74	2	4,26	3	6,38
4	Bordering road in ward 2- ward 9	57	98,28	1	1,72	11	18,97
5	Riverside road in ward 3	27	96,43	1	3,57	23	82,14
6	Vo Van Kiet street	41	97,62	1	2,38	9	21,43
Total		410	96,93	12	2,84	56	13,24

(Source: Survey for affected HHs in Vinh Long city, 2016)

Power use:

- Power energy for lighting: 100% of households are using electricity for lighting purposes.
- Energy for cooking: 92.43% of affected households use gas as the main source of energy for cooking; the remaining households use some other types of energy such as electricity, firewood and coal (Table 28 below).

Table 28: Consumption of energy for cooking purpose

No .	Item	Electricity		Firewood		Coal		Gas	
		Qty	%	Qty	%	Qty	%	Qty	%
1	Component 1	7	6.19	6	5.31	11	9.73	110	97.35
2	Kinh Cut river	9	6.67	4	2.96	9	6.67	119	88.15
3	Cau Lau river	3	6.38	5	10.64	7	14.89	43	91.49
4	Bordering road in ward 2- ward 9	5	8.62	3	5.17	6	10.34	52	89.66
5	Riverside road in ward 3	4	14.29	4	14.29	6	21.43	27	96.43
6	Vo Van Kiet street	3	7.14	3	7.14	9	21.43	40	95.24
Total		31	0,71	25	0,71	48	2,13	391	92,43

(Source: Survey for affected HHs in Vinh Long city, 2016)

Drainage system for wastewater: 54.8% of the waste water from households is discharged into the city’s drainage system; 45.2% of households’ wastewater is discharged directly to water bodies or into the soil.

3.2.7. Vulnerable households

Results of the survey showed that 75/1,281 households are vulnerable, in which 40 households are poor, accounting for 3.1%; 27 households are female-headed with dependents, accounting for 2.1%; 4 are social policy households; and 4 households are households’ heads with disabilities, accounting for 0.3%. Data on vulnerable households are presented in table 29 below.

Table 29: Vulnerable households

No	Component	Poor HHs		Social policy HHs		Female-headed HHs		HHs with disability	
		Total affected HHs	Relocated HHs	Total affected HHs	Relocated HHs	Total affected HHs	Relocated HHs	Total affected HHs	Relocated HHs
1	Component 1	23	5	3		12	7	2	
2	Kinh Cut river	5	3	1		3	1		
3	Cau Lau river	3	2			2			
4	Bordering road in ward 2- ward 9	7	2			7	3	1	
5	Riverside road in ward 3	2				2	1	1	
6	Vo Van Kiet street					1		2	
	Total	40	12	4		27	12	4	
	%	3.1	0.94	0.3		2.1	0.94	0.3	

3.2.8. Gender Issues

Through interviews with the City Women’s Union and wards in the project area, it was indicated that the impact of the land acquisition and resettlement on female-headed and male-headed households varies depending on their capacity, job opportunities as well as roles and prejudice in their society. Information analysis for gender issues based on the results of the socio-economic survey in the project area showed that the educational level of male head of HH’s is higher than the one pf female head of HH.

The distribution of work in society also differs between male and female headed households. A greater proportion of those with paid jobs are men as compared to women (59.8% and 40.2% respectively) while more female household heads stay at home do housework as compared to men (6% compared with 1.1% of men); The proportion of male household heads with a stable job account for 50.6% as compared with 32.4% of female-headed households and the proportion of male headed households is higher than female headed households. It can be concluded that women in the project area may suffer from more severe impacts than men in the process of land acquisition and resettlement due to their greater vulnerability (i.e. mainly unstable occupations, lower education levels)

In order to enhance the proactive participation of women and minimize the impact caused by land acquisition and site clearance on women in the project area, it will be necessary to develop a gender strategy during the preparation and implementation of the resettlement plan.

Public consultations must be help with the participation of both male and female representatives in order to be fully aware of their opinions. At least 30% of the attendees at Public consultations must be women. In order to achieve this, public consultation meeting organizers need to coordinate with local authorities and ward Women’s unions to organize, invite and arrange suitable times to facilitate the participation of women, to avoid times when women are busy with housework (cooking, picking up children etc.).

The Gender strategy for the preparation of the Resettlement Plan aims to assist affected HHs including both male and female representatives participating in the preparation and implementation of the RP, to ensure that they receive fair benefits from these works. The gender strategy during the detailed design process and implementation period of the Resettlement Plan will include:

1. Mobilizing the participation of women on the Board for Compensation, support and Resettlement of the project;
3. Closely cooperating with City and ward women’s unions to mobilize the participation of women in all activities related to the process of preparing the RP (community consultation through questionnaires, meetings etc.);
4. Information dissemination strategy for the community in the project area needs to take into account poor women and women of ethnic minorities;
5. All consultation meets with affected households should ensure that at least 30% of the attendees are women;
6. Both men and women are encouraged to participate in the detailed measurement survey (DMS);
7. A Detailed Livelihood Restoration Plan will be prepared as the basis of the assessment for the needs of both men and women through consultation with individual women's groups or women’s groups with similar interests such as ward Women’s unions;
8. The payment of compensation and support in cash to affected households requires the presence of both husband and wife;
9. New LURC should be issued in the names of both husband and wife;
10. The data on gender issues needs to disaggregated by gender as a basis for monitoring the indicators of gender equality.

4. LEGAL FRAMEWORK

This Resettlement Plan was prepared on the basis of the RPF prepared for the whole project and 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 4.12.

4.1. The Legal Frameworks of the GOV

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

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

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

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

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

who have objections on the plan for compensation, support and resettlement and for improving the plan.

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

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

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

Decree No. 44/2014/NĐ-CP identifies the mechanism for compensation at market rates. Compensation rates for land must be based on investigation, information on land plots, market rates and a suitable valuation method; Decree 44 identifies several methods for land valuation. **Circular No. 36/2014/TT-BTNMT** specifies detailed methods of valuation of land prices, construction, adjustment of land prices; specific land prices valuation and land price valuation consulting services.

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

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

- Circular No. 76/2014/TT-BTC dated 16 June 2014 of Ministry of Financial providing a manual for carry out Decree No. 45/2014/ND-CP providing the collection of land use levy.
- Decision No. 1956/2009/QĐ-TTg, dated November 17, 2009, by the Prime Minister approving the Master Plan on vocational training for rural labors by 2020.
- Decision No. 52/2012/QĐ-TTg, dated November 16, 2012, on the support policies on employment and vocational training to farmers whose agricultural land has been recovered by the State.
- Document of Prime Minister No. 1665/TTg-CN, dated October 17, 2006, regarding management of clearance of site, mine and explosive ordnance for transport construction.
- Decision No. 63/2015/QĐ-TTg dated 10/12/2015 by the Prime Minister on policies to support vocational training and employment solving for workers whose land is acquired in replacement.
- Decree No. 61/2015/ND-CP dated 9/7/2015 by the Government on policies to support vocational training and National Employment Fund.
- Decision No 96/2006/QĐ-TTg dated 4/5/2006 by the Prime Minister on the management and implementation of demining and explosives, and
- Decision No.18/2014/QĐ-UBND dated 30/9/2014 by Vinh Long Provincial People’s Committee on compensation, assistance and resettlement for land acquisition for state projects in Vinh Long province.
- Decision No.06/2013/QĐ-UBND dated 08/13/2013 of People's Committee of Vinh Long province on issuing price unit for houses, works and structures, crops and livestock in the province of Vinh Long.

- Decision 27/2014 /QD-UBND dated 19/12/2014 by People's Committee of Vinh Long province on issuing land price in 2015 in the province.
- Decision 11/2016/QD –UBND dated 4/4/2016 of the People's Committee of Vinh Long province on issuing land price adjustment factor in 2016 in the province of Vinh Long.
- Policy Framework and Resettlement Plan Framework of the Project
- Other related rules and guidelines of the Government and the provincial government.

4.2. Involuntary Resettlement Policy of the WB OP 4.12

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. Basic principle of OP 4.12 policy

Basic guiding principles of the Bank's resettlement policy is:

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

4.2.3. Compensation Criteria and Eligibility

The eligibility for obtaining entitlements to compensation follow the principles below:

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

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

4.2.4. Valuation and compensation for losses

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

- The full replacement cost of land includes the land value as defined in accordance with the prevalent market price plus administration fees (i.e. costs for transaction, LURC etc.).
- For affected houses, the valuation is based on the market prices of construction materials and labor costs to build a replacement house of equal or better quality and area as the affected one.
- For public utilities, partly or wholly affected by the project, the compensation includes the market price of building materials plus costs for transportation, labor and contractor fees,

registration fees and transfer taxes. Asset depreciation and value of salvaged materials are not deducted.

4.3. Comparison between GOV and WB approaches

GOV’s policies and practices both in 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 a 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 29.

Table 30: Comparing policy of GoV and WB’s policy relating to involuntary resettlement

<i>Subjects</i>	Bank’s OP 4.12	Government of Vietnam	Project Measures
<i>Land Property</i>			
Policy objectives	PAPs should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.	Provision of support to be considered by PPC/CPC to ensure they have a place to live, to stabilize their living and production. (Article 25 of Decree 47/2014/ND-CP). In the case where land is being recovered from people who are resettled without sufficient compensation and support to buy the minimum resettlement plot, the State shall make up the deficit. (Clause 4, Article 86 of	Livelihoods and income sources will be restored in real terms, at least, to the pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

Subjects	Bank's OP 4.12	Government of Vietnam	Project Measures
		Land Law 2013 and Article 27 of Decree 47)	
Support for affected households who have no recognizable legal right or claim to the land they are occupying	No compensation but giving financial assistance to all PAPs to achieve the policy objective (to rehabilitate or improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher)	Only agricultural land used before July 1, 2004 is eligible for compensation. Other cases may be considered for assistance by PPC/CPC if needed (Clause 2, Article 77 of Land Law, 2013)	<p>Support and restore livelihoods for all affected people regardless of their legal status or land use right. Agricultural land used prior to 1/7/2004 is supported with an amount of equal to 100% of the land at full replacement cost;</p> <p>Agricultural land used after 1/7/2004 will be supported with an amount of 60% of the land value</p> <p>Residential land and non-agricultural land will be supported with an amount of at least 60% of the land at the replacement cost</p>
Methods for determining compensation rates	Compensation for lost land and other assets should be paid at full replacement costs,	Compensation for lost assets is calculated at the price close to transferring the assets in local markets or the cost of newly-built structures. The City People's Committee is required to identify compensation prices for different categories of assets. A land valuator can be used to determine land prices, which will be appraised by a land appraisal board before approval by the City People's Committee.	Independent appraiser identifies replacement costs for all types of assets affected, which are appraised by land appraisal board and approved by the City People's Committee to ensure full replacement costs.
Compensation/assurances			
Houses or other structures to be acquired on land are not eligible to the compensation	Support 100% of new construction prices plus fees for relevant administrative procedures.	Support construction cost for new structures with equivalent technical standards, depending on the "legal status".	Support of 100% of new construction prices plus fees for relevant administrative procedures (transaction cost).
Resettlement Arrangement	For all relocated households	Only apply to relocated households whose land and houses are eligible for the compensation.	Households and individuals whose entire houses and land are acquired and eligible for compensation or for whom the remaining area after

Subjects	Bank's OP 4.12	Government of Vietnam	Project Measures
		In case of ineligibility for compensation, if DPs have no other accommodations, they will be considered on a case by case basis.	being acquired is smaller than the local minimum allocation quotas of residential land, if they have no other land in the wards being affected by the project will be: (i) resettled, and (ii) in case, the acquired land compensation amount is lower than that of the minimum land plot in the resettlement site, receive the difference from the State. This compensation amount shall not exceed the limit of land allocation in accordance with local regulations In the case of DPs including PAPs who are encroaching on land beyond canals/rivers and who are not entitled to the resettlement, but have no shelter in the city these DPs will be allocated a minimum land plot in the project resettlement area and will be charged a land-use fee.
Compensation for loss of income / business households affected	To all affected household business.	Only apply to business, production households with business licenses. Level of compensation/support equal to 30% of their yearly incomes after taxing based on their average yearly incomes of the 3 previous continuous years confirmed by the tax agency. (Section b, Clause 4, Article 19, ND47 / 2014 / ND-CP)	Allowance for Business Loss: All affected businesses and production households having registered businesses whose income is affected will be compensated and/or supported for losses in business equivalent to 50% of their actual annual income based on their average yearly income as declared with the taxation agency over the previous three years; Permanently affected DPs who are running small businesses or services at home and who do not declare 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. 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 Employees who have had labor

<i>Subjects</i>	Bank’s OP 4.12	Government of Vietnam	Project Measures
			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.
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 poor and vulnerable groups.	Not addressed.	Social assessment has been undertaken and measures identified and being implemented to minimize and mitigate adverse impacts, particularly upon poor and vulnerable groups.
Livelihood restoration and assistance	Provision of livelihood restoration and assistance to achieve the policy objectives	Livelihood restoration and assistance measures are provided. No follow-up for full livelihood restoration after resettlement completion.	Provision of livelihood restoration and assistance measures to achieve the policy objectives. These will be monitored as detailed in the RP.
Consultation and disclosure	Participation in planning and implementing RP, specially confirming the eligibility criteria for compensation and assistance, and access to Grievances Redress Mechanisms (GRM)	Focus mostly on consultation during planning (consultation on draft plan of compensation, support and resettlement and plan for training, career change and facilitating job searching); information sharing and disclosure.	Consultation and participation incorporated into RP preparation, along with information sharing with PAPs and stakeholders.
<i>Grievance redress mechanism (GRM)</i>			
Grievance redress mechanism	Grievance redress mechanism should be independent	PAPs are entitled to send complaints/grievances of any issues related to the compensation, assistance	More effective Grievance and Redress mechanisms are to be established, built on the existing governmental system, with

<i>Subjects</i>	Bank’s OP 4.12	Government of Vietnam	Project Measures
		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	monitoring by an independent monitoring consultant;
Monitoring & Evaluation			
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 monitoring of the resettlement works, including both internal and independent (external) monitoring	Both internal and external (independent) monitoring is to be regularly maintained (on a monthly basis for internal and bi-annual basis for independent monitoring). An end-of-project report will be completed to confirm whether the objectives of OP 4.12 were achieved.

As a WB member country, the GOV has committed that, should the international agreements signed or acceded to by GOV with the WB contain provisions different from those in the present resettlement legal framework in Vietnam, the provisions of the international agreements with the WB shall prevail. According to Clause 2 of Article 87 of the Land Law 2013, “for the projects using loans from foreign and international organizations for which the State of Vietnam has committed to a policy framework for compensation, support, resettlement, the framework is applied”

. Required waivers

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

5. ENTITLEMENT POLICY AND ELEGIBILITY CRITERION

Resettlement policy applied in the SUUP – Vinh Long sub-project will follow the guidance of the World Bank (Involuntary Resettlement Policy OP/BP 4.12), Vietnam’s laws, regulations and in accordance with the Resettlement Policy Framework (RPF) which has been agreed between the government of Vietnam and the World Bank.

5.1. Principles in Resettlement policy of the Project

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

- Land acquisition and asset impacts as well as resettlement of DPs must be minimized as far as possible.

- All PAPs residing, working, doing business or farming in the project areas will be provided with rehabilitation measures, sufficient enough for them to improve or at least maintain their living standards, income earning and production capacity the same as their pre-project conditions. Lack of legal rights to acquired land will not prevent PAPs from their entitlement to access such rehabilitation measures.

- Plans for land acquisition and other assets and provision of rehabilitation measures must be taken under the consultation with PAPs to minimize their disturbance. Entitlements shall be provided to PAPs prior to the expected commencement of works at the respective project areas.

- Existing public services shall be maintained or improved.

- Budget for resettlement shall be available in the project implementation stages.

- The executing organization must ensure that the design, planning, consultation and implementation of the RP is effectively and timely.

- Checking, monitoring and evaluating the implementation of RP timely and effectively should be conducted.

- All PAPs who have assets within or reside within the area of project land acquisition before the cut-off date are entitled to compensation for their losses as per this RPF. Those who have lost their income and/or subsistence will be eligible for livelihood rehabilitation assistance based on the criteria of eligibility defined by the project in consultation with the PAPs. If, by the end of the project, livelihoods have been shown not to be restored to pre-project levels, additional measures should be considered.

- Agricultural land that is lost will be compensated through “land for land”, or in cash, according to PAP’s choice and the availability of local land fund. The choice of land for land must be offered to those losing 20% or more of their productive land (10% or more of their productive land for the vulnerable).

- PAPs who have to relocate will be resettled as regulated; their houses, lands and other properties affected by the project will be compensated in cash at full replacement cost.

- Compensation for all residential, commercial, or other structures will be offered at the replacement cost, without any depreciation of the structure and without deduction for salvageable materials.

- The PAPs will be provided with a transportation allowance for transporting personal belongings and assets to a new resettlement place, in addition to the compensation at replacement cost of their houses, lands, and other properties.

- Land acquisition for the project will be announced to PAPs by a state competent agency at least 90 days prior to the acquisition for agricultural land and 180 days for non-agricultural land. The announced contents will include a plan of land acquisition, investigation, surveys, and detailed measurements.

- Transfer of the acquired lands to the project will be completed within 30 days of the PAPs receiving full compensation or assistance from the project.

- Public services and resources at the resettlement area will be improved to be better than those in the PAP’s previous location.

- Temporary resettlement: Relocation of any households more than once, should be avoided because it leads to PAPs being impacted twice or more and will delay the livelihood restoration process. If this happens, these households should be considered for additional benefits as they have been impacted twice. Temporary resettlement will only occur if the PMU has verified that temporary resettlement is unavoidable for reasons such as:

- DP 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.
- DP who select the self - relocation option need temporary resettlement while searching for a new residence

5.2. Compensation Policies

5.2.1. Compensation Policy for Households’ residential land

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

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

- 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 Vinh Long PPC.

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

- If affected lands are eligible to the compensation, PAPs will be compensated in cash at 100% of the replacement cost.

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

5.2.3. Compensation policies for agricultural Land

i. For land users entitled to the compensation (Legal and Legalizable land users)

- If the land area acquired from PAPs is less than 20% (10% for the vulnerable) of their total productive land and the remaining area is economically viable according to threshold identified in each province resettlement policy, PAPs will be compensated by cash at 100% replacement cost for the acquired area.

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

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

- PAPs whose affected land was used before 01 July 2004 will be supported in cash with 100% of the land at the replacement cost;

- PAPs whose affected land was used after 01 July 2004 will be assisted in cash with not less than 60% of the land at the replacement cost;

- The supported land areas are within the land allocation quotas under Article 129, Land Law 2013.

iii. For users hiring land affected

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

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

(i) Regardless of their titles to the affected land or possession of a construction permit for the affected structures/houses¹, compensation or assistance in cash will be made for all affected private-owned houses/structures at 100% of the replacement costs. For houses/structures that are being partly affected, but the remaining area is insufficient to be used, compensation or assistance in cash will be made at 100% of the replacement cost for the whole affected houses/structures. In case the remaining area of the affected houses is sufficient to be repaired for living, the PAPs will be paid in cash at 100% of the replacement cost for the dismantled area, while being provided with an additional amount equivalent to 30% of the replacement cost of the dismantled portion to rehabilitate the houses/structures to a higher level. The replacement cost is counted for rebuilding the new houses/structures to a similar standard without deductions of depreciation or salvageable materials.

(ii) PAPs whose houses/structures are built on encroached land beyond canals/rivers will be supported in cash at 100% of the replacement cost to rebuild their new houses/structures.

(iii) For affected state-owned houses/structures, compensation in cash will be made at 100% of the replacement cost for the remaining value of the houses/structures after the deduction of the used values that have been annually recorded by a state competent agency. The payment will be submitted to the city state treasury, following the state financial procedures.

5.2.5. Compensation policies for tenants

(i) Tenants who are residing in leased state houses: (i) will not be compensated for the land area and houses owned by the state but fully compensated in cash at the replacement costs for the improved, repaired and upgraded works; (ii) will be entitled to rent or buy plots in the project resettlement area to resettle with minimum area; (iii) if the project has no plot in

¹ Including organizations not belonging to the State

its resettlement site for them to rent/buy, DPs will be supported in cash with not less than 60% of the replacement cost of land and house to be self - resettled (Item 2, Article 14, Decree 47/2014/ND-CP dated May 15, 2015);

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

5.2.6. Compensation policies for Loss of trees and domestic animals

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

(ii) Where affected trees/animals can be removed to new places, compensation will be paid for the loss of the trees/animals plus the transportation cost.

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

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

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

- For PAPs with small business or service establishments at home, without license, that are not tax registered and who are permanently affected by the project, will receive an allowance of VND 5,000,000.

- PAPs with small business or service establishments at home, without license, that are not tax registered and who are temporarily affected will receive an allowance of VND 3,000,000.

Employees who have had labor contracts at least for 12 months with private or state enterprises/businesses or organizations that are affected by the project and have to relocate will receive an allowance equivalent to the minimum salary as per the City regulations to affected employees during the transition period with a maximum of 6 months.

If the business has to be relocated, the project will assist in finding an alternative site with an advantageous location and physical attributes similar to the land lost, and with easy access to a customer base, satisfactory to the PAP. Alternatively, the PAP will receive compensation in cash for the affected land and attached structures at replacement cost, plus transportation allowance for movable assets.

This compensation and assistance will be provided in the baseline information and will be monitored during project implementation. In case that the livelihood of a PAP cannot be actually restored, the support level should be adjusted accordingly. Monitoring of this

situation will continue until it can be determined that they are at least no worse off than before the project impacts.

5.2.8. Compensation policies for Affected Public Utilities

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

5.2.9. Compensation policies for affected graves/tombs

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

The unit price of compensation for the grave/tomb: including cost for displacing, transporting, re-burying, re-constructing and other related costs is stipulated in Clause 1 of Article 15 of Decision 18/2014/QĐ-UBND of People's Committee of Vinh Long province as follows:

- The amount of compensation for soil tomb: 4,000,000 VND/tomb
- The amount of compensation for non- corpse stone tomb (which is pre-dug to bury dead person): 6,000,000 VND/tomb
- The amount of compensation for brick/stone tomb: 8,000,000 VND/tomb.

5.2.10. Compensation policies for other assets

- Households' other assets are affected such as: Telephone line, water meter, electric meter shall be compensated in cash as regulated;
- PAPs whose cable TV, internet access (subscription), wells affected by the project shall be compensated in cash with an amount equal to value of the new installation.

5.2.11. Compensation policies for temporary impacts during construction

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

5.2.12. Allowance and rehabilitation assistance in the transition period

In addition to direct compensation for property damage, the PAPs will receive additional payments to cover the costs of the transition. The support level including inflation and rising

costs will be taken into account at the time of payment. These grants include, but are not limited to:

a. Supporting for moving and temporary residence

- ***Support for moving/transportation to new place:***

- (1) Households and individuals being land acquired by the State and having to move to new place within the province or outside the province will get allowance for the transportation. Support levels is made in accordance with moving distance (in km) from the site to new place as follows:

- Moving within 10km = 3,000,000VND/household.
- Moving from 10km to less than 50km = 5,000,000 VND/household.
- Moving from 50km or more = 10,000,000 VND/household.

- (2) Organizations who are eligible to be compensated for loss of land and property but are displaced will get full allowance for the movement, dismantling and re-installation.

- ***Support for temporary residence:***

- (1) 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 Vinh Long province.

- (2) 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 Vinh Long province.

- (3) 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 Vinh Long province.

- (4) RPs who choose to resettle themselves (with written commitments that they will relocate themselves) will be assisted in temporary resettlement for three months with a rental rate not exceeding twice that regulated by Vinh Long province.

b. Support for training for career change

- (1) PAPs whose agricultural land being cultivated is affected (confirmed by their WPCs) will be supported for job training and job change with an amount of 03 to 05 times of the land price for the acquired land area based on Vinh Long province regulation; and

- (2) In case, PAPs whose agricultural land is affected and need a training or apprenticeship, they will be admitted to a vocational center within the city with the exemption from tuition fees for such training course for those within working ages (not applicable for those who enroll for vocational trainings outside the city).

c. Allowance for life and production stabilization

- 1) 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 Vinh Long Province regulation; and
- 2) 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).

5.2.13. Allowances targeted to the vulnerable to be relocated

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

- 1) 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.
- 2) PAHs 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 point 1) above.

5.2.14. Rewards for delivery land on schedule: According to Vinh Long PPC regulation, but not less than 1,000,000/HH.

5.3. Policies for Resettlement Issues

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.

Households or individuals who have all of their legal houses and land acquired and their remaining land areas are less than the limits of local land allocation; (i) will be entitled to resettlement arrangements; and (ii) if they chose resettlement in a serviced resettlement site, in case the compensation for affected land is lower than the investment cost of a land plot on a resettlement site, the households will be supported by the project to cover the difference. The support amount will not be in excess of the difference between the land compensation cost and cost for a minimal land plot of the local allocation.

Other land-users who are not eligible for 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.

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.

As per policy of Vinh Long province, relocated people getting compensated amount for land smaller than value of a minimum plot in the resettlement area will be supported with an amount equal to the difference between value of the minimum resettlement plot and the compensated amount. Pursuant to the resettlement requirements, the PMU shall prepare the project resettlement site in the city or purchase plots of land in existing RS for DPs who are eligible for resettlement and have resettlement demand. The resettlement site must ensure basic social infrastructures and services for people living at new places at least equal to or better than their previous places.

DPs who select self- relocation will be supported based on regulations of Vinh Long province in Item 1, Article 20, Decision No. 18/2014/QĐ-UBND dated 30/9/2014 by PPC of Vinh Long province.

5.4. Eligibility criteria

5.5. Subjects affected by the project (temporary or permanent)

a. Households and individuals

Are those directly affected by the project due to loss of land, houses and other buildings, lost business, assets, or no longer have access to the resources, namely:

- The agricultural land is affected (permanently or temporarily) by the project;
- Persons with non-agricultural land, but not in the affected land (permanently or temporarily) by the project;
- People with land, buildings affected (permanently or temporarily) by the project;
- He has a lease / lease of land by the state and individuals affected (permanently or temporarily) by the project;
- People with business, employment, or work affected (permanently or temporarily) by the project;
- People with crops / plants (annual and perennial) affected partially or wholly by the project;
- People with other assets or access to assets that are affected in part or whole by the project; and
- People whose livelihoods are affected (temporarily or permanently) due to limited access to the area covered by the project.

b. Public works and property of the state

- The public works affected temporarily or permanently by the project;
- Land for the house, the work of the state affected by temporary or permanent project.

5.6. Identify vulnerable groups or households

Through the investigations initial rapid economic - society, vulnerable groups include:

- The poor families identified by DOLISA of the city and registered at commune/ward level;
- 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.

5.7. Eligibility

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

- (i) Those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country. In the consideration, it is also useful to document how long they have been using the land or the assets associated with it);
- (ii) Those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets provided that such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan;

(iii) Those who have no recognizable legal right or claim to the land they are occupying.

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

5.7.5. New households

Those households splitting from the large families after the cut-off-date who meet the following conditions will be eligible for resettlement benefits as stand-alone households and are recognized as PAPs:

- a. Households splitting from a family with minimum of two couples and having a minimum of six persons
- b. Endorsement by the City authority, with verification of commune’s People’s Committee that the household has split.

Newly born children, spouses of persons named in the household registration books, people who have completed military service, and people who have just returned from schools to live with the affected households prior to the cut-off date will be entitled to the compensation and support measures outlined in this document.

5.8. Voluntary land donation

Voluntary Land Donation (resettlement) refers to any resettlement not attributable to eminent domain or other forms of land acquisition backed by powers of the state. The operative principles in voluntary resettlement are “informed consent” and “power of choice”. Regarding Project Component 1 (Tertiary Infrastructure Upgrading), residents in low income areas, who are direct beneficiaries, are expected to contribute to the upgrading cost. The Contribution Cost will be confirmed in the Community Upgrading Plan for each community. Partly affected DPs may choose to either voluntarily donate affected land or contributing through labor.

Major Principals for Voluntary Land Donation

- Households are fully provided with information on project compensation and resettlement policy;
- Residents are really willing to donate land;

- Households themselves decide the scope of land acquisition for the Project and the scope of their voluntary land donation;
- The scope of affected land is small (less than 10% of their land holding and DPs are not relocated)²;
- A suitable mechanism for complaint redress exists.

Process for Voluntary Land Donation

- The PMU provides residents with complete information on upgrading components which include compensation and resettlement policies and principles for voluntary land donation.
- The Community determines the scope of land acquisition for the purposes of the project, in the implementation of community upgrading planning.
- The Community unifies the level of land donation. Where the majority of community members want to donate all affected land but some do not, the community must find an appropriate solution to compensate for such DPs who do not accept all land donations, including a mechanism of sharing loss. If the community cannot find out solution, the project will compensate for those DPs.
- The statistic table of affected land and properties and the compensation cost is sent to HHs.
- HHs sign to confirm the scope of donated land. Other losses of architectures/structures and properties are compensated.
- The PMU makes information on compensation and donated land available in public places.

Monitoring and Evaluation: The PMU must report the land donation to the PPC and the WB to review before implementing the land donation. Reporting should be carried out on a regular basis and submitted to PPC and WB's for review and agreement.

Independent monitoring must be conducted for approximately 20% of voluntary households to check their real willing to donate land and assess whether they are seriously affected by their donation or not.

² Where DPs are able to donate more land than expected, the Project can accept the additional land provided that the Independent Monitoring Agency confirms that the land donation does not affect the DPs' living condition.

5.9. Entitlement Matrix

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
1	Residential land is permanently acquired	Residential land is acquired and DPs are eligible for land compensation.	All households whose residential land acquired (743 HHs)	<u>Compensation for lost land</u> <ul style="list-style-type: none"> - The project affected land-users will be compensated for the area actually affected in cash at 100% of the replacement cost; - In the case of PAPs losing residential land where their remaining land is not viable enough for their residence (ineligible for building new house as stipulated), if the PAPs agree, the state will acquire the remaining land and compensate for the acquired land in cash at 100% of the replacement cost; - Land-users who are eligible for compensation of acquired land (legal and legalizable land-users) but who's lands are in dispute will be compensated at 100% of the replacement cost and they will receive the compensation amount only when their disputes are resolved. 	
			Households have to relocate (173 HHs)	<u>Relocation</u> <ul style="list-style-type: none"> - Households or individuals with all or part of their residential land acquired, where the remaining parts of land are less than the limits of local land allocation (1) will be entitled to resettlement arrangement and (2) where the compensation for affected land is lower than the investment cost of a land plot in the resettlement site, the households will be supported by the project which will cover any difference, however, the support amount will not be in excess of the difference between the land compensation cost and cost for an minimal land 	

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				plot of the project resettlement site.	
2	Residential land is permanently acquired	Land users, (including those who live beyond rivers/canals) whose acquired residential land is ineligible for land compensation	All households are acquired with residential land (109HHs)	<u>Land compensation/assistance</u> The households whose land is affected will be assisted in cash with an amount at least 60% of the land at the replacement cost. For households, the affected land area will be calculated as equal to the area of a floor of the affected house but will not exceed land allocation quotas stipulated by Vinh Long PPC.	
			Households have to relocate (20HHs)	<u>Relocation</u> Relocated persons who have no shelters in the city, as confirmed by local authorities (i) will be allocated minimum land plots in the project resettlement site for building houses and (ii) pay land-use fees.	
3	Non-agricultural land other residential land with structures on land	Non-agricultural land is acquired	All households are acquired with non-agricultural land	<u>Land compensation/assurances</u> If affected lands are eligible to be compensated, PAPs will be compensated in cash at 100% of the replacement cost. If affected lands are not entitled to the compensation, PAPs will be assisted in cash with an amount of at least 60% of the land at the replacement cost.	
			Relocated households	<u>Relocation</u> In case RPs who have no shelters in the city, which is confirmed by local authorities (i) will be allocated minimum land plots in the project resettlement site for building houses and (ii) pay land-use fee;	

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
4	Permanent loss of arable land	Households whose agricultural land is acquired permanently	PAPs are eligible for compensation (414 HHs)	<p>If PAPs are acquired less than 20% (10% for the vulnerable) of their total land and the remaining area is economically viable, PAPs will be compensated in cash at 100% of the replacement cost for the acquired area. In addition, the vulnerable will be entitled to take part in the project income restoration program.</p> <p>If PAPs have 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>	
		Households whose agricultural land is acquired permanently	Land users are not entitled to compensation as per regulation at Article 75 of Land Law, 2013. (27 HHs)	<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>	
		Households whose agricultural land is acquired permanently	Land users use bidding 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.

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
5	Housing/structures	Housing/structures in land acquiring area.	Owners of the affected structures are and households individuals (522 HHs)	<p>Regardless their titles to the affected land or possession of a construction permit for the affected structure, compensation or assistance in cash will be made to the affected houses/structures at 100% of the replacement costs; and</p> <p>For houses/structures being partly affected but the remaining area is not sufficient to be used, compensation or assistance in cash will be made at 100% of the replacement cost for the whole affected houses/structures.</p> <p>In case the remaining area of affected houses is sufficient to be repaired for living, PAPs will be paid in cash at 100% of the replacement cost for the dismantled area, as well as being provided with an additional amount equivalent to 30% of the replacement cost of the dismantled portion to rehabilitate the houses/structures to an improved standard.</p> <p>PAPs whose houses/structures are built on encroached land by canals/rivers will be supported in cash at 100% of the replacement cost to rebuild their new houses/structures.</p>	Compensation at replacement cost without deductions of depreciation or salvageable materials.
6	Annual crops and perennial trees	Trees and domestic animals affected	Owners of affected trees and domestic animals (512 HHs)	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.	Households will be notified of the requirement to hand over land 30 days after the date of

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				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.	compensation.
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 (152 HHs)	<p><u>Allowance for Business Loss:</u></p> <p>All Affected businesses and production households having register business whose income is affected will be compensated and/or supported for losses in business equivalent to 50% of their actual annual income approved by their 03 years continue of tax obligations;</p> <p>PAPs with small business or service establishments at home, without license, that are not tax registered and who are permanently affected by the project, will receive an allowance of VND 5,000,000.</p> <p>PAPs with small business or service establishments at home, without license, that are not tax registered and who are temporarily affected will receive an allowance of VND 3,000,000.</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, sati-factory to the PAP</p> <p>Employees who have had the labor contracts for at least 12 months with the private or state enterprises/businesses or organizations that are affected by the project and have to relocate will have an allowance equivalent to the minimum salary as per the City regulations to affected employees during the</p>	<p>PAPs are responsible to supply documents to prove the amount of their monthly income.</p> <p>This compensation and assistance will be provided in baseline information and will be monitored during project implementation. In case that their livelihood cannot be actually restored, the support level should be adjusted accordingly. Monitoring of this situation will continue until it can be determined that they are at least no worse off than before the project impacts</p>

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				transition period with a maximum of 6 months	
8	Affected public utilities/structures	Structures, housing, public architectures, forests, feeding land, other land, permanently/temporarily affected irrigation system.	Villages, urban zones, administration agencies.	If some public infrastructures/buildings are damaged by the project, the PMU shall consult with affected communities and specify that these structures are restored or repaired soon to mitigate negative impacts on communities, while the affected communities do not pay for such repair costs.	
9	Graves	Affected gravers	Families/groups (168 items)	<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 Vinh Long Province Policy at the time of compensation.</p> <p>The unit price of compensation for the grave/tomb: including cost for displacing, transporting, re-burying, re-constructing and other related costs is stipulated in Clause 1 of Article 15 of Decision 18/2014/QD-UBND of People's Committee of Vinh Long province as follows:</p> <ul style="list-style-type: none"> - The amount of compensation for soil tomb: 4,000,000 VND/tomb - The amount of compensation for non- corpse stone tomb (which is pre-dug to bury dead person): 6,000,000 VND/tomb - The amount of compensation for brick/stone tomb: 8,000,000 VND/tomb. 	

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 condition or to a better condition.	
12	Supporting for relocation	Resettlement rehabilitation	Relocate to new places (193 HHs)	Households and individuals being land acquired by the State and having to move to new place within the province or outside the province will get support for the transportation. Support amount is made in accordance with moving distance (in km) from the site to new place as follows: - Moving within 10km = 3,000,000VND/HH. - Moving from 10km to less than 50km = 5,000,000 VND/HH. - Moving from 50km or more = 10,000,000 VND/HH. Organizations who are eligible to be compensated for loss of land and property their establishments to be relocated will get full allowance for the movement, dismantling and re-installation	The specific amount will be adjusted according to the percentage of inflation at supporting time.

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
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 (193 HHs)	<ul style="list-style-type: none"> 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 VL-PPC. ii. PAPs with main houses that are partially acquired and who need to rebuild new houses on the remaining land area will be supported through temporary resettlement for 03 months with a rental rate not exceeding twice that regulated by the VL-PPC. iii. PAPs with main houses that are partially acquired and who need to repair new houses on the remaining land area will be supported through temporary resettlement for 02 months with a renting rate not exceeding 2 times of that regulated by VL-PPC. iv. Relocated persons who choose self-relocation (with written commitments for self-taking care of their relocation) will be assisted in temporary resettlement for at least months with a rental rate not exceeding twice of that regulated by the relevant PPC for 03 months with a renting rate not exceeding 2 times of that regulated by VL-PPC. 	

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
14	Supporting for training on career changes	Loss of productive lands	Severely affected households	i. PAPs whose agricultural land being cultivated is affected (confirmed by WPCs) will be supported for job training and job change with an amount of 03 to 05 times of the land price for the acquired land area of that regulated by VL-PPC; and ii. In case, PAPs whose agricultural land is affected need a training or apprenticeship, they will be admitted to a vocational center within the city with the exemption from tuition fees for such training course for those within working ages (not applicable for those who enroll for vocational trainings outside the city).	Method of supporting will be delivered based on results of consultation with the affected households
15	Supporting for life rehabilitation	Resettlement restoration	Relocated persons who have aspiration of self-relocation. (141 HHs)	DPs who select self- relocation will be supported as in item 1, Article 20 Decision No. 18/2014/QĐ-UBND dated 30/9/2014 by Vinh Long PPC.	
		Income restoration	Households whose agricultural land affected	For households, whose agricultural land is affected with 20% to 70% (10% to 70% for vulnerable households) will be supported one time by money 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 In case, more than 70% of agricultural land affected, PAPs will be supported within 12 months if not relocated and within 24 months if relocated	
16	Social welfare	Additional support for the vulnerable (24HHs)	Relocated vulnerable households	i. PAHs as poor households will receive a support amount of 5,000,000VND/household. ii. PAHs of social policy including Vietnam heroic mother, people having contribution to	

No	Type of loss	Application	Type of PAPs	Compensation/allowance policies	Implementation issues
				<p>revolution, veterans, wounded soldiers, martyr’s families.... will get an allowance from 2.000.000VND-7.000.000VND for each household as regulated by the PPC policy.</p> <p>iii. PAHs of other vulnerable groups such as women-headed households, households having handicapped member, households having elderly with no support, ethnicity will receive support as poor HH;</p>	
17	Incentive support for handing over site soon	Progress bonus	Households handing over their affected land to the project in time or prior to regulation	According to the regulation of VL-PPC, but not less than 1,000,000/HH.	Handing over the acquired lands to the project will be made by 30 days since PAPs have received full compensation or assistances from the project.

6. MEASURES FOR INCOME RESTORATION

6.1. Overview

The Project will bring both direct and indirect benefits to the people in Vinh Long city, through multidisciplinary investments. The project will improve the infrastructures and sanitary conditions in low-income areas of the city. The Project will also improve connectivity in the city in order to facilitate the socio-economic development of Vinh Long city in particular and Vinh Long province in general.

According to initial estimates, about 40,000 people will receive direct benefits and 160,000 will benefit indirectly from the project.

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

An Income Restoration Program (IRP) is therefore needed to support severely affected households to recover their incomes and to meet the Project goals

According to results of the preliminary inventory presented in Chapter 2 of this report, Vinh Long city subproject will affect 1,281 households and 23 organizations with a total land acquisition of 123,424.86 m². There is a total of 193 displaced households requiring resettlement

6.2. Eligibility to the income restoration program

HHs eligible for the IRP are: relocated HHs with business/production units, relocated vulnerable HHs and households with over 20% agricultural land area being acquired (10% for vulnerable HHs). However, as indicated in Chapter 3, most of these affected households are not using the land for agricultural production but rather for housing. Therefore, the impact on their livelihoods due to the loss of agricultural land is negligible.

According to result of the preliminary inventory, 140 HHs are eligible to the income restoration program. There are 116 relocated HH business and 24 relocated HH that are classified as vulnerable. During updating of the RP, these numbers will be reassessed.

6.3. Demand assessment

Most of affected households have already planned to replace their lost income by themselves. According to the results of the demand assessment among the HH eligible under the IRP, households planning to invest in business production account for 76.85%; 9.72% of households are planning to buy new land to continue production; 9.72% of households are looking for new jobs. This suggests that households are proactively planning to replace their lost income as a result of the Project to ensure their restoration of income after land acquisition (Table 31 below).

Table 31: Plan for replacing income source of HHs

No	Component	Plan for replacement of income source				Total
		No plan	Buying new land for production	Doing business	Finding new job	
I	Component 1		3	32	8	43
II	Component 2	7	14	59	17	97
2.1	Kinh Cut river			27		27
2.2	Cau Lau river	2	5	10	6	23
2.3	Bordering road in ward 2-ward 9	2	3	8	4	17
3.1	Riverside road in ward 3	3	4	8	5	20
3.2	Vo Van Kiet street		2	6	2	10
Total		7	17	91	25	140
Percentage		5,00	12,14	65,00	17.86	100

Results of the survey on the wishes of the people their preliminary choice regarding income restoration activities such as: vocational training and job placement programs project showed that few households want to participate in vocational training programs, only 18 households/216 households, accounting for 12.86%.

The majority of households (81.48%) desire to receive cash and find new jobs for themselves. However, project policy only supports households via vocational training programs, access to loans and job searching without direct cash payment to participants (Table 32 below).

Table 32: HH’s demand to participate into vocational training courses

No.	Component	HHs’ wishes for vocational training courses				Total
		Participating in vocational training course	Loan demand	Finding job	Not decided	
I	Component 1	5	32	4	2	43
II	Component 2	13	69	9	6	97
2.1	Kinh Cut river		27			27
2.2	Cau Lau river	4	15	3	1	23
2.3	Bordering road in ward 2- ward 9	5	10	2		17
2.4	Riverside road in ward 3	2	12	2	4	20
2.5	Vo Van Kiet street	2	5	2	1	10
Total		18	101	13	8	140
Percentage		12,86	72,14	9,29	5,71	100

Results of the survey on the demand for loans shows that out of a total of 140 affected households, 101 households are interested in having access to loans for production and business investment in order to create alternative sources of income for themselves (accounting for 72.14%).

A total of 18 households wish to participate in vocational training, 13 households wish to have support for finding new job and 8 households have not yet decided.

6.4. Income restoration program

6.4.1. Program description

An income restoration program will be built on the basis of the needs of severely affected households and households which have relocated their business/production units.

The survey results showed that 12.86% (18) of the affected households are interested in vocational training programs and career change. The majority of households want to receive cash compensation or loan support.

Based on the needs assessment, the activities proposed for the income restoration programs in Vinh Long City include:

Action 1: Vocational training and career change

With the support of DOLISA, the Divisions of Labor, Invalids and Social Affairs of wards, the vocational training centers, the city’s women’s Union and consultants, training courses will be regularly organized by the PMU and people will be introduced to new jobs, including members of the households affected by the land acquisition. The vocational training and job introduction centers presented in the project area are listed below:

- Employment Services Centre in Vinh Long Province
- Vocational training and job introduction center – Labor federation of Vinh Long Province
- Vinh Long Vocational Training College
- Vocational training College No. 9 – Ministry of Defense
- Vocational Training Centre - Women's Union, Vinh Long Province
- Privatized vocational training centers and employment educational center - Continuing education center.

The training areas include:

- Beading, knitting, sewing, hairdressing, making conical hats;
- Cooking, baking;

- Repairing electronic appliances, repairing electronic items such as telephones and computers, motorcycle repair, masonry, accounting, office IT;
- Repairing mechanical equipment such as: agricultural machines, automobile, motorcycle, motorboat etc.

Characteristics of vocational training courses at the primary level are presented in Table 33:

Table 33: Norms for vocational training

Training sector	Training period	Costs of training
Beading, knitting, sewing, hairdressing, making conical hats;	1,5 months	From 3,500,000 to 5,000,000 VND/person/month
Cooking, baking;	1,5-2 months	
Repairing electronic appliances, telephone, computer, motorcycle repairing, masonry, accounting, office IT;	3 months	

During the implementation phase, the Board for Compensation and Resettlement support and the PMU will update the IRP and will determine the training needs of households affected by the project. They will then coordinate with DOLISA in order to develop vocational training courses and job introduction for the APs. The project will cover the costs of training and allowances.

Action 2 – Providing credit loan by guaranteed associations

During the implementation process, the affected households will be re-surveyed about the need to obtain credit support. If the need is confirmed, they will be assisted in accessing credit sources such as the low interest revolving fund managed by the Women’ Union.

The credit sources will come from the programs available in the locality, including:

- Loans from the Social Policy Bank in the form of unsecured loans via guarantee of local associations and unions. The loan support program is to support preferential credits for job creation; paying part of the tuition fee for pupils and students in difficult circumstances; providing accommodation for the beneficiaries of policy families and poor HHs with a loan of about 10 million VND/household; supporting the development of agricultural production and trading businesses through the Farmers' Association, Women's Union, the Vietnam Fatherland Front with a loan of up to 30 million VND/household.
- Currently, Vinh Long city is implementing the funding program of "National Fund for Employment"

Where the income of households and businesses is adversely affected, local authorities will have appropriate policies to support, consider tax exemption regimes, support funds or

technical assistance for production and business under the current policy of the State and the People's Committee of Vinh Long province.

Action 3: Prioritize Local Recruitment

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

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

6.4.2. Budget for implementation of the income restoration program

Total budget for implementation of the income restoration program is 3,228,000,000 VND including support for vocational training and implementation management cost. Program items are summarized in Table 34 below.

Table 34: Budget for implementation of the income restoration program

Proposed actions (*)	Estimated budget (VND)	Note
1. Support for job change	Calculated as the support amount for affected households, The affected households receive the support in cash.	The funding for this program is converted to monetary support and paid to the affected persons as a part of the compensation process. Affected people can use this funding for their job change.
2. Action 1: Vocational Training Program	180,000,000	Provisional funding for 18 households with affected income wishing to participate in the vocational training program
3. Action 2: Providing loans for production and business Based on survey results, 101 households have a desire to borrow funds	3,030,000,000 (not included in the Plan for compensation and resettlement)	Funding provided for this item are from the credit funds which are being implemented in Vinh Long city.
4. Action 3: Prioritize local recruitment	There is no fee charged for each household	The costs for PMU to arrange personnel or recruit consultant will be included in the management costs (section 5)
5. The implementation management fund (Provisionally 10% x. Section 2)	18,000,000	This funding is from the Project source
Total funding for the implementation of income restoration program (Section 2 + 4)	3,228,000,000	This funding is from the Project source

Note:

(*) The proposed actions are preliminary. The PMU will re-assess the needs of the households eligible to the IRP at the beginning of the project implementation.

6.4.3. Budget source

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

6.4.4. Implementation organization for the income restoration program

Organizational structure for implementation of the income restoration program includes:

- **Vinh Long PPC:** The PPC will allocate funds for the implementation of resettlement and compensation and the livelihood restoration program and is responsible for directing, reviewing and approving the program. The PPC directs the relevant departments such as the Department of Labor, Invalids and Social Affairs, the Department of Planning and Investment, the Department of Agriculture and Rural Development etc.;

- **Division of Labor, Invalids and Social Affairs of Vinh Long City under DOLISA:** Responsible for regular monitoring of the income restoration program and providing input into the program content;

- **The vocational schools/training and job introduction centers of Vinh Long Province/City:** closely coordinate with the Livelihood Restoration Team to design and provide training courses under the approved program schedule.

- **PMU:** takes the main responsibility for coordinating the implementation of the income restoration program and reporting the results to the DPI, the PPC and the World Bank.

- **Social policy bank, unions, mass organizations** (Farmer association, Women’s union, Veteran union, Youth union etc.) provide functional support.

- **The independent monitoring consultant** is responsible for proposing recommendation for any new issues regarding the IRP which may occur during the implementation process;

6.4.5. Implementation progress for the income restoration program

It is expected that the income restoration program will be implemented after the payment of compensation for affected households. The progress schedule is summarized in Table 35 below.

Table 35: Implementation progress for the income restoration program

Work items	Quarter 1				Quarter 2				Quarter 3				Quarter 4			
Advising and registering affected HHs participating in the program.		←	→													
Organizing and planning specific individual training programs for affected households				←	→											
Preparing the livelihood program as mentioned in the program					←	→										
Technical support for preparing specific programs that affected people choose.						←	→									
Implementing programs to generate income for the affected households								←	→							
Monitoring and providing technical assistance for affected households			←	→										←	→	
Monitoring and evaluating program implementation	←	→														→

Note: Time to start the implementation of the income restoration program is after payment of the compensation and support.

6.4.6. Monitoring and evaluation

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

- Confirmation that participants in the program are eligible HH such as those severely affected by the project through loss of income from their main business of manufacturing/ producing and providing services well as vulnerable households which were identified at the project preparation stage;
- Monitoring and evaluation of the organizational structure of the program;
- Monitoring and evaluation of the relevance and effectiveness of the program through secondary information collected from participating agencies, implementing units/organizations and interviews with the beneficiaries;
- Assessment of the level of recovery income through qualitative and quantitative interviews on the scale of household's participation in the program;
- Drawing the lessons learned from the program implementing process for propagation and publication.

7. RESETTLEMENT ARRANGEMENTS

7.1. Principles for resettlement

For households and individuals whose all houses and residential land are acquired and are eligible for compensation or their remaining area after the acquisition is not enough for granting construction permissions, if they have no other land on the project affected wards, they will be: (i) arranged for resettlement; and (ii) in case, the land compensation rate is lower than the value of a local minimum land plot in resettlement site, the State will support for the difference but the support amount will not exceed the different amount between the land compensation and the local minimum resettlement plot.

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

7.2. Resettlement options

There are 3 main resettlement options, including: (i) On-site resettlement; (ii) resettlement in resettlement area of the project, and (iii) self-relocation.

7.2.1. On-site resettlement (on the PAH's remaining land area)

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

7.2.2. Self-relocation

This resettlement option is offered to households whose entire house is affected. These households receive compensation for self – relocation. In this case, the affected households, in addition to receiving compensation at replacement cost, are supported with an amount for self-relocation equivalent to the value of infrastructure investment for a minimum resettlement land plot in the resettlement (45m²).

7.2.3. Resettlement in resettlement area

Households whose entire house is affected and have no other place to live will be resettled on the project resettlement site, and are wishing to live in the resettlement plan of the project, they will be allocated a plot in the resettlement area of the project. HH will have to pay the land use fee for this plot.

7.3. Selecting, preparing Resettlement area and resettlement implementation

If affected people are displaced by the impacts of the project and require resettlement arrangements, the provincial PC and local governments will include the following information on resettlement options and criterion for selecting resettlement in the resettlement plan:

- a) The procedures for displacing, including the schedule and the preparation and hand over of the site for the project;
- b) Arranging legal procedures for transfer of ownership of land and property rights for the people affected;
- c) Arranging housing, infrastructure and social services. The support plan (or financial support for resettlement), housing, infrastructure (such as water supply, roads), and social services (such as schools, healthcare facilities); plans to ensure that comparable services are provided to the local population.
- d) Consultation with the host community and on the impacts to social services;

7.4. Resettlement areas

A. Location and characteristics of the resettlement area

Currently, the project has acquired resettlement areas in Ward 4 to arrange for the relocation of HH under the SUUP. These resettlement areas include fully serviced land plots: leveling, roads, water supply, drainage systems, power supply, urban lighting, trees.

Location of these resettlement areas is in compliance with the master plan for Vinh long city. Information about the resettlement area in Ward 4:

Resettlement area in Ward 4:

- Area: 9,4 ha.
- Status: Completed infrastructure.
- Investor: Division for urban management – Vinh Long city.
- Number of plots: 385 plots; Remaining plots: 128 plots.
- Plot area: 90 – 125 m².
- Selling price: 3,1 mil/m².
- Infrastructure status: completed infrastructure such as drainage system, water supply system, road, lighting system...
- Social infrastructures:
 - ✓ Kindergarten
 - ✓ Market: distance about 500m

- ✓ Primary, secondary schools: distance about 2km
- ✓ Hospital: distance around 2km
- Distance from the resettlement area to the nearest Project investment: 1.5km, from the furthest, the distance is 5km. Distance from the resettlement to the embankment of Kinh Cut river where most of the relocated households (128/193) are based is 3 km.

B. Resettlement demand for the project

Based on the IOL, 193 HHs will need to be relocated. Results of the community consultation showed that, 73.06% (141 HH) households wish to self-relocate, 26.42% (51 HHs) wish to be resettled in the resettlement areas of the project and 0.52% HHs have not yet decided. Results are presented in Table 36 below:

Table 36: Preferred Resettlement Option by affected HHs

No	Items	Self-relocation		Relocation in serviced RS		No decision yet	
		Number	%	Number	%	Number	%
1	Component 1	3	75	1	25	0	0
2	Kinh Cut river	92	71,88	35	27,34	1	0,78
3	Cau Lau river	18	75	6	25	0	0
4	Bordering road in ward 2- ward 9	12	85,71	2	14,29	0	0
5	Riverside road in ward 3	1	100	0	0	0	0
6	Vo Van Kiet street	15	68,18	7	31,82	0	0
Total		141	73,06	51	26,42	1	0,52

(Source: Survey for affected HHs in Vinh Long city, 2016)

- Assessing capacity of the two resettlement areas

The SUUP – Vinh Long city subproject will be implemented in 2 phases with the following schedule (Table 37):

Table 37: Investment phases

Phase	Items	Number of HHs for resettlement	HHs wish to reside in the resettlement areas of the project
2017 - 2019		147	38
	Component 1	4	1
	Riverside road in ward 3	1	0
	Bordering road in ward 2- ward 9	14	2
	Kinh Cut river	128	35
2019 - 2022		46	13
	Cau Lau river	24	6

Phase	Items	Number of HHs for resettlement	HHs wish to reside in the resettlement areas of the project
	Vo Van Kiet street	22	7

There are 193 households to be relocated. In the meantime, the project could use the resettlement area of Ward 4 which has 128 lots and appropriate infrastructure for allocation to affected people. The resettlement area in Ward 4 can meet 66.32% of the resettlement demand for the project. However, not many affected HHs wish to be relocated in the resettlement areas of the project (only 51 HHs), so the resettlement area in ward 4 has the capacity to fully meet the demand for relocated HHs under the SUUP.

7.5. Impacts on the Host Community

As the RS in Ward 4 was built in 2007 and is already developed at 67% (257/385 plots already built) and all infrastructures are in place, no impact on the host community is anticipated due to the 51 additional relocated HH under the SUUP. This was also confirmed through meetings with local authorities of Ward 4.

8. COMMUNITY CONSULTATION AND INFORMATION DISSEMINATION

8.1. Principle and objectives

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.

1) 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);

2) Share full information about the components and operations of the proposed project with affected persons;

3) Collect information on the demand and priorities of the affected persons as well as get feedback from them for the proposed policies and activities;

4) 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;

5) Affected persons and communities cooperate and participate in the activities necessary for resettlement planning and implementation;

6) Ensure the transparency of all activities related to land acquisition, resettlement and rehabilitation of living standards.

8.2. Procedure for participation and consultation

The main methods commonly used for community participation are:

- Public Notice: through the media campaign using mass media such as TV, Ward/commune radio, flyer, leaflet...
- Organize community meeting in the project area.

- Establish groups and group discussion to form communication channels so that the affected people can participate in the process of planning and implementing of the project
- Perform interview with representatives of households on their rights.
- Establish committees including the relevant groups for the purpose of planning, implementing, monitoring and community participation.
- Develop procedures for making complaints and resolving complaints.

8.3. Community consultation during RP Preparation

Community consultations for the RP preparation were conducted from September – October 2016. Local government and residents have been consulted about their concerns relating to the project and their opinions on the resettlement policy described in the resettlement plan (Table 38 below).

Table 38: Summary of community meetings on resettlement issues

No.	Time	Ward	Participant	Content	No. of participants	Female
1	20 - 22/09/2016	Ward 2	<ul style="list-style-type: none"> - PMU - RP consultants - Design consultants - PC Representative of Wards/Communes: Chairman/Vice President, administration officials, Woman’s Union, households in the project area 	<ul style="list-style-type: none"> - Introduce reason of the meeting and introduce members. - Introduce general information on the project, proposed items of the project. - Information on the implementation of the project, including the RP. 	105	50
2	23/09/2016	Ward 1	<ul style="list-style-type: none"> - PMU - RP consultants - Design consultants - PC Representative of Wards/Communes: Chairman/Vice President, administration officials, Woman’s Union, households in the project area. 	<ul style="list-style-type: none"> - Introduce policy frame for compensation, support of the project, principles and conditions for compensation. 	31	15

3	26/09/2016	Ward 3	<ul style="list-style-type: none"> - PMU - RP consultants - Design consultants - PC Representative of Wards/Communes: Chairman/Vice President, administration officials, Woman’s Union, households in the project area. 	<ul style="list-style-type: none"> - Introduce resettlement policy for relocated people and resettlement areas of the project. - Introduce programs for restoring income and livelihood for people. 	17	7
4	27/09/2016	Ward 4	<ul style="list-style-type: none"> - PMU - RP consultants - Design consultants - PC Representative of Wards/Communes: Chairman/Vice President, administration officials, Woman’s Union, households in the project area 	<ul style="list-style-type: none"> - Get feedback from affected people; - Present redress grievances mechanism - Identify impacts on the host community (Ward 4) 	17	7
5	28/09/2016	Ward 8	<ul style="list-style-type: none"> - PMU - RP consultants - Design consultants - PC Representative of Wards/Communes: Chairman/Vice President, administration officials, Woman’s Union, households in the project area. 		9	3

Results of the community consultation in the project area are presented in Table 39 below:

Table 39: Summary results of the consultation

No	Item	Community’s comments
1	Kinh Cut river	<ul style="list-style-type: none"> - Residents in Ward 1 and Ward 3 support the proposed options. - Recommend that the project provides adequate and reasonable compensation and assistance for the HHs with land acquisition since they can experience difficulties when losing land, affecting their livelihoods and daily lives. - Recommend that the project should inform people in advance about the specific time of construction so that people’s livelihoods will not be affected. - Representative of the Huong An Tu pagoda requested that the project needs to propose construction methods and reasonable assistance to minimize the negative impacts on architecture and the daily activities of the pagoda³. - Most of PAHs wanted to be allocated resettlement plots in their ward.
2	Cau Lau river	<ul style="list-style-type: none"> - People look forward to the implementation of the project to improve environmental sanitation and landscape. - Request that the compensation unit price should be disclosed soon during the compensation and support. - Most of AHHs wanted to be allocated resettlement plots in their ward.
3	Road in ward 2- ward 9	<ul style="list-style-type: none"> - Totally agree with the project but need to consider the sequence for implementing the project (what item to be carried out first...). - Request to ensure social welfare and security for people, with minimum loss.
4	Riverside road in Ward 3	<ul style="list-style-type: none"> - Request to arrange a reasonable resettlement area, convenient for the daily lives of people.
5	Vo Van Kiet street	<ul style="list-style-type: none"> - Request that the compensation be as close to market price as possible, ensuring benefit for people. - Price for the resettlement plot is reasonable for people to afford to buy and construct new houses.
6	Lia 1	<ul style="list-style-type: none"> - Request to minimize road encroachment and the structure of new houses. - To expand lanes/alleys to serve healthcare, rescue

³ The Project will not affect the main structure of the pagoda; the embankment road will run through part of land of the pagoda.

No	Item	Community’s comments
		and excavation activities. - Most of households do not agree to donate their land.
7	Lia 3	- Not only improve roads but also dredge canals in the area to prevent environmental pollution. - Most of households do not agree to donate their land.
8	Lia 4	- Conduct survey before constructing, to ensure that no flooding will take place after completion of the project. - Most of the households do not agree to donate their land.

The results of the survey on the process of updating the resettlement plan show that people are generally supportive of the implementation of the Project, along with the contribution of ideas on policy as well as suggestions for design.

8.4. Consultation during the implementation process

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

➤ Dissemination of information and public consultation

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

- a) Provide information for City Compensation and Site Clearance Committee (CCSC) and local government at all levels through workshops, and training, including detailed information on project policies and implementation procedures.
- b) Coordinate with the CCSCC/Land Fund Development Center of City (LFDC) to organize information dissemination and consultations for all affected persons during the project’s implementation.
- c) 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.
- d) 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.

e) 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

➤ **Community meeting**

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 implementation of land acquisition demand for each specific work items of the project.
- The rights and compensation entitlements of the affected persons: Explain clearly with the affected persons the rights and compensation entitlements for different types of impacts.
- The grievance redress mechanism: The affected persons will be informed of the compensation, support and resettlement policy and livelihood restoration programs. The affected persons will be informed if they have any concerns/questions related to the project compensation, resettlement and livelihood restoration, the CCSCC/LFDC and the competent authorities shall consider settling their concerns/questions. The affected persons will have access to the grievance redress procedures.
- The rights to participation and consultations: The affected persons will be notified of the rights to participate in the resettlement planning and resettlement plan implementation. The affected persons are represented at the CCSCC and their representatives will be present when the CCSCC organize meetings to ensure their participation in the project sectors.
- Resettlement activities: All households affected by the project will be explained on the compensation calculations and compensation payment, monitoring procedures, including

interviews with some affected households, moving to resettlement site and preliminary information on the construction and installation process.

- Responsibilities for organization: The affected persons will be informed about the organization and the levels of authorities relating to the resettlement and the responsibilities of each party.

Implementation progress: Affected households will be informed about the progress of the resettlement activities. It should specify that the affected persons will move only when they received full payment of compensation for their lost properties.

➤ **Compensation and rehabilitation**

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

➤ **The project information booklet (PIB), leaflets for project information**

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

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

8.5. Information dissemination

As per the Bank's requirement (OP 4.12, paragraph 29), the draft RPF and the draft RP were disclosed in Vietnamese at the local level at the office of the PMU, City PC, Ward PCs on 10 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. GRIEVANCE REDRESS MECHANISM

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

It should be noted that PMU will appoint experts to fully participate in grievance redress mechanism and Outline of specific tasks for which consultation is made in the implementation phase. After that, the project will set up a Committee to settle complaints, operate and run independently with Board for compensation, support and resettlement at city level. The Committee consists of city leaders, social security consultant of PMU (1-2 people); Mass organizations/non-governmental organizations (1-2 people), Lawyer Association and representatives of affected people to ensure the fairness to the affected people in resolving complaints. The working principle of this committee is information dissemination. Grievance redress mechanism will address issues related to the project.

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

Steps of grievance redress mechanism are:

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

An aggrieved PAPs may bring his/her complaint to the One Door Department of the Commune/Ward People's Committee, in writing or verbally. The member of CPC/WPC at the One Door Department will be responsible to notify the CPC/WPC leaders about the complaint for solving. The Chairman of the CPC/WPC will meet personally with the aggrieved APs and will have 30 days following the receiving date of the complaint to resolve it. The CPC/WPC secretariat is responsible for documenting and keeping file of all complaints handled by the CPC/WPC.

Step 2: At the City People's Committee

If after 30 days the aggrieved affected household does not hear from the CPC/WPC, or if the PAPs 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.

Step 3: At Provincial People's Committee

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

Step 4: The final step - The decision of the court

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

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

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

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

- An escrow account, at a commercial bank, with interest rates, for resettlement payments should be used when resolving grievances to avoid excessive delays to the project while ensuring compensation payment after the grievance has been resolved. The amount that is put in this escrow account is the amount offered plus 10%.

- All Grievance Redress Committees should maintain a system to register queries, suggestions and grievances of the PAPs. All queries, suggestions and grievances and their resolution should be recorded and forwarded to the PMU and its functioning monitored monthly.

- In order to minimize complaints to the provincial level, the PMU will cooperate with the CCSCC to participate in and consult them on settling complaints.

- Staff, assigned by PMU, will formulate and maintain a database of the PAPs' grievances related to the Project, including such information as nature of grievances, sources and dates of receipt of grievances, names and addresses of aggrieved PAPs, actions to be

taken and current status. In case of verbal claims, the reception board will record these inquiries in the grievance form at the first meeting with affected people.

- The grievance resolution process for the Project, including the names and contact details of Grievance Focal Points and the Grievance Facilitation Unit (GFU), will be disseminated through information brochures and posted in the offices of the People's Committees at the Wards/Communes, City and at the PMU. All complaints and grievances will be properly documented and filed by the commune and City PCs as well addressed by PPMUs through consultations in a transparent and proactive manner. These grievance documents and reports will be made public accessible. All costs associated with the grievance handling process incurred by the claimant and/or her/his representatives are to be covered by the project developer. To ensure that the grievance mechanisms described above are practical and acceptable to APs, local authorities and communities, taking into account specific cultural attributes as well as traditional-cultural mechanisms for raising and resolving complaints and conflicting issues.

- Communities and individuals who believe that they are adversely affected by the World Bank (WB) supported project may submit complaints to existing project-level grievance redress mechanisms or the WB's Grievance Redress Service (GRS). The GRS ensures that complaints received are promptly reviewed in order to address project-related concerns. Project affected communities and individuals may submit their complaints to the WB's independent Inspection Panel which determines whether harm has occurred, or could occur, as a result of WB non-compliance with its policies and procedures. Complaints may be submitted at any time after concerns have been brought directly to the World Bank's attention, and Bank Management has been given an opportunity to respond. For information on how to submit complaints to the World Bank's corporate Grievance Redress Service (GRS), please visit <http://www.worldbank.org/GRS>. For information on how to submit complaints to the World Bank Inspection Panel, please visit www.inspectionpanel.org.

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

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

10. IMPLEMENTATION ARRANGEMENT

The implementation of compensation, assistance and resettlement requires the participation of agencies and local organizations in all levels including municipal, district and ward/commune. People's Committee of Vinh Long Province will be responsible for overall compliance with the implementation of provisions in the approved Resettlement Policy Framework which has been prepared based on the Policy Framework of the project. The Board of Compensation, Assistance and Resettlement in the district will be established in accordance with the provisions of Decree 47/2014/ND-CP. The policy framework will be the legal basis for the implementation of activities for compensation, assistance and resettlement of the project.

Overview of the main tasks of each agency in the resettlement for the project is presented as follows:

10.1. People's Committee of Vinh Long province

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

- a. Promulgating regulations to solidify the mechanisms for compensation, assistance and resettlement in accordance with the laws and practices of the Province.
- b. Giving instructions to its departments, divisions, agencies and CPC for:
 - Making plans for construction of the project resettlement site to meet the requirements of compensation, site clearance and land acquisition.
 - Preparing compensation, assistance and resettlement plans within their competency.
 - Approving compensation, assistance and resettlement plans.
 - Decide or authorize the Chairman of the People's Committee of Vinh Long city to implement enforcement for cases of deliberate non-implementation of a decision to acquire the land under the jurisdiction of the People's Committee of the city.

10.2. Project management Unit

PMU is the agency assisting the Investor (People's Committee of Vinh Long province) to directly manage project implementation. PMU will be responsible for implementation of the Project Resettlement Plan including:

- a. Prepare or update the Resettlement plan and submit to the provincial People's Committee for approval;
- b. Prepare resettlement area in advance to arrange the displacement and resettlement for the households to new place;

- c. Participate in the Board of Compensation, Assistance and Resettlement; Provide all the necessary information related to the project and compensation plans, support the appraisal work of the Board of Compensation, Assistance and Resettlement.
- d. Guide to follow the policies and Resettlement Policy Framework of the Project;
- e. Prepare plan for monitoring internally the implementation of resettlement activities of the project, compliance with the policies of the Project;
- f. Plan detailed plan for implementation of the site clearance and resettlement; Sign contract with relevant agencies to implement compensation and resettlement assistance;
- g. Select, monitor and review the implementation of the recommendations of an independent monitoring unit;
- h. Accept the site and hand over to construction unit;
- i. Send periodical report on resettlement activities to the World Bank

10.3. City Compensation and Site Clearance committees

The CCSCC is responsible for:

- a) Planning and implementation of all resettlement activities within the scope of the city.
- b) Be responsible for directing and monitoring site clearance, compensation and resettlement assistance for the implementation of compensation and resettlement assistance including: inventory of land acquisition, complete the compensation, prepare the summary of the IOL and appraise solution for supporting the resettlement and compensation to submit to the PPC or city (if authorized) for approval and coordinate with the PMU to make direct compensation to the affected subjects after receiving compensation fund
- c) Be responsible for coordinating with relevant units to conciliate to resolve complaints from affected people on compensation policy and compensation rights.
- d) Establish, if necessary, and the ward/commune level council for compensation and direct their activities in implementing the resettlement activities.
- e) To pay special attention to the needs and wishes of particular groups (ethnic minorities) and vulnerable people (children, the elderly, female-headed households / single mum...).
- f) To work closely with the independent monitoring agency.

10.4. Center for Land Fund Development at City Level

- a. Sign contracts with PMU, assist the Council of compensation, assistance and resettlement in the implementation of compensation, support and resettlement;

b. Prepare detailed plan for implementation of site clearance and resettlement plan of the project;

c. Support the PMU to organize community meetings to publish information on the project, information on resettlement policy framework, grievance redress mechanism, information of the resettlement areas ...;

d. Conduct the inventory of losses of the affected households. Prepare and publicly post detailed information on the compensation for affected households;

e. Make payment of compensation and support for households affected by the project;

f. Receive and settle petitions of persons entitled to compensation or assistance on matters relating to the compensation, support and resettlement and submit to the Board of Compensation, Assistance and Resettlement for solving the issues beyond their competence.

10.5. Ward People's Committee

Ward People's committee is responsible for:

a. Organizing propaganda for purposes of land acquisition, compensation policies, support and resettlement of the project for people whose land is acquired;

b. Coordinate with the authority in charge of implementing compensation, assistance and resettlement guide whose land is recovered shall declare and certify the results of the inventory of land and assets attached to the land of the has acquired land;

c. Take responsibility for the accuracy of the excerpts of land origin, demographics, household, social policy and proposed resettlement for people whose land is acquired.

d. Create favorable conditions for the clearance of the project.

11. IMPLEMENTATION PLAN

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. 18/2014/QĐ-UBND dated September 30, 2014 of Vinh Long PPC regulating on compensation, support and resettlement when the State recovers land in Vinh Long Province. Based on legal bases and organizational structure, coordination of relevant agencies presented above, the basic activities of the compensation and resettlement is carried out by following steps:

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

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

ii. Step 2: Prepare cadastral document for acquired land

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

iii. Step 3: Information Dissemination Prior to DMS

- Determination and announcement of land acquisition is based on the appraisal document of land use demand from DONRE submitted to Vinh Long 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). Vinh Long 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 Vinh Long CPC, the CCSCC and PMU, in cooperation with affected WPCs, will organize meetings with land users, including PAHs and individuals located within the project demarcated areas, to inform about the project and documents related to compensation, allowance and resettlement policies; explain and provide guidance on filling up the DMS forms; deliver the DMS forms to the PAPs and the affected land users in order for them to fill in their affected land and assets. The meeting should be recorded in writing and stored. Disseminated information will be posted throughout the project resettlement implementation at the office of CCSCC and at the affected WPCs.
- Disseminated information at affected wards includes:
 - The project area, scale;
 - Project’s impacts;
 - Compensation policies and entitlement for types of loss;
 - Implementation arrangements and responsibilities;
 - Grievances mechanism...

iv. Step 4: Issuing Decision on Land acquisition

- Following the land acquisition notice in compliance with the process above, if the affected land owner agrees, the PC of the competent authorities is able to issue a decision on land acquisition and implement the policies of compensation, assistance and resettlement without waiting for the expiration of the notice.
- The agency issuing the decision on land acquisition for land of various types including: public land funds of the ward; land of the organization, religious organization’s land, land owned by Vietnamese persons residing abroad, foreign organizations having diplomatic functions, enterprises with capital invested from abroad implemented by PPC.
- Vinh Long 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 Vinh Long PPC.

v. Step 5: Make landmark for land acquisition

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

vi. Step 6: Conduct DMS

- After land acquisition decision issued by competent levels, WPCs shall have responsibility for collaborating with the CCSCC to implement the land acquisition plan, survey, investigation and measures for determining affected assets. Land owners are responsible for cooperating with the CCSCC 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 CCSCC decisions regarding survey, investigation and measurement, WPCs, Ward fatherland front where land acquired and CCSCC will discuss with land users to solve issues and conduct DMS.

- Results of DMS shall be the legal basis for establishing the compensation and resettlement plan. The PMU will input the data of DMS and manage them on computers, which will be visited by IMA when it monitors the implementation of RP.

vii. Step 7: Determine replacement cost

- Replacement cost works will be carried out as follows:

- PMU will hire an independent consultant to conduct the replacement cost survey.

- The selected consultant will conduct replacement costs investigation and survey. The method of replacement cost survey will be applied in accordance with government regulation (including the direct comparison method, collection method, deducted method and surplus method ...) and as per OP 4.12 and the RPF.

- The consultant should consult and discuss with relevant organizations including CCSCC, Vinh Long 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 Vinh Long PPC for approval. The replacement cost will be approved by Vinh Long PPC, it will then be applied for compensation and allowance for affected assets by the project.

viii. Step 8: Update of RP

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

ix. Step 9: Plan and construct project resettlement site

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

x. Step 10: Prepare detailed compensation, assistance and resettlement plan

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

xi. Step 11: Openly post compensation, assistance and resettlement plan to collect PAPs’ feedbacks

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

xii. Step 12: Development for income restoration program (IRP)

- CCSCC must have responsibility for recording the severely PAHs and RHs who will be consulted with on an IRP.
- Consultations will be carried out with local authorities, public and private service providing organizations such as career change training centers and job introduction centers, to establish an IRP more appropriate to the capacity and needs of PAPs.

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

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

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

xiv. Step 14: Submission of compensation for appraisal and approval

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

xv. Step 15: Disclosure of compensation, assistance and resettlement plan

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

xvi. Step 16: Settle complaints for land acquisition decision

- During land acquisition implementation, if there is any complaint from 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.

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

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

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

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

xix. *Step 19: Handing over construction contract*

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

xx. *Step 20: Monitoring*

- Internal and external monitoring will be conducted as soon as possible after the updated RP is approved. Monitoring will conduct continuously during the project's implementation. Independent (external) monitoring will be used on an ongoing basis to investigate the process of monitoring on a 06-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. IMPLEMENTATION SCHEDULE

The Resettlement plan will be implemented in compliance with the project’s schedule as in following Figure

I	Resettlement Plan	2016		Phase 1						Phase 2		
		Q3	Q4	2017				2018	2019	2020	2021	2022
				Q1	Q2	Q3	Q4					
1.1.	Determination of project area	↔										
1.2.	Socio - economic survey public consultation, inventory of losses, appraisal and preparation of overall solution for the RP		↔									
1.3.	Submission of RP to PPC anf PMU		↔									
1.4.	Submission of RP to WB		↔									
1.5.	WB approved RP			↔								
II	Resettlement Action Plan											
2.1.	Preparation of cadastre document			↔								
2.2.	Carrying out survey, information dissemination, measurement and detailed investigation and preparation of detailed compensation for land					↔						
2.3.	Payment of compensation and resettlement assistance, clearance						↔					
2.4.	Relocated HHs and mile stone for handover the site to contractor						↔					
2.5.	Temporary resettlement						↔					
2.6.	Income restoration program						↔					
2.7.	Monitoring of resettlement						↔					

13. COST AND BUDGET

13.1. Principles for Preparing Costs Estimate

As required by the World Bank's OP 4.12 on Involuntary Resettlement, a Replacement Costs 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.

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

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

13.2. Budget source

According to the arrangement of the World Bank, the Ministry of Finance will represent the Government of Vietnam as the account holder receiving lending budgets from the World Bank.

Based on the disbursement plan in the year of the project, the Ministry of Finance will transfer the corresponding budget from the account opened at the State Bank to the account of the investor opened in the State Treasury of Vinh Long Province in order to directly allocate the funds to the investment portfolio of the project.

The Ministry of Finance will issue guidance on the identification and management of project funds under the Central and local budget allocation.

PPC of Vinh Long province will ensure the availability of funds for implementing the updated RP. According to the approved disbursement schedule, with the support of the ward staffs and the City Compensation and Site Clearance Committee, the PMU will pay compensation and assistance for affected people.

The ward/commune people's committee will notify the affected households 2 weeks in advance of the time for payment of compensation and assistance for the damages. Affected households will be reminded to bring the proof (such as LURC, identity card, household registration book, minutes of the inventory of losses, spreadsheet for calculating compensation value etc.) when receiving compensation and assistance. If the affected

households are unable to be present on the payment day, they must notify local authorities in advance and provide written authorization for a representative to receive the money. Households can also request deferred payment in extraordinary cases.

13.3. Survey for the replacement cost

13.3.1. Unit price for compensation of land

To understand the current land price in the Vinh Long city land market, the Consultant has referred to the following different sources:

1. Decision No.19/2014/QĐ-UBND dated 30/9/2010 by the People’s Committee of Vinh Long province on regulations governing compensation, assistance and resettlement when the State acquires land in Vinh Long province.
2. Decision No.27/2014/QĐ-UBND dated 19/12/2014 by the People’s Committee of Vinh Long province on issuance of the land price in 2015 in Vinh Long province and Decision No.11/2016/QĐ – UBND dated 04/4/2016 by the People’s Committee of Vinh Long province on issuance of the land price adjustment factor in 2016 in Vinh Long province.
3. Newspapers, information from contactors relating to real estate transactions;
4. Consultation with local authorities;
5. Survey of land prices through affected households in the project area.
6. Consultation with the City Compensation and Site Clearance Committee.

Compensation rates at replacement costs was identified by the consulting unit after a quick survey and through discussion with local authorities. These rates will be used for the estimation of cost for compensation in the resettlement plan. The final compensation rates will be determined by independent monitoring consultant at the time of compensation. Results of the survey on replacement costs show that market price for the land in some area is lower than the rates issued by the PPC but in most of areas, the market price is higher than PPC’s rates. Table 40 identifies the compensation rates used for cost estimates for this RP in comparison with the rates issued by PPC. Annex 3 presents the details of the calculation of the compensation for residential land.

Table 40: Survey on land price in the project area

Unit: 1,000 VND

No.	Location	Land type	Market price	Land price as in Decision No. 27/2014/QĐ – UBND (adjusted as in Decision No. 11/2016/QĐ – UBND)	Proposed price
1	Nguyen Hue street	Residential	10,800 – 18,000	15,600	17,000
	Main alley of Nguyen Hue street	Residential	4,800 – 6,300	4,680	5,850
	Branch alley of Nguyen Hue street	Residential	2,500 – 3,200	3,900	3,900
2	Alley of Le Thai	Residential	5,000 –	3,960	5,900

No.	Location	Land type	Market price	Land price as in Decision No. 27/2014/QĐ – UBND (adjusted as in Decision No. 11/2016/QĐ – UBND)	Proposed price
	To street		6,900		
3	Alley of Pham Hung street	Residential	3,570	3,960	3,960
4	Cay Khe alley	Residential	5,560	4,200	5,560
5	2/9 road	Residential	17,780	18,000	18,000
	Alley of 2/9 road	Residential	5,850	5,400	5,850
6	Nguyen Du street	Residential	4,780	4,800	4,800
7	Approaching road to Nguyen Truong To street	Residential	4,680	4,800	4,800
8	Kinh Cut road	Residential	1,750	1,440	1,750
9	Mau Than road	Residential	6,700	6,000	6,700
	Main alley of Mau Than road	Residential	4,600	1,800	4,600
	Branch alley of Mau Than road	Residential	2,500	1,500	2,500
10	Vo Van Kiet street	Residential	10,300	9,600	10,300
	Main alley of Vo Van Kiet street	Residential	5,500	2,880	5,500
	Branch alley of Vo Van Kiet street	Residential	1,500	1,680	1,680
11	Lo Ren road	Residential	6,500	2,400	6,500
12	Canal side road	Residential	2,300	2,400	2,400

When carrying out the survey on land prices in the area, it is noted that the value of land and property in the project area does not differ much from the price issued by the PPC of Vinh Long province. Thus, the project will temporarily apply the land price of the PPC of Vinh Long province until the unit price that reflects actual land transactions in the market is updated at the time of land acquisition.

- Agricultural land

In Vinh Long city, the purchase and sale of agricultural land doesn't occur frequently. There is no information on the price of agricultural land in newspapers and on the land trading floor. According to information provided by the Center of Land Fund Development for Vinh Long city, the construction of new buildings in the city has increased the price of agricultural land near these new buildings as well as the price of agricultural land in the city in general. The price of agricultural land in the survey is presented in Table 41 below. Annex 3 presents the details of the calculation of the compensation for agriculture land.

Table 41: Price of agricultural land in the survey

Unit: 1,000 VND

No	Land type	Market price	Land price as in Decision No. 27/2014/QĐ – UBND (adjusted as in Decision No. 11/2016/QĐ – UBND)	Proposed price
1	Land for perennial plant	1,400	300	1,400

13.3.2. Unit price for compensation of structure

Houses within the project areas are mainly grade 3 and 4 houses and temporary houses. For houses and other structures, their value is determined by the market price of materials required to build a new house of at least the same quality as the old house, or to repair the affected parts, plus the transportation costs of materials, labor and bidding fees, registration fees and transfer taxes. No depreciation of assets and the value of materials will be taken into account.

Regarding compensation rates for structures The Consultant proposes to use the compensation rates for replacement cost identified for houses and structures as issued by the PPC rates under Decision No. 06/2013/QĐ – UBND dated 13/8/2013 by People’s Committee of Vinh Long province on the issuance of compensation rates for newly constructed houses and structures on land in Vinh Long province.

Compensation rates to be used for cost estimates are presented in following table. Annex 3 presents the details of the calculation of the compensation for houses and structures.

Table 42: Unit price for compensation of houses and structures

Type of house	Reference price as decided by PPC (VND/m ²)	Proposed price (VND/m ²)
3 grade house	5,137,000	5,137,000
4 grade solid house	3,206,000	3,206,000
Temporary house	1,262,000	1,262,000

13.3.3. Unit price for compensation of crops and plant

The project impact on crops and plants is limited because the project will be implemented in the central area of the city where there are no specialized cultivated areas. Plants affected by the project are mostly decorative plants or fruit trees planted on the residential land plots of households as well as some crops.

Through the survey, the consultant proposes to use the compensation rates for compensation of crops and plants as stipulated in the Decision No. 28/2009/QĐ – UBND dated 25/12/2009 by the PPC of Vinh Long province on issuance of regulations on price for compensation for crops and plants in Vinh Long province.

During implementation of the Project, the compensation unit price will be adjusted based on a Replacement Cost Survey conducted by an independent evaluator for land and non-land assets. The new proposed rates will have to be approved by Vinh Long PPC as described in step 7 of Chapter 11.

13.3.4. Cost estimation

Total estimated cost for the compensation (Table 43 below) is: **377,916,887,004 VND (16,575,302.06 USD).**

Table 43: Summary of cost for compensation of resettlement

N o.	Item	Unit	Total		Component 1			Component 2		
			Qty	Amount	Qty	Unit price	Amount	Qty	Unit price	Amount
A	BUDGET FOR COMPENSATION, LAND ACQUISITION, RESETTLEMENT									
I	Compensation for land		82,373.78	216,398,290,000	3,936.3		12,489,036,000	78,437.48		203,909,254,000
1	Residential land	m²	39,514.03	156,394,640,000	3,322.96	3,500,000	11,630,360,000	36,191.07	4,000,000	144,764,280,000
3	Agricultural land	m²	42,859.75	60,003,650,000	613.34	1,400,000	858,676,000	42,246.41	1,400,000	59,144,974,000
II	Compensation for houses		25,336.26	86,974,947,704	518.22		1,486,031,014	24,818.04		85,488,916,690
1	3-grade house	m²	3,066.95	15,754,922,150				3,066.95	5,137,000	15,754,922,150
2	4-grade house	m²	22,196.82	71,163,004,920	445.73	3,206,000	1,429,010,380	21,751.09	3,206,000	69,733,994,540
3	Other temporary house	m²	72.49	57,020,634	72.49	786,600	57,020,634			
II I	Compensation for architectural components			10,461,897,077			2,968,916,000			7,492,981,077
1	Cement yard	m²	17,307.2	457,985,077.44	3,140	145,200	455,928,000	14,167.20	145.2	2,057,077.44
2	Electric meter	item	779	779,000,000	81	1,000,000	81,000,000	698	1,000,000	698,000,000
3	Water meter	item	779	779,000,000	81	1,000,000	81,000,000	698	1,000,000	698,000,000
	Fence	m²	14,870	7,101,912,000	4,755	477,600	2,270,988,000	10,115	477,600	4,830,924,000
4	Tomb	tomb	168	1,344,000,000	10	8,000,000	80,000,000	158	8,000,000	1,264,000,000
I V	Compensation for plant			1,250,387,000			435,700,000			814,687,000
1	Crops	m²	2,429	7,287,000	300	3,000	900,000	2,129	3,000	6,387,000
2	Fruit tree	Tree	3,301	990,300,000	1,316	300,000	394,800,000	1,985	300,000	595,500,000
3	Wood tree	Tree	2,528	252,800,000	400	100,000	40,000,000	2,128	100,000	212,800,000

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N o.	Item	Unit	Total		Component 1			Component 2		
			Qty	Amount	Qty	Unit price	Amount	Qty	Unit price	Amount
V	Supporting amount			20,840,600,000			343,600,000			20,299,000,000
1	Support for displacement	HH	193	579,000,000	4	3,000,000	12,000,000	189	3,000,000	567,000,000
2	Support for stabilizing life	People	868	2,343,600,000	18	2,700,000	48,600,000	850	2,700,000	2,295,000,000
3	Support for temporary residence	HH	193	1,158,000,000	4	6,000,000	24,000,000	189	6,000,000	1,134,000,000
4	Support for resettlement	m ²	3,442	15,489,000,000	-	4,500,000	-	3,442	4,500,000	15,489,000,000
5	Support for HHs doing business	HH	152	760,000,000	39	5,000,000	195,000,000	113	5,000,000	565,000,000
6	Support for vulnerable households affected by resettlement	HH	24	120,000,000	12	5,000,000	60,000,000	12	5,000,000	60,000,000
7	Bonus for handing over the site on schedule	HH		198,000,000						
B	Total (I+II+III+IV+ V)		193	193,000,000	4	1,000,000	4,000,000	189	1,000,000	189,000,000
C	Budget for implementation arrangement (2%)			335,926,121,781			17,723,283,014			318,004,838,767
E	Budget for income restoration program			6,718,522,435.63			354,465,660.28			6,360,096,775.3
F	Budget for independent monitoring (0.5%)			1,679,630,608.91			88,616,415.07			1,590,024,193.84
G	Contingency (10%)			33,592,612,178.1			1,772,328,301.4			31,800,483,877
H	TOTAL BUDGET FOR IMPLEMENTATION OF THE RP (VND)			377,916,887,004			19,938,693,390.75			357,755,443,613.37
	USD (1USD = 22,800VND)			16,575,302.06			874,504.10			15,691,028.23

14. MONITORING AND EVALUATION

14.1. Monitoring

Monitoring is a continuous process of evaluating the implementation of the project, including against the agreed schedule. Monitoring gives all relevant parties a chance to continuously reflect on the status of implementation. It determines the Project's actual progress, its likelihood of success, identifies any difficulties arising, and facilitates timely adjustments to implementation of the Project. The monitoring process consists of both internal and external monitoring.

14.2. Internal monitoring

Internal Monitoring for the project RP implementation is the responsibility of PMU with support of project consultant and this task is done frequently by project PMU via progress reports during the preparation and implementation stages of the resettlement plan by the CPC and WPCs. The findings collected will be recorded in the quarterly report to submit to the Vinh Long 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.

14.3. Independent monitoring

An independent agency will be hired by the PMU to monitor the implementation of the resettlement plan. The agency is called the Independent Monitoring Agency (IMA). The independent agency can be a research institution/company, a non-governmental organization or an independent consulting firm etc. The agency must have expertise in the social sciences and considerable experience in independent monitoring of the implementation of resettlement. The implementation of the independent monitoring mission should be based on the terms of reference approved by WB. The independent monitoring agency will begin its work as soon as the project implementation begins.

The overall objective of independent monitoring is to provide a periodic independent evaluation of the results of implementing the resettlement objectives, the changes in living standards and employment, income rehabilitation and the social basis of those affected,

effectiveness, impacts and sustainability of citizen entitlements, the need for additional measures to minimize the damage (if any), and identifying strategic lessons for making and planning policies in the future.

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

- 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.

14.4. 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 persons and must include 10% of households affected and 100% of households severely affected.

ANNEX 1: Minutes of Meeting

Name of the meeting: Community consultation for preparation of the Resettlement Plan (RP) and Environmental impact assessment (EIA)

Meeting time: 1pm, 23rd September 2016

Meeting venue: People’s Committee of ward 1 – Vinh Long

Project: Viet Nam Scaling-up Urban Upgrading Project – Vinh Long City Subproject, Vinh Long province

1. Participants of the meeting:

a. Employer’s representative

1. Mr.: Ho Ngoc Tuyen

Position: Representative of PMU

b. Ward People’s Committee

1. Mr.: Nguyen Minh Tuan

Position: Vice Chairman of People’s Committee of Ward 1

2. Mr. Duong Quoc Cuong

Position:

c. Representative of Consulting unit

1. Ms. Tran Thi Ngoc

Position: Consultant

2. Ms. Le Phuong Khanh

Position: Consultant.

d. Households’ representative

1. Mr. Dang Ngoc Chieu

2. Aims and content of the consultation meeting:

2.1. Aim:

- To disseminate project information to affected households in the project area and principles for compensation and resettlement, requirement for objective of the Resettlement Plan of the project.
- To send flyers with summary information on the project and principles for compensation and resettlement;
- To collect people’s ideas, to know people’s wishes and demands and principle for implementation of compensation and resettlement, gender issue, vulnerable group, resettlement arrangement and participation in income restoration program for affected people.
- To gather feedbacks from affected households as well as local authority on the impacts and assessment method as well as mitigation measures proposed in the draft report for preparing the official report.

2.2. Content

- (i) To deliver flyers containing information on compensation, support and resettlement of the project;
- (ii) Representative of ward 1 delivered speech and introduced participants;

- (iii) Representatives of Consulting unit:
 - Presenting the aim of the consultation meeting, project items and impacting scope of the project.
 - Presenting principles for implementation of compensation, donor’s policies and general policy framework of the project.
 - Disseminating information on the selected resettlement areas and definitions of replacement cost and other support.
- (iv) To discuss and gather ideas and feedbacks from participants and explanation of consulting unit.

3. Summarizing consultation results and gathering ideas from participants

3.1. Principles for compensation and support

a. Explanation of consulting unit representative

b. Questions for discussion

1. Is there any public agricultural land bank available in the ward/commune for the land-for-land compensation? Is it difficult to buy agricultural land for production in the area?

Mr. Nguyen Minh Tuan – Vice chairman of People’s Committee of Ward 1: At the present, there is no public agricultural land bank in the ward for compensation and the transaction of agricultural land is not very popular.

2. What is the opinion of affected households about the Resettlement Policy Framework?

Ms. Nguyen Thi Thanh Loan: The project should have reasonable and fair compensation and support for affected households to ensure people’s lives.

3.2. Resettlement

a. Explanation of Consulting unit

b. Question for discussion

Via preliminary survey, there are total 81 households in the ward/commune being affected and relocated.

1. What is the proposal of relocated households for the development of resettlement area (i.e. infrastructure, electricity, water supply and sewerage, lighting system ...)? Location of the resettlement area?

- *The resettlement area needs to have full infrastructure: water supply and sewerage, lighting system, roads, electric supply system.*
- *Desired location of the resettlement area: near the former living area of people.*

2. Proposal for resettlement form (houses, apartments, land plots...) and area of the house/land plot?

- *People would like to be compensated by land plot for constructing house.*

- Proposed minimum area of the land plot: 100m².

3.4. Income restoration program

Most of households want to be supported in borrowing fund and finding jobs.

3.5. Gender issues and vulnerable group (concern of women, ethnic minority household):

Women participated in the meeting showed their attention to healthcare program and vocational training courses.

3.6. Other ideas

- Mr. Phan Van Muoi – representative of Hung An Tu pagoda in area of Kinh Cut embankment: *The project should have reasonable construction methods to minimize impacts on the pagoda.*

- Ms. Nguyen Thi Kim Lan – *Totally agree with proposal of the project and the project should inform people about construction time for people to proactively arrange their daily activities.*

- Mr. Nguyen Ngoc Anh – Area of Cau Lau embankment: *At the present, the Cau Lau river is polluted, the project should dredge and restore environmental condition. The project should also disclose the compensation price during the compensation and support.*

Environmental issues:

Mr. Nguyen Minh Tuan: Vice Chairman of People’s Committee of ward 1.

Representative of Ward 1 authority agrees with mitigation measures for negative impacts on environmental mentioned in the draft report.

Current environmental issues in the ward:

Kinh Cut river is polluted seriously due to people living along the river. Waste and water waste are directly discharged into the river, sludge and sediment cause stagnant state for the current.

During the construction, construction contractor needs to minimize waste generation. Sludge needs to be dredged and collected as approved by people’s committee of ward 1.

Construction contractor needs to have measures to ensure environmental sanitation during the demolition and transportation of material. The site and roads need to be watered to prevent dust. The time for constructing and dismantling works should be informed in advance to people living in the area.

4. Conclusion

- Participants in the meeting all understood about scope and objective and investment items of the project.
- Participants presented many ideas on potential impacts of the project on environment, land acquisition, crops, plants and ethnic minority community living in the area.

- People clearly understood the compensation and support policy of the project

The meeting ended on of the same day

Representative of community
(Signature and full name)

Representative of consulting unit
(Signature and full name)

Representative of Project owner
(Signature and full name)

Representative of ward People’s committee
(Signature and full name)

Minutes of Meeting

13h - 23/9/2016, Ward 1

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

BIÊN BẢN THAM VẤN CỘNG ĐỒNG

Tên cuộc họp: Tham vấn cộng đồng – Lập báo cáo Kế hoạch tái định cư (RP) và môi trường (DTM)

Thời gian họp: 13h...giờ, ngày 23...tháng 9...năm 2016

Địa điểm họp: UBND phường 1

Dự án: Mở rộng nâng cấp đô thị Việt Nam – Tiểu dự án thành phố Vĩnh Long, tỉnh Vĩnh Long

1. Thành phần tham dự:

a. Đơn vị chủ đầu tư

1. Ông (bà):...Hồ Ngọc Huyền...Chức vụ...CB BLLA...

2. Ông (bà):...Chức vụ...

b. UBND phường

1. Ông (bà):...Nguyễn Minh Tuấn...Chức vụ...PC UBND phường 1...

2. Ông (bà):...Đông Quốc Cường...Chức vụ...CB ĐC chính phường 1...

3. Ông (bà):...Chức vụ...

4. Ông (bà):...Chức vụ...

c. Đại diện tư vấn

1. Ông (bà):...Tiến Đức Ngọc...Chức vụ...Tư vấn...

2. Ông (bà):...Lê Thị Thu Hương Khanh...Chức vụ...Tư vấn...

d. Đại diện hộ dân

1. Ông (bà):...Đông Ngọc Châu...Chức vụ...

2. Ông (bà):...Chức vụ...

2. Mục đích và nội dung tham vấn:

2.1. Mục đích:

- Phổ biến thông tin về dự án đến các hộ gia đình bị ảnh hưởng trong khu vực dự án và các nguyên tắc về bồi thường tái định cư; yêu cầu về mục tiêu của việc lập Kế hoạch tái định cư cho dự án
- Phát tờ rơi tóm tắt về dự án và nguyên tắc thực hiện kế hoạch bồi thường, tái định cư;
- Thu thập ý kiến, nguyện vọng và nguyên tắc thực hiện kế hoạch bồi thường, tái định cư, vấn đề về giới và nhóm dễ bị tổn thương, bố trí tái định cư và tham gia các biện pháp/chương trình phục hồi thu nhập cho người bị ảnh hưởng.
- Nhận thông tin phản hồi từ các hộ bị ảnh hưởng cũng như chính quyền, tổ chức tại địa phương về các tác động được đánh giá và các biện pháp giảm thiểu được đề xuất trong báo cáo dự thảo; trên cơ sở đó để xây dựng bản báo cáo chính thức.

1

2.2. Nội dung

- (i) Phát tờ rơi thông tin về bồi thường, hỗ trợ và tái định cư của dự án;
- (ii) Đại diện UBND phường..... phát biểu và giới thiệu thành phần tham dự;
- (iii) Trình bày của nhóm tư vấn:
 - Giới thiệu mục đích tham vấn và giới thiệu dự án, hạng mục công trình và quy mô ảnh hưởng của dự án.
 - Giới thiệu các nguyên tắc bồi thường, chính sách của nhà tài trợ và khung chính sách chung của dự án.
 - Phổ biến thông tin về các khu tái định cư được lựa chọn của dự án và các khái niệm về giá thay thế, hỗ trợ khác.
- (iv) Thảo luận, lấy ý kiến tham gia của những người tham dự và những giải thích của nhóm tư vấn.

3. Tóm tắt kết quả tham vấn và ý kiến của những người tham dự

3.1. Về nguyên tắc chính sách bồi thường và hỗ trợ

a. Trình bày của nhóm tư vấn

b. Câu hỏi thảo luận

1. Hiện tại trên địa bàn phường/xã còn hay không còn quỹ đất nông nghiệp công để thực hiện phương án bồi thường đất đổi đất? Việc mua lại đất nông nghiệp để sản xuất ở địa phương có khó không?

- Mr. Nguyễn Minh Hòa... PC UBND Phường... Hiện nay trên địa bàn... phường... không còn quỹ đất nông nghiệp công để thực hiện phương án bồi thường và hoạt động mua bán đất nông nghiệp cũng ít diễn ra.

2. Ý kiến của các hộ bị ảnh hưởng về Khung chính sách tái định cư?

- Bà Nguyễn Thanh Loan đề nghị dự án hỗ trợ bồi thường, hỗ trợ tái định cư cho những hộ dân bị ảnh hưởng để đảm bảo cuộc sống.

3.2. Vấn đề tái định cư

a. Trình bày của nhóm tư vấn

b. Câu hỏi thảo luận

Qua khảo sát và điều tra sơ bộ, trên toàn phường/xã có... hộ có nhà bị ảnh hưởng và có khả năng phải di dời

1. Đề xuất của các hộ bị ảnh hưởng nhà phải di dời về phát triển khu TĐC (như cơ sở hạ tầng, điện, hệ thống cấp thoát nước, hệ thống chiếu sáng...). Vị trí của khu tái định cư?

... Khu tái định cư phải có đầy đủ cơ sở hạ tầng: cấp thoát nước, cấp điện, hệ thống chiếu sáng, đường xá... Vị trí khu tái định cư mong muốn gần khu vực sinh sống cũ.

4. Đề xuất loại hình bố trí tái định cư (nhà xây sẵn, căn hộ chung cư, phân lô đất để hộ tự xây dựng nhà...) và diện tích đất/căn hộ tái định cư

Đề xuất được phân lô đất để tự xây cất nhà
Diện tích đất tái định cư được đề xuất: 10m²

3.4. Chương trình phục hồi thu nhập

Đề xuất các hộ dân mong muốn được hỗ trợ vay vốn và hỗ trợ tìm việc làm

3.5. Vấn đề về giới và các nhóm dễ bị tổn thương (Vấn đề quan tâm của phụ nữ, hộ DTTS)

Các hộ tham dự là nữ giới bày tỏ quan tâm đến các chương trình chăm sóc sức khỏe và các chương trình hướng nghiệp, đào tạo việc làm

3.6. Các ý kiến khác:

Ông Phan Văn Mít: Đề nghị chùa Hùng An Tự, khu vực kê kinh Phật để nghỉ dưỡng cho các bậc hiền triết, công đức quản thúc các tác động tiêu cực đến nhà chùa

Bà Ngô Kim Lan: Thông nhất với các đại diện của dự án và đề nghị thông báo thời gian thực hiện để người dân chủ động trong sinh hoạt

Ông Ngô Ngọc Anh: Khu vực kê lâu lâu hiện nay, khu vực sông Cầu Lầu đang bị ô nhiễm đề nghị dự án tiến hành nạo vét và giúp phục hồi môi trường và tôn công từ gia đình thường, mình bạch trạng qua tình từ thường, hỗ trợ

Các vấn đề về môi trường

Nguyên Nhân. Tác nhân PCT. UNDP phương 1

UNDP phương 1. không tuân thủ ý, nhất là các việc các
liên pháp giảm thiểu tác động từ nước chảy tràn ra
sông đã nêu trong báo cáo dự thảo

Các vấn đề từ nước chảy tràn này, liên quan đến phương
sông kinh tế đang bị ô nhiễm nặng do người dân
sông đang tích trữ 2 tấn rác thải. Khi thời tiết mưa

thời tiết hoạt động xả rác ra sông kinh tế bị ô nhiễm
lông, sông kinh tế này, cũng chảy chảy lưu thông

Trong quá trình thi công xây dựng đã gây ra
vấn đề công nhân chủ yếu là rác thải rác

Bùn thải ở các vị trí khác nhau phải được thu gom
xử lý và tái chế theo quy định của UNDP

phương
để ngăn chặn ô nhiễm phải có các biện pháp giảm
lượng rác thải từ nước chảy tràn qua thủ tục pháp lý, cấp

chứng nhận, liên các xí nghiệp phải chịu trách nhiệm
thường xuyên phun rửa sạch sẽ. Qua việc phân

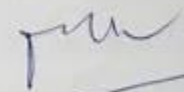
chỉ các công trình phải được báo cáo cho người
dân sống trong khu vực

4. Kết luận


- Người tham gia đã hiểu biết đầy đủ về mục tiêu quy mô và các hạng mục đầu tư của Dự án;
- Người tham gia đưa ra rất nhiều ý kiến về các tác động tiềm tàng của dự án về môi trường, thu hồi đất, ảnh hưởng cây cối hoa màu, và ảnh hưởng đối với cộng đồng dân tộc thiểu số địa phương;
- Người dân đã hiểu được chính sách đền bù – hỗ trợ, của dự án

Cuộc họp kết thúc vào lúc..... Cùng ngày

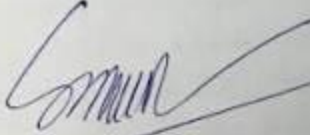
Đại diện cộng đồng dân cư
(ký và ghi rõ họ tên)


Dương Ngọc Châu

Đại diện đơn vị tư vấn
(ký và ghi rõ họ tên)



Lê Thị Phương Thanh

Đại diện Chủ dự án
(ký và ghi rõ họ tên)


Hồ Ngọc Tuấn

Đại diện UBND phường
(ký và ghi rõ họ tên)




Nguyễn Minh Tuấn

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung: Hợp tham khảo công trình

Thời gian: Địa điểm: UBND Phường I, T.P. Vinh Long

STT	Họ và Tên	Địa chỉ	Ký tên
1	Phan Văn Mười	Chùa thưng An Tự	Phan Văn Mười
2	Tô Thị Huệ	K. F	Tô Thị Huệ
3	Nguyễn Kim Dung	Khu 3 Ng. Thái Học	Nguyễn Kim Dung
4	Nguyễn Văn Chơn	N. T. H	Nguyễn Văn Chơn
5	Đỗ Quốc Sĩ	N. T. H	Đỗ Quốc Sĩ
6	Nguyễn Thị Let	285 Nguyễn Du TP. B.	Nguyễn Thị Let
7	Nguyễn Thị Vui	54 Nguyễn Du	Nguyễn Thị Vui
8	Trần Văn Kim Chơn	100m Nguyễn Du	Trần Văn Kim Chơn
9	Nguyễn Thị Đào	Khu 3 Ng. Thái Học	Nguyễn Thị Đào
10	Nguyễn Văn Kim Lan	Khu 3 Ng. Thái Học	Nguyễn Văn Kim Lan
11	Nguyễn Văn Bình	Khu 3 Ng. Thái Học	Nguyễn Văn Bình
12	Ngô Anh Bình	19/26A K. F, P. 3, TP. V.	Ngô Anh Bình
13	Ng. Thị Thanh Loan	135A đường 2/9 P. I	Ng. Thị Thanh Loan
14	Phan Văn Huệ	33/18 đường 2/9	Phan Văn Huệ
15	Phan Thị Ánh	133A đường 2/9	Phan Thị Ánh
16	G. Văn Sơn	42A A. N. D	G. Văn Sơn
17	H. Văn Việt	57/17 P. 2/9 P. I	H. Văn Việt

Người lập biểu

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung: Kịp tham xây công trình

Thời gian: Địa điểm:

STT	Họ và Tên	Địa chỉ	Ký tên
1	Lê Hoàng Minh	16/9 N. P.	Minh
2	Nguyễn Ngọc Anh	95/2, Đ. 2/9, P.1	Anh
3	Lê Đông Nhac	61A. Ng. Du	Nhac
4	Nguyễn Văn Thanh	95/5 Tr. Ng. V. B.	Thanh
5	Nguyễn Thị Kim Hồi	46- Đường 2/9	Hồi
6	Huỳnh V. Hồi	36 Nguyễn Du P.1	Huỳnh
7	Đông Công Ngã	36A Ng. Du P.1	Ngã
8	Lê Huệ Minh	căn 16/3	Minh
9	Trần Thị Tuyết Vân	18/17- Tr. Mậu Thân,	Vân
10		Khu 1. P.3. Tr. Vĩnh Long	
11	Trần Văn Long	P. Khu 1. Tr. P.1.	Long
12	Trần Văn Hoàng	Khu 1. P.1	Hoàng
13	Nguyễn Văn Vĩnh	Khu 1. P.1	Vĩnh
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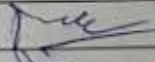
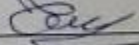
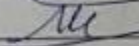
Người lập biểu

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung: Kết thúc với cộng đồngThời gian: Địa điểm: UBND xã

STT	Họ và Tên	Địa chỉ	Ký tên
1	Đặng Ngọc Cường	10 Ngõ Du NĐ	
2	Lê Ngọc Dũng	Đường 2/9 F IVL	
3	Đi Nial Hưng	Số 8 Nguyễn Du	
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Người lập biểu

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung:Hợp tham xây dựng công trình.....

Thời gian:Địa điểm:UBND phường 1.....

STT	Họ và Tên	Chức vụ	Đơn vị công tác	Ký tên
1	Nguyễn Minh Tuấn	PC UBND	UBND phường 1	nh
2	Đông Quốc Cường	Chủ tịch	UBND phường 1	nh
3	Đông Ngọc Thuận	Kế toán	UBND phường 1	Thuy
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Người lập biểu

8h - 20/9/2016, Ward 2.

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

BIÊN BẢN THAM VẤN CỘNG ĐỒNG

Tên cuộc họp: Tham vấn cộng đồng – Lập báo cáo Kế hoạch tái định cư (RP) và môi trường (ĐTM)

Thời gian họp: 8h...giờ, ngày 20...tháng 9...năm 2016

Địa điểm họp: UBND phường 2

Dự án: Mở rộng nâng cấp đô thị Việt Nam – Tiểu dự án thành phố Vinh Long, tỉnh Vĩnh Long

1. Thành phần tham dự:

a. Đơn vị chủ đầu tư

1. Ông (bà):...Hà Ngọc Tuyên...Chức vụ...Ch. phòng QLĐT...

2. Ông (bà):...Chức vụ...

b. UBND phường

1. Ông (bà):...Mai Văn Ba...Chức vụ...KT UBND phường 2...

2. Ông (bà):...Nguyễn Tuấn Nam...Chức vụ...ỦY UBND phường 2...

3. Ông (bà):...Chức vụ...

4. Ông (bà):...Chức vụ...

c. Đại diện tư vấn

1. Ông (bà):...Trần Thị Ngọc...Chức vụ...Tư vấn...

2. Ông (bà):...Lê Thị Phương Khach...Chức vụ...Tư vấn...

d. Đại diện hộ dân

1. Ông (bà):...Nguyễn Thu Hà...Chức vụ...Tướng thôn...

2. Ông (bà):...Phạm Minh Khương...Chức vụ...

2. Mục đích và nội dung tham vấn:

2.1. Mục đích:

- Phổ biến thông tin về dự án đến các hộ gia đình bị ảnh hưởng trong khu vực dự án và các nguyên tắc về bồi thường tái định cư; yêu cầu về mục tiêu của việc lập Kế hoạch tái định cư cho dự án
- Phát tờ rơi tóm tắt về dự án và nguyên tắc thực hiện kế hoạch bồi thường, tái định cư;
- Thu thập ý kiến, nguyện vọng và nguyên tắc thực hiện kế hoạch bồi thường, tái định cư, vấn đề về giới và nhóm dễ bị tổn thương, bố trí tái định cư và tham gia các biện pháp/chương trình phục hồi thu nhập cho người bị ảnh hưởng.
- Nhận thông tin phản hồi từ các hộ bị ảnh hưởng cũng như chính quyền, tổ chức tại địa phương về các tác động được đánh giá và các biện pháp giảm thiểu được đề xuất trong báo cáo dự thảo; trên cơ sở đó để xây dựng bản báo cáo chính thức.

1

2.2. Nội dung

- (i) Phát tờ rơi thông tin về bồi thường, hỗ trợ và tái định cư của dự án;
- (ii) Đại diện UBND phường....., phát biểu và giới thiệu thành phần tham dự;
- (iii) Trình bày của nhóm tư vấn:
 - Giới thiệu mục đích tham vấn và giới thiệu dự án, hạng mục công trình và quy mô ảnh hưởng của dự án.
 - Giới thiệu các nguyên tắc bồi thường, chính sách của nhà tài trợ và khung chính sách chung của dự án.
 - Phổ biến thông tin về các khu tái định cư được lựa chọn của dự án và các khái niệm về giá thay thế, hỗ trợ khác.
- (iv) Thảo luận, lấy ý kiến tham gia của những người tham dự và những giải thích của nhóm tư vấn.

3. Tóm tắt kết quả tham vấn và ý kiến của những người tham dự

3.1. Về nguyên tắc chính sách bồi thường và hỗ trợ

a. Trình bày của nhóm tư vấn

b. Câu hỏi thảo luận

1. Hiện tại trên địa bàn phường/xã còn hay không còn quỹ đất nông nghiệp công để thực hiện phương án bồi thường đất đổi đất? Việc mua lại đất nông nghiệp để sản xuất ở địa phương có khó không?

Ông Mai Văn Lã..... PC.T. UBND phường..... đất nông nghiệp công để thực hiện phương án bồi thường đất đổi đất là không còn. Tiến đến bán cũng được..... vụ mua bán đất nông nghiệp.

2. Ý kiến của các hộ bị ảnh hưởng về Khung chính sách tái định cư?

Cơ sở bị ảnh hưởng đề nghị thực hiện đúng khung chính sách khi thực hiện bồi thường.

3.2. Vấn đề tái định cư

a. Trình bày của nhóm tư vấn

b. Câu hỏi thảo luận

Qua khảo sát và điều tra sơ bộ, trên toàn phường/xã có 19 hộ có nhà bị ảnh hưởng và có khả năng phải di dời

1. Đề xuất của các hộ bị ảnh hưởng nhà phải di dời về phát triển khu TĐC (như cơ sở hạ tầng, điện, hệ thống cấp thoát nước, hệ thống chiếu sáng...). Vị trí của khu tái định cư?

Khu tái định cư cần có đầy đủ cơ sở hạ tầng cấp thoát nước, cấp điện, chiếu sáng, trường học, đường xá.....

2. Đề xuất loại hình bố trí tái định cư (nhà xây sẵn, căn hộ chung cư, phân lô đất để hộ tự xây dựng nhà...) và diện tích đất/căn hộ tái định cư

Đề nghị được cấp đất phân lô và diện tích tái định cư 90m² để tự cất nhà

3.4. Chương trình phục hồi thu nhập

Các hộ bị ảnh hưởng mong muốn được hỗ trợ vay vốn kinh doanh, đầu tư hướng nghiệp và hỗ trợ việc làm

3.5. Vấn đề về giới và các nhóm dễ bị tổn thương (Vấn đề quan tâm của phụ nữ, hộ DTTS)

Các hộ dân bị ảnh hưởng có người tham gia cuộc họp là nữ bày tỏ quan tâm đến các chương trình chăm sóc sức khỏe và đào tạo nghề

3.6. Các ý kiến khác:

Ông Võ Văn Dũng - kv.4 Pa. (lia 1) Đề nghị nâng cấp đường hơn chế hơn vào đất của dân nhưng phải bảo đảm các yêu cầu để được cho công tác cứu hộ, cứu nạn
Bà Ngô Thị Kim Cui - kv.7 Pa. (lia 3) mong muốn nhận được những con kênh ở phía ngoài việc cải tạo đường
Bà Thái Thu Trang (lia 1) Mong muốn mở đường trong khu vực những không đồng ý, hiến đất

Các vấn đề về môi trường


Màu Vàng Lố ~~Phân~~ PCT UBOD phường 2
 Các vấn đề môi trường hiện nay...
 + hiện nay bên cạnh việc thu gom rác thải Nguyễn Du
 có con suối chảy bên đường đang chảy hai bãi
 bùn thải lỏng lẻo bên sông bốc mùi hôi thối
 gây ô nhiễm môi trường. Bên kia là khu dân cư
 phường cũng có con kênh chảy xuyên qua tiếp xúc
 nước thải sinh hoạt cuối cùng đổ ra biển qua
 gách đá sẽ không có thu gom xử lý
 Bên cạnh UBOD phường có thay một trạm hồ có
 hồ dân cư tồn trữ nước mưa chảy chảy ra có
 bên pháp quản thiếu kiểm soát tại nơi này
 vấn trong bài cần chú ý
 Bên cạnh đó thì ngoài đơn vị thu gom thải biến
 tất các bên pháp như đã nêu
 + khi thải hóa chất ra đi ngoài thì công suất
 thời gian đơn vị phân tích chất lượng để xử
 lý người dân làng khu vực
 + Cho chủ tịch địa phương thì ông chưa quản lý
 tình hình và thấy sự phân chia lớp bụi

4. Kết luận

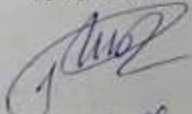
- Người tham gia đã hiểu biết đầy đủ về mục tiêu quy mô và các hạng mục đầu tư của Dự án;
- Người tham gia đưa ra rất nhiều ý kiến về các tác động tiềm tàng của dự án về môi trường, thu hồi đất, ảnh hưởng cây cối hoa màu, và ảnh hưởng đối với cộng đồng dân tộc thiểu số địa phương;
- Người dân đã hiểu được chính sách đền bù – hỗ trợ, của dự án

Cuộc họp kết thúc vào lúc... .. Cùng ngày

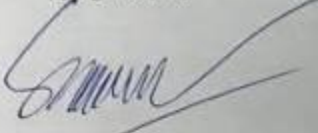
Đại diện cộng đồng dân cư
(ký và ghi rõ họ tên)


Phạm Thu Hà

Đại diện đơn vị tư vấn
(ký và ghi rõ họ tên)


Lê Thị Phương Khanh

Đại diện Chủ dự án
(ký và ghi rõ họ tên)


Hoàng Học Tuyên

Đại diện UBND phường
(ký và ghi rõ họ tên)



Mai Văn Bó

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung: Họp tham vấn cộng đồngThời gian: , Địa điểm: UBND Phường 2 - TP. Vinh Long

STT	Họ và Tên	Địa chỉ	Ký tên
1	<u>Nguyễn Văn Lành</u>	<u>52/84/38 G NH</u>	<u>H/lo</u>
2	<u>Phước Đức Tấn</u>	<u>52/84/111 NH</u>	<u>Phu</u>
3	<u>Nguyễn Văn Cui</u>	<u>52/58 H NH</u>	<u>Cui</u>
4	<u>Nguyễn Bá Lâm</u>	<u>44/6 A Ng. Huệ</u>	<u>Ng. Lam</u>
5	<u>Lương Văn Hiếu</u>	<u>44/15 Ng. Huệ</u>	<u>Hieu</u>
6	<u>Khuông Văn Hùng</u>	<u>52/89/40 Ng. Huệ</u>	<u>Hung</u>
7	<u>Ngô Văn Hùng</u>	<u>52/1/72 Ng. Huệ</u>	<u>Hung</u>
8	<u>Giàng-V. Quý</u>	<u>44/7/18 Ng. Huệ</u>	<u>Quy</u>
9	<u>Nguyễn Phước Hải</u>	<u>40/16 NH p. TPVL</u>	<u>Hai</u>
10	<u>Trần Văn Ngươn</u>	<u>44/14F Nguyễn Huệ p. TPVL</u>	<u>Ngan</u>
11	<u>Trần Văn Hùng</u>	<u>44/7/18 Ng. Huệ p. 2</u>	<u>Hung</u>
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Người lập biểu

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung: hợp tham vấn cộng đồngThời gian: Địa điểm: UBND Phường 2 - TP. Vĩnh Long

STT	Họ và Tên	Địa chỉ	Ký tên
1	<u>Nguyễn Hùng Đức</u>	<u>24 Nguyễn Huệ</u>	<u>[Signature]</u>
2	<u>Đông Văn Yên</u>	<u>16 Nguyễn Huệ</u>	<u>[Signature]</u>
3	<u>Giảng Văn Đức</u>	<u>10/212 Nguyễn Huệ</u>	<u>[Signature]</u>
4	<u>Nguyễn Thị Ngọc Hân</u>	<u>40/8 N. Huệ</u>	<u>[Signature]</u>
5	<u>Võ Thị Em</u>	<u>52/130 N. Huệ</u>	<u>[Signature]</u>
6	<u>Nguyễn Thị Thuận</u>	<u>40/1 N. Huệ</u>	<u>[Signature]</u>
7	<u>Lý Chí Cẩm</u>	<u>40/2A N. Huệ</u>	<u>[Signature]</u>
8	<u>Thủy Tiên Hằng</u>	<u>10A N. Huệ</u>	<u>[Signature]</u>
9	<u>Hùng Ngọc Tân</u>	<u>1015 N. Huệ</u>	<u>[Signature]</u>
10	<u>Vũ Thị Tuyết Mai</u>	<u>52/84/119 Ng. H. F2</u>	<u>[Signature]</u>
11	<u>Võ Thị Đức</u>	<u>41/44 Phạm Hùng F2</u>	<u>[Signature]</u>
12	<u>Phan Thị Hồng</u>	<u>63/7 Phạm Hùng</u>	<u>[Signature]</u>
13	<u>Nguyễn Văn Đỗ</u>	<u>44/7/12 Nguyễn Huệ</u>	<u>[Signature]</u>
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Người lập biểu

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung: Họp tham vấn cộng đồngThời gian: Địa điểm: UBND Phường 2 TP. Vinh Long

STT	Họ và Tên	Địa chỉ	Ký tên
1	Nguyễn Ngọc Ánh	52/1/58 Ng. Hai	<i>Ánh</i>
2	Vũ Thanh Hương	52/12 Nguyễn Hữu	<i>Hương</i>
3	Lê Anh Tuấn	41+41/3 Phạm Hùng	<i>Anh Tuấn</i>
4	Tham Công Minh	52/1/66 Ng. Hai	<i>Minh</i>
5	Nguyễn Văn Dũng	44/32 Phạm Hùng	<i>Dũng</i>
6	Ng. Ngọc Thảo	20 Ng. Hai 72	<i>Thảo</i>
7	Nguyễn Chí Công	52/80 Ng. Hai p.2	<i>Chi Công</i>
8	Lê Quý Văn Tuấn	52/90 "	<i>Quý Văn Tuấn</i>
9	Đông Thị Miên Phương	52/98 "	<i>Phương</i>
10	Đinh Thị Thanh Hà	K3	<i>Thanh Hà</i>
11	Ng. Vĩnh Tâm	K3	<i>Vĩnh Tâm</i>
12	Lê Kế Yên	K3	<i>Kế Yên</i>
13	Phạm Ngọc Xuân	K3	<i>Xuân</i>
14	Lê Kiên Hạnh	52/2/6 K 872	<i>Kiên Hạnh</i>
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Người lập biểu

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung:tập tham vấn cộng đồng.....

Thời gian: Địa điểm:UBND Phường 2 - T.P. Vinh Long

STT	Họ và Tên	Địa chỉ	Ký tên
1	Phạm Thị Tuyết Hồng	52/84/31 Ng. Diên	<i>[Signature]</i>
2	Phạm Thị Huệ	41/32 Tam Hưng	<i>[Signature]</i>
3	Phạm Thị Cẩm	41/21, Phạm Hưng	<i>[Signature]</i>
4	Trần Thị Lành	52/5 Phước Hưng	<i>[Signature]</i>
5	Nguyễn Văn Lý	41/30 PH	<i>[Signature]</i>
6	Nguyễn Văn Nam	52/41/38A	<i>[Signature]</i>
7	Nguyễn Thị Xuân	52/38	<i>[Signature]</i>
8	Nguyễn Thị Khánh Hiệp	44/6B	<i>[Signature]</i>
9	Trần Thị Cho	44/4	<i>[Signature]</i>
10	Đỗ Thị Phương Thảo	44/4B	<i>[Signature]</i>
11	Lê Kiên Khang	44/26 Phạm Hưng	<i>[Signature]</i>
12	Phạm Thiên Phúc	52/128 NH	<i>[Signature]</i>
13	Trần Thị Khánh	52/54C	<i>[Signature]</i>
14	Nguyễn Thị Thu	52/PH/105A	<i>[Signature]</i>
15	Trần Văn Sơn	52/84/103A	<i>[Signature]</i>
16	Nguyễn T. Xuân Tươi	52/84/106B	<i>[Signature]</i>
17			

Người lập biểu

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung: Hợp tham xây cộng đồng

Thời gian: ... Địa điểm: UBND Phường 2, TP. Vĩnh Long

STT	Họ và Tên	Địa chỉ	Ký tên
1	CƠ VĂN QUÝ	69/10 LTT	Quán
2	Phạm Minh Khương	36 Lê Thị Hồng Gấm	Minh Khương
3	Nguyễn Lộc	42 Lê Thị Hồng Gấm	LD
4	Đoàn Văn Côi Sấm	12 Lê Thị Hồng Gấm	Đoàn
5	Phạm Thu Hà	8 Cây Khế	Thu Hà
6	Hương Văn Phước	69/24 Lê Thái Tổ	Hương
7	Phạm Hồng Ân	69/2 Lê Thái Tổ	Phạm
8	Nguyễn Phú Quốc	11/1 Hẻm Cây Khế	Phước
9	Phạm Đan Công	16/1B Hẻm Cây Khế	Đan
10	Lý Thanh Sang	19 A Lê T. Hộ Quán	Sang
11	Lê Thị Nhung	14/2B Cây Khế	Nhung
12	Nguyễn B. Điện	14/21 Cây Khế	Điện
13	Ngô T. Huỳnh Mai	14/19/1 C K	Mai
14	Lê Tuấn Kiệt	47 Ngô Quyền	Kiệt
15	Phạm T. Hồng Điện	59/2A Ngô Quyền	Điện
16	Lý Thị Kiều Tiên	62 B Ngô Quyền	Thị Kiều Tiên
17	Nguyễn Thị Anh	35 Ngô Quyền	Anh

Người lập biểu

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung: Hợp tham vấn cộng đồng

Thời gian: Địa điểm: UBND Phường 2 - TP. Vĩnh Long

STT	Họ và Tên	Địa chỉ	Ký tên
1	Nguyễn Thanh Cường	K6	<i>[Signature]</i>
2	Nguyễn Đức	B6	Ba
3	Đỗ Thị Nho	50/1A LTHG K6 P2	<i>[Signature]</i>
4	Võ Thanh Bình	60 LTHG K6 P2	<i>[Signature]</i>
5	Nguyễn Thị Thu Thủy	66 LTHG K6 P2	<i>[Signature]</i>
6	Phạm Văn Mỹ	3/ LTHG K6 P2	<i>[Signature]</i>
7	Đỗ Văn Đức	76/LTHG K6 P2	<i>[Signature]</i>
8	Nguyễn Xuân Đức	86 LTHG K6 P2	<i>[Signature]</i>
9	Nguyễn Thị Ngọc Châu	82 LTHG K6 P2	<i>[Signature]</i>
10	Phùng Hữu Phương	80 LTHG K6 P2	<i>[Signature]</i>
11	Nguyễn Thị Bình	62 Ngõ Quận	<i>[Signature]</i>
12	Nguyễn Thị Thanh	67 Ngõ Quận	<i>[Signature]</i>
13	Trần Văn Hùng	44/1A LTHG	<i>[Signature]</i>
14	Nguyễn Thị Tuyết Mai	14/29 Cây Khê K7	<i>[Signature]</i>
15	TRẦN VĂN LƯU	14/11/1 Khê K7	<i>[Signature]</i>
16	Nguyễn Thị Bình	58/B Ngõ Quận	<i>[Signature]</i>
17	Nguyễn Văn Hùng	14/15 Cây Khê	<i>[Signature]</i>

Người lập biểu

9h - 22/9/2016, Ward 2.

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

BIÊN BẢN THAM VẤN CỘNG ĐỒNG

Tên cuộc họp: Tham vấn cộng đồng – Lập báo cáo Kế hoạch tái định cư (RP) và môi trường (DTM)

Thời gian họp: 2h... giờ, ngày 22... tháng 9... năm 2016

Địa điểm họp: UBND phường 2

Dự án: Mở rộng nâng cấp đô thị Việt Nam – Tiểu dự án thành phố Vinh Long, tỉnh Vĩnh Long

1. Thành phần tham dự:

a. Đơn vị chủ đầu tư

1. Ông (bà): Hà Ngọc Tuyên... Chức vụ: ...

2. Ông (bà): ... Chức vụ: ...

b. UBND phường

1. Ông (bà): Nguyễn Thanh Hùng... Chức vụ: CT UBND phường 2

2. Ông (bà): Mai Văn Bé... Chức vụ: KT UBND phường 2

3. Ông (bà): Nguyễn Tiến Đạt... Chức vụ: VP UBND phường 2

4. Ông (bà): ... Chức vụ: ...

c. Đại diện tư vấn

1. Ông (bà): Isaac Thi Ngọc... Chức vụ: Tư vấn

2. Ông (bà): Lê Thị Khương Khanh... Chức vụ: Tư vấn

d. Đại diện hộ dân

1. Ông (bà): Nguyễn T. Kim Cúc... Chức vụ: Trưởng thôn 2

2. Ông (bà): Phan Thanh Hà... Chức vụ: Trưởng thôn 3

2. Mục đích và nội dung tham vấn:

2.1. Mục đích:

- Phổ biến thông tin về dự án đến các hộ gia đình bị ảnh hưởng trong khu vực dự án và các nguyên tắc về bồi thường tái định cư; yêu cầu về mục tiêu của việc lập Kế hoạch tái định cư cho dự án
- Phát tờ rơi tóm tắt về dự án và nguyên tắc thực hiện kế hoạch bồi thường, tái định cư;
- Thu thập ý kiến, nguyện vọng và nguyên tắc thực hiện kế hoạch bồi thường, tái định cư, vấn đề về giới và nhóm dễ bị tổn thương, bố trí tái định cư và tham gia các biện pháp/chương trình phục hồi thu nhập cho người bị ảnh hưởng.
- Nhận thông tin phản hồi từ các hộ bị ảnh hưởng cũng như chính quyền, tổ chức tại địa phương về các tác động được đánh giá và các biện pháp giảm thiểu được đề xuất trong báo cáo dự thảo; trên cơ sở đó để xây dựng bản báo cáo chính thức.

1

2.2. Nội dung

- (i) Phát tờ rơi thông tin về bồi thường, hỗ trợ và tái định cư của dự án;
- (ii) Đại diện UBND phường....., phát biểu và giới thiệu thành phần tham dự;
- (iii) Trình bày của nhóm tư vấn:
 - Giới thiệu mục đích tham vấn và giới thiệu dự án, hạng mục công trình và quy mô ảnh hưởng của dự án.
 - Giới thiệu các nguyên tắc bồi thường, chính sách của nhà tài trợ và khung chính sách chung của dự án.
 - Phổ biến thông tin về các khu tái định cư được lựa chọn của dự án và các khái niệm về giá thay thế, hỗ trợ khác.
- (iv) Thảo luận, lấy ý kiến tham gia của những người tham dự và những giải thích của nhóm tư vấn.

3. Tóm tắt kết quả tham vấn và ý kiến của những người tham dự

3.1. Về nguyên tắc chính sách bồi thường và hỗ trợ

a. Trình bày của nhóm tư vấn

b. Câu hỏi thảo luận

1. Hiện tại trên địa bàn phường/xã còn hay không còn quỹ đất nông nghiệp công để thực hiện phương án bồi thường đất dôi dất? Việc mua lại đất nông nghiệp để sản xuất ở địa phương có khó không?

Ông Nguyễn Văn Hùng..... UBND phường 2..... Phường Thới Bình.....
Cộng nghiệp công để bồi thường, đất dôi dất.....

2. Ý kiến của các hộ bị ảnh hưởng về Khung chính sách tái định cư?

Thống nhất với các cơ quan để ra, để nghị công bố qua
bồi thường.....

3.2. Vấn đề tái định cư

a. Trình bày của nhóm tư vấn

b. Câu hỏi thảo luận

Qua khảo sát và điều tra sơ bộ, trên toàn phường/xã có 19 hộ có nhà bị ảnh hưởng và có khả năng phải di dời

1. Đề xuất của các hộ bị ảnh hưởng nhà phải di dời về phát triển khu TĐC (như cơ sở hạ tầng, điện, hệ thống cấp thoát nước, hệ thống chiếu sáng...). Vị trí của khu tái định cư?

Khu tái định cư gần cơ sở hạ tầng.....
và xã xã.....

2. Đề xuất loại hình bố trí tái định cư (nhà xây sẵn, căn hộ chung cư, phân lô đất để hộ tự xây dựng nhà...) và diện tích đất/căn hộ tái định cư

Đề nghị được cấp đất phân lô, được tích tiền thuê, xem...

3.4. Chương trình phục hồi thụ nhập

Các hộ bị ảnh hưởng mong muốn được tham gia các chương trình phục hồi thụ nhập.

3.5. Vấn đề về giới và các nhóm dễ bị tổn thương (Vấn đề quan tâm của phụ nữ, hộ DTTS)

Vào đề được phụ nữ cũng dự có quan tâm chăm sóc sức khỏe, thu nhập cũng đồng.

3.6. Các ý kiến khác:

Ông Trần Văn Qua, kvs. la đề nghị đưa ra các biện pháp giảm thiểu tác động xã hội trong quá trình xây dựng.

Bà Vũ Thị Thu Hiền, Thống nhất với đề án rõ đề nghị xem xét đến tài sản thu mua trên để đáp ứng nhu cầu của người dân.

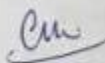
Ông Trần Văn Qua, đề nghị dự án cần thường bắt sát với đất sát với dân qua thu tương để người dân yên tâm.

4. Kết luận

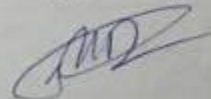
- Người tham gia đã hiểu biết đầy đủ về mục tiêu quy mô và các hạng mục đầu tư của Dự án;
- Người tham gia đưa ra rất nhiều ý kiến về các tác động tiềm tàng của dự án về môi trường, thu hồi đất, ảnh hưởng cây cối hoa màu, và ảnh hưởng đối với cộng đồng dân tộc thiểu số địa phương;
- Người dân đã hiểu được chính sách đền bù – hỗ trợ, của dự án

Cuộc họp kết thúc vào lúc..... Cùng ngày


Đại diện cộng đồng dân cư
(ký và ghi rõ họ tên)


Nguyễn Thị Kim An

Đại diện đơn vị tư vấn
(ký và ghi rõ họ tên)


Lê Thị Phương Khanh

Đại diện Chủ đầu tư
(ký và ghi rõ họ tên)


Hoàng Xuân

Đại diện UBND phường
(ký và ghi rõ họ tên)


Mai Văn Bé

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung: Họp tham vấn cộng đồngThời gian: phường 2 - Tp. Vinh Long

STT	Họ và Tên	Địa chỉ	Ký tên
1	Hai Văn Chiến	K5 P2	<i>[Signature]</i>
2	Đinh Thị Thanh Dung	K5 P2	<i>[Signature]</i>
3	Nguyễn Thị Thu Hồng	K5 P2	<i>[Signature]</i>
4	Điền Văn Quí	K5 P2	<i>[Signature]</i>
5	Nguyễn Thị Khai桂	K4 P2	<i>[Signature]</i>
6	Ko Tân Dũng	K4 P2	<i>[Signature]</i>
7	Nguyễn Đức Mạnh	K4 P2	<i>[Signature]</i>
8	Đinh Thị Trang	K4 P2	<i>[Signature]</i>
9	Phạm Thị Thuý Thảo	K4 P2	<i>[Signature]</i>
10	Nguyễn Thị Yến	K4 P2	<i>[Signature]</i>
11	Vũ Thị Thu Hương	K4 P2	<i>[Signature]</i>
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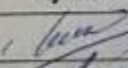
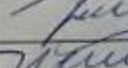
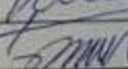
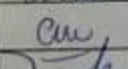
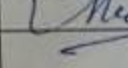
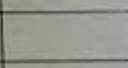
Người lập biểu

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung: Hợp tham vấn cộng đồngThời gian: Địa điểm: UBND P.2

STT	Họ và Tên	Chức vụ	Đơn vị công tác	Ký tên
1	Nguyễn Thanh Hùng	Chủ tịch	Phường 2	
2	Nguyễn Văn Bé	P. Chủ tịch	Phường 2	
3	Nguyễn Tấn Nam	V.P	Phường 2	
4	Trần Ngọc Tuấn	QLATTPV	TP Vinh Long	
5	Ngô Thị Kim桂	QT K4		
6	Phạm Thanh Hồ	K3		
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Người lập biểu

9h - 28/9/2016, Ward 8.

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

BIÊN BẢN THAM VẤN CỘNG ĐỒNG

Tên cuộc họp: Tham vấn cộng đồng – Lập báo cáo Kế hoạch tái định cư (RP) và môi trường (DTM)

Thời gian họp: 14 giờ, ngày 28 tháng 9 năm 2016

Địa điểm họp: UBND phường 8

Dự án: Mở rộng nâng cấp đô thị Việt Nam – Tiểu dự án thành phố Vinh Long, tỉnh Vĩnh Long

I. Thành phần tham dự:

a. Đơn vị chủ đầu tư

1. Ông (bà): Ho. Ngọc Tuyên Chức vụ: Ch. phòng QLĐT

2. Ông (bà): Chức vụ:

b. UBND phường

1. Ông (bà): Trương Minh Tú Chức vụ: CT UBND phường 8

2. Ông (bà): Chức vụ:

3. Ông (bà): Chức vụ:

4. Ông (bà): Chức vụ:

c. Đại diện tư vấn

1. Ông (bà): Trần Thị Ngọc Chức vụ: Tư vấn

2. Ông (bà): Lê Thị Nhung Chức vụ: Tư vấn

3. Ông: Bà Minh Vương Chức vụ: Tư vấn

d. Đại diện hộ dân

1. Ông (bà): Nguyễn Văn Ké Chức vụ:

2. Ông (bà): Chức vụ:

2. Mục đích và nội dung tham vấn:

2.1. Mục đích:

- Phổ biến thông tin về dự án đến các hộ gia đình bị ảnh hưởng trong khu vực dự án và các nguyên tắc về bồi thường tái định cư; yêu cầu về mục tiêu của việc lập Kế hoạch tái định cư cho dự án
- Phát tờ rơi tóm tắt về dự án và nguyên tắc thực hiện kế hoạch bồi thường, tái định cư;
- Thu thập ý kiến, nguyện vọng và nguyên tắc thực hiện kế hoạch bồi thường, tái định cư, vấn đề về giới và nhóm dễ bị tổn thương, bố trí tái định cư và tham gia các biện pháp/chương trình phục hồi thu nhập cho người bị ảnh hưởng.
- Nhận thông tin phản hồi từ các hộ bị ảnh hưởng cũng như chính quyền, tổ chức tại địa phương về các tác động được đánh giá và các biện pháp giảm thiểu được đề xuất trong báo cáo dự thảo; trên cơ sở đó để xây dựng bản báo cáo chính thức.

1

2.2. Nội dung

- (i) Phát tờ rơi thông tin về bồi thường, hỗ trợ và tái định cư của dự án;
- (ii) Đại diện UBND phường....., phát biểu và giới thiệu thành phần tham dự;
- (iii) Trình bày của nhóm tư vấn:
 - Giới thiệu mục đích tham vấn và giới thiệu dự án, hạng mục công trình và quy mô ảnh hưởng của dự án.
 - Giới thiệu các nguyên tắc bồi thường, chính sách của nhà tài trợ và khung chính sách chung của dự án.
 - Phổ biến thông tin về các khu tái định cư được lựa chọn của dự án và các khái niệm về giá thay thế, hỗ trợ khác.
- (iv) Thảo luận, lấy ý kiến tham gia của những người tham dự và những giải thích của nhóm tư vấn.

3. Tóm tắt kết quả tham vấn và ý kiến của những người tham dự

3.1. Về nguyên tắc chính sách bồi thường và hỗ trợ

a. Trình bày của nhóm tư vấn

b. Câu hỏi thảo luận

1. Hiện tại trên địa bàn phường/xã còn hay không còn quỹ đất nông nghiệp công để thực hiện phương án bồi thường đất đổi đất? Việc mua lại đất nông nghiệp để sản xuất ở địa phương có khó không?

Ông. Trương Minh Trí. Sĩ. UBND phường..... quý đất nông nghiệp công của phường không đủ để thuê lại và bồi thường đất để tái định cư. Vì việc giao lại đất nông nghiệp cũng rất ít.

2. Ý kiến của các hộ bị ảnh hưởng về Khung chính sách tái định cư?

Thống nhất với các nội dung đề ra.

3.2. Vấn đề tái định cư

a. Trình bày của nhóm tư vấn

b. Câu hỏi thảo luận

Qua khảo sát và điều tra sơ bộ, trên toàn phường/xã có..... hộ có nhà bị ảnh hưởng và có khả năng phải di dời

1. Đề xuất của các hộ bị ảnh hưởng nhà phải di dời về phát triển khu TĐC (như cơ sở hạ tầng, điện, hệ thống cấp thoát nước, hệ thống chiếu sáng...). Vị trí của khu tái định cư?

Khu tái định cư phải có đầy đủ cấp điện, cấp thoát nước, thuận tiện di chuyển đến các địa điểm sinh sống.

2. Đề xuất loại hình bố trí tái định cư (nhà xây sẵn, căn hộ chung cư, phân lô đất để hộ tự xây dựng nhà...) và diện tích đất/căn hộ tái định cư

Đề xuất bố trí tái định cư: 100 m² đất khu tái định cư để xây nhà ở cho hộ dân mang vườn tại địa phương.

3.4. Chương trình phục hồi thu nhập

Các hộ dân mang vườn được tham gia vào các chương trình phục hồi thu nhập của địa phương và khu tái định cư.

3.5. Vấn đề về giới và các nhóm dễ bị tổn thương (Vấn đề quan tâm của phụ nữ, hộ DTTS)

Các vấn đề quan tâm và của nữ giới về việc phân bổ đất đai, thu nhập hoạt động, và các hoạt động tái định cư.

3.6. Các ý kiến khác:

Ông Nguyễn Văn Hùng: đi nghỉ bán lại đất đai của mình qua hợp lý để người dân có thể ổn định cuộc sống.
Ông Lê Văn Kiệt: Mong muốn được ổn định lại qua các chương trình hợp lý, với việc mua lại đất đai.

Các vấn đề về môi trường

Trang Mai, Xã: CT.UBND phường 8.

Dân dân UBND phường là người dân tại khu vực
liên quan công trình với các liên hiệp gồm nhiều
tác động tác động trực tiếp đến môi trường và
sức khỏe của các dân cư.

Trong quá trình phát triển kinh tế, xã hội, chuyển
vào liên hiệp được phân bổ đất đai và các chính
sách kinh tế ảnh hưởng đến các hộ dân.

Thời gian phát triển kinh tế phải được đẩy lùi
trước các người dân và không được phát triển
các công trình vào khu vực.

Các kết quả liên hiệp phải có các kết quả đạt được
không chỉ tăng lên mà còn tăng trưởng, có thể làm ảnh
hưởng đến các công trình.

Việc liên hiệp, các hoạt động của các liên hiệp
tương phải được thực hiện và các kết quả đạt được
các kết quả liên hiệp, ảnh hưởng đến các liên hiệp và
các kết quả.

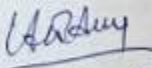
Việc liên hiệp, các kết quả liên hiệp, các kết quả liên hiệp
các kết quả liên hiệp, các kết quả liên hiệp, các kết quả liên hiệp.

4. Kết luận

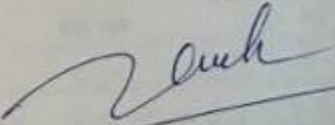
- Người tham gia đã hiểu biết đầy đủ về mục tiêu quy mô và các hạng mục đầu tư của Dự án;
- Người tham gia đưa ra rất nhiều ý kiến về các tác động tiềm tàng của dự án về môi trường, thu hồi đất, ảnh hưởng cây cối hoa màu, và ảnh hưởng đối với cộng đồng dân tộc thiểu số địa phương;
- Người dân đã hiểu được chính sách đền bù – hỗ trợ, của dự án

Cuộc họp kết thúc vào lúc..... Cùng ngày

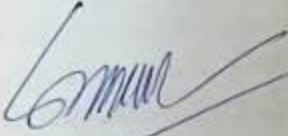
Đại diện cộng đồng dân cư
(ký và ghi rõ họ tên)


Nguyễn Văn Thiết

Đại diện đơn vị tư vấn
(ký và ghi rõ họ tên)


Bùi Minh Vương.

Đại diện Chủ dự án
(ký và ghi rõ họ tên)


Hoàng Tuyên.

Đại diện UBND phường
(ký và ghi rõ họ tên)


CHỦ TỊCH

Trương Minh Trí

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
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DANH SÁCH THAM DỰ

Nội dung:

Thời gian:

Địa điểm:

STT	Họ và Tên	Địa chỉ	Ký tên
1	Hoàng Thị Mỹ Lan	6/55 NVL K1 F8	<i>[Signature]</i>
2	Trần Giác Tâm	6/61 NVL K1 F8	<i>[Signature]</i>
3	Hoàng Thị Kim Hoa	6/51 NVL K1 F8	<i>[Signature]</i>
4	Nguyễn Văn Kiệt	6/119 NVL K1 P8	<i>[Signature]</i>
5	Ngô Văn Đông	6/15 NVL K1 F8	<i>[Signature]</i>
6	Ngô Hùng Nam	6/42 NVL K1 F8	<i>[Signature]</i>
7	Lê Tuấn Kiệt	2 F NVL K1 F8	<i>[Signature]</i>
8	Phạm Văn Dũng	6/70 NVL P 8	<i>[Signature]</i>
9	Nguyễn Chung Bửu	6/63 K1 P 8	<i>[Signature]</i>
10			
11			
12			
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15			
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17			

Người lập biểu

13h30 - 26/9/2016, Ward 3.

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

BIÊN BẢN THAM VẤN CỘNG ĐỒNG

Tên cuộc họp: Tham vấn cộng đồng – Lập báo cáo Kế hoạch tái định cư (RP) và môi trường (ĐTM)

Thời gian họp: 13h30 giờ, ngày 26 tháng 9 năm 2016

Địa điểm họp: UBND phường 3

Dự án: Mở rộng nâng cấp đô thị Việt Nam – Tiểu dự án thành phố Vĩnh Long, tỉnh Vĩnh Long

1. Thành phần tham dự:

a. Đơn vị chủ đầu tư

1. Ông (bà): Hoàng Ngọc Tuấn Chức vụ: Trưởng UBND

2. Ông (bà): Chức vụ:

b. UBND phường

1. Ông (bà): Nguyễn Ngọc An Chức vụ: PC UBND phường 3

2. Ông (bà): Chức vụ:

3. Ông (bà): Chức vụ:

4. Ông (bà): Chức vụ:

c. Đại diện tư vấn

1. Ông (bà): Trần Thị Ngọc Chức vụ: Tư vấn

2. Ông (bà): Trần Minh Hoàng Chức vụ: Tư vấn

d. Đại diện hộ dân

1. Ông (bà): Phạm Minh Thảo Chức vụ:

2. Ông (bà): Trần Thị Luyến Chức vụ:

2. Mục đích và nội dung tham vấn:

2.1. Mục đích:

- Phổ biến thông tin về dự án đến các hộ gia đình bị ảnh hưởng trong khu vực dự án và các nguyên tắc về bồi thường tái định cư; yêu cầu về mục tiêu của việc lập Kế hoạch tái định cư cho dự án
- Phát tờ rơi tóm tắt về dự án và nguyên tắc thực hiện kế hoạch bồi thường, tái định cư;
- Thu thập ý kiến, nguyện vọng và nguyên tắc thực hiện kế hoạch bồi thường, tái định cư, vấn đề về giới và nhóm dễ bị tổn thương, bố trí tái định cư và tham gia các biện pháp/chương trình phục hồi thu nhập cho người bị ảnh hưởng.
- Nhận thông tin phản hồi từ các hộ bị ảnh hưởng cũng như chính quyền, tổ chức tại địa phương về các tác động được đánh giá và các biện pháp giảm thiểu được đề xuất trong báo cáo dự thảo; trên cơ sở đó để xây dựng bản báo cáo chính thức.

1

2.2. Nội dung

- (i) Phát tờ rơi thông tin về bồi thường, hỗ trợ và tái định cư của dự án;
- (ii) Đại diện UBND phường....., phát biểu và giới thiệu thành phần tham dự;
- (iii) Trình bày của nhóm tư vấn:
 - Giới thiệu mục đích tham vấn và giới thiệu dự án, hạng mục công trình và quy mô ảnh hưởng của dự án.
 - Giới thiệu các nguyên tắc bồi thường, chính sách của nhà tài trợ và khung chính sách chung của dự án.
 - Phổ biến thông tin về các khu tái định cư được lựa chọn của dự án và các khái niệm về giá thay thế, hỗ trợ khác.
- (iv) Thảo luận, lấy ý kiến tham gia của những người tham dự và những giải thích của nhóm tư vấn.

3. Tóm tắt kết quả tham vấn và ý kiến của những người tham dự

3.1. Về nguyên tắc chính sách bồi thường và hỗ trợ

a. Trình bày của nhóm tư vấn

b. Câu hỏi thảo luận

1. Hiện tại trên địa bàn phường/xã còn hay không còn quỹ đất nông nghiệp công để thực hiện phương án bồi thường đất đổi đất? Việc mua lại đất nông nghiệp để sản xuất ở địa phương có khó không?

Ông Nguyễn Ngọc An - Ủy viên UBND phường 3..... thưa: địa bàn phường bồi thường.....
 còn quỹ đất nông nghiệp công để mua lại hay không ta.....
 định cư.....

2. Ý kiến của các hộ bị ảnh hưởng về Khung chính sách tái định cư?

Thông nhất với các nội dung trình bày.....

3.2. Vấn đề tái định cư

a. Trình bày của nhóm tư vấn

b. Câu hỏi thảo luận

Qua khảo sát và điều tra sơ bộ, trên toàn phường/xã có 62 hộ có nhà bị ảnh hưởng và có khả năng phải di dời

1. Đề xuất của các hộ bị ảnh hưởng nhà phải di dời về phát triển khu TĐC (như cơ sở hạ tầng, điện, hệ thống cấp thoát nước, hệ thống chiếu sáng...). Vị trí của khu tái định cư?

Mong muốn khu tái định cư có đầy đủ cơ sở hạ tầng.....
 xã hội và văn hóa..... thông tin cho dịch vụ..... hàng ngày.....

2. Đề xuất loại hình bố trí tái định cư (nhà xây sẵn, căn hộ chung cư, phân lô đất để hộ tự xây dựng nhà...) và diện tích đất/căn hộ tái định cư

Đi xuất được phân lô đất 100 m² để tự xây cất nhà.
Có 7 hộ mong muốn được sắp xếp như thế.

3.4. Chương trình phục hồi thu nhập

Mong muốn được hỗ trợ xây dựng kinh doanh và tư vấn.

3.5. Vấn đề về giới và các nhóm dễ bị tổn thương (Vấn đề quan tâm của phụ nữ, hộ DTTS)

Vấn đề được quan tâm nhiều nhất là các chương trình chăm sóc sức khỏe và các lớp đào tạo nghề thủ công.

3.6. Các ý kiến khác:

Ông Lê Văn Cao (Là A) K₁ P₃: Khó khăn về tài chính khi tham gia xây dựng các biện pháp kỹ thuật hợp lý để tránh tình trạng công suất không phù hợp với kinh tế.
Ông Lê Ngọc Thành K₁ P₃: Bà tư duy tạo dựng cơ sở vật chất hợp lý.
Bà Nguyễn Thị Hồng K₁ P₃: Đi ngủ khó ngủ giấc ngủ bị ngắt quãng đưa ra giả hợp lý.

Các vấn đề về môi trường

Nguyễn Ngọc Hà: PCT UBND phường 3

Dân địa phương 3... luôn tuân thủ quy định các biện pháp quản lý môi trường để bảo vệ môi trường.

Đề xuất kiến nghị

Trong quá trình thi công xây dựng cơ sở hạ tầng khu vực... đã được phát triển. Các xe vận chuyển vật liệu phải có bạt che kín thùng xe, thùng xe phải được phủ bạt, vận chuyển vào khu dân cư phải được phủ bạt, vận chuyển vào khu dân cư phải được phủ bạt. Các xe vận chuyển vật liệu phải có bạt che kín thùng xe, thùng xe phải được phủ bạt, vận chuyển vào khu dân cư phải được phủ bạt. Các xe vận chuyển vật liệu phải có bạt che kín thùng xe, thùng xe phải được phủ bạt, vận chuyển vào khu dân cư phải được phủ bạt.

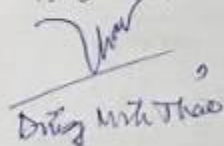
Mặt nước thi công phải được phủ bạt, vận chuyển vào khu dân cư phải được phủ bạt. Các xe vận chuyển vật liệu phải có bạt che kín thùng xe, thùng xe phải được phủ bạt, vận chuyển vào khu dân cư phải được phủ bạt. Các xe vận chuyển vật liệu phải có bạt che kín thùng xe, thùng xe phải được phủ bạt, vận chuyển vào khu dân cư phải được phủ bạt.

4. Kết luận

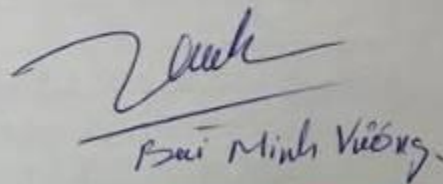
- Người tham gia đã hiểu biết đầy đủ về mục tiêu quy mô và các hạng mục đầu tư của Dự án;
- Người tham gia đưa ra rất nhiều ý kiến về các tác động tiềm tàng của dự án về môi trường, thu hồi đất, ảnh hưởng cây cối hoa màu, và ảnh hưởng đối với cộng đồng dân tộc thiểu số địa phương;
- Người dân đã hiểu được chính sách đền bù – hỗ trợ, của dự án

Cuộc họp kết thúc vào lúc..... Cùng ngày

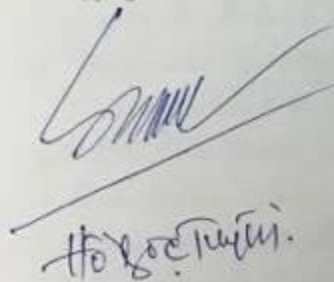
Đại diện cộng đồng dân cư
(ký và ghi rõ họ tên)


Dương Minh Thảo

Đại diện đơn vị tư vấn
(ký và ghi rõ họ tên)


Bùi Minh Vương

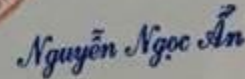
Đại diện Chủ dự án
(ký và ghi rõ họ tên)


Hoàng Ngọc Tấn

Đại diện UBND phường, tháng năm 20....
(ký và ghi rõ họ tên)



PHÒNG BAN NHÂN DÂN
KT. CHỦ TỊCH
PHÓ CHỦ TỊCH


Nguyễn Ngọc Ân

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung: Hợp tham vấn cộng đồngThời gian: 14/5 Địa điểm: phường 3, tp. Vĩnh Long

STT	Họ và Tên	Địa chỉ	Ký tên
1	Lê Văn Cao	67/31 K2 P3	<i>[Signature]</i>
2	Trần Ngọc Diệp	67/90 K2 P3	<i>[Signature]</i>
3	Ngô Văn Hùng	43/26 K2 P3	<i>[Signature]</i>
4	Đặng Kim Oanh	23/19 K1 P3	<i>[Signature]</i>
5	Nguyễn Thị Hồng	67/18 K2 P3	<i>[Signature]</i>
6	Nguyễn Kiển	24/13 K1 P3	<i>[Signature]</i>
7	Nguyễn Văn Khương	24/13 K1 P3	<i>[Signature]</i>
8	Nguyễn Thị Mỹ Lệ	23/21 K1 P3	<i>[Signature]</i>
9	Khánh Ngọc Diệp	24/13 K1 P3	<i>[Signature]</i>
10	Bùi Công Tâm	12/16 K1 P3	<i>[Signature]</i>
11	Phạm Lê Minh Tú	2/6A K1 P3	<i>[Signature]</i>
12	Nguyễn Thành Long	24/13 K1 P3	<i>[Signature]</i>
13	Khánh Thanh Phương	24/13 K1 P3	<i>[Signature]</i>
14	KHUU HUU	24/1 K1 P3	<i>[Signature]</i>
15	Tông Văn Mạnh	24/14 K1 P3	<i>[Signature]</i>
16	Võ Quốc Gia	23/16 K1 P3	<i>[Signature]</i>
17	Lê Ngọc Thanh	48/49 K1 P3	<i>[Signature]</i>

Người lập biểu

27/9/2016, Ward 4.

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

BIÊN BẢN THAM VẤN CỘNG ĐỒNG

Tên cuộc họp: Tham vấn cộng đồng – Lập báo cáo Kế hoạch tái định cư (RP) và môi trường (DTM)

Thời gian họp:giờ, ngày...27...tháng...9...năm 2016

Địa điểm họp:.....UBND phường 4.....

Dự án: Mở rộng nâng cấp đô thị Việt Nam – Tiểu dự án thành phố Vinh Long, tỉnh Vĩnh Long

1. Thành phần tham dự:

a. Đơn vị chủ đầu tư

1. Ông (bà):.....Mr. Nguyen Tuan.....Chức vụ.....CB. phòng BHT.....

2. Ông (bà):.....Chức vụ.....

b. UBND phường

1. Ông (bà):.....Châu Nguyễn Minh Thái.....Chức vụ.....CT UBND phường 4.....

2. Ông (bà):.....Lê Thị Kiều Anh.....Chức vụ.....PCT UBND phường 4.....

3. Ông (bà):.....Chức vụ.....

4. Ông (bà):.....Chức vụ.....

c. Đại diện tư vấn

1. Ông (bà):.....Trần Thị Ngọc.....Chức vụ.....Tư vấn.....

2. Ông (bà):.....Trần Minh Hoàng.....Chức vụ.....

d. Đại diện hộ dân

1. Ông (bà):.....Kiên Hồng Duyên.....Chức vụ.....

2. Ông (bà):.....Trần Văn Hiến.....Chức vụ.....

2. Mục đích và nội dung tham vấn:

2.1. Mục đích:

- Phổ biến thông tin về dự án đến các hộ gia đình bị ảnh hưởng trong khu vực dự án và các nguyên tắc về bồi thường tái định cư; yêu cầu về mục tiêu của việc lập Kế hoạch tái định cư cho dự án
- Phát tờ rơi tóm tắt về dự án và nguyên tắc thực hiện kế hoạch bồi thường, tái định cư;
- Thu thập ý kiến, nguyện vọng và nguyên tắc thực hiện kế hoạch bồi thường, tái định cư, vấn đề về giới và nhóm dễ bị tổn thương, bố trí tái định cư và tham gia các biện pháp/chương trình phục hồi thu nhập cho người bị ảnh hưởng.
- Nhận thông tin phản hồi từ các hộ bị ảnh hưởng cũng như chính quyền, tổ chức tại địa phương về các tác động được đánh giá và các biện pháp giảm thiểu được đề xuất trong báo cáo dự thảo; trên cơ sở đó để xây dựng bản báo cáo chính thức.

1

2.2. Nội dung

- (i) Phát tờ rơi thông tin về bồi thường, hỗ trợ và tái định cư của dự án;
- (ii) Đại diện UBND phường....., phát biểu và giới thiệu thành phần tham dự;
- (iii) Trình bày của nhóm tư vấn:
 - Giới thiệu mục đích tham vấn và giới thiệu dự án, hạng mục công trình và quy mô ảnh hưởng của dự án.
 - Giới thiệu các nguyên tắc bồi thường, chính sách của nhà tài trợ và khung chính sách chung của dự án.
 - Phổ biến thông tin về các khu tái định cư được lựa chọn của dự án và các khái niệm về giá thay thế, hỗ trợ khác.
- (iv) Thảo luận, lấy ý kiến tham gia của những người tham dự và những giải thích của nhóm tư vấn.

3. Tóm tắt kết quả tham vấn và ý kiến của những người tham dự

3.1. Về nguyên tắc chính sách bồi thường và hỗ trợ

a. Trình bày của nhóm tư vấn

b. Câu hỏi thảo luận

1. Hiện tại trên địa bàn phường/xã còn hay không còn quỹ đất nông nghiệp công để thực hiện phương án bồi thường đất đổi đất? Việc mua lại đất nông nghiệp để sản xuất ở địa phương có khó không?

Ông Châu Nguyễn Minh Phước, UBND phường 4: "Hiện tại bản phường có quỹ đất... khu đất... định cư... phục vụ cho các dự án của nhà nước..."

2. Ý kiến của các hộ bị ảnh hưởng về Khung chính sách tái định cư?

"Thường nhất với các nền tảng... trình độ... của... là vào..."

3.2. Vấn đề tái định cư

a. Trình bày của nhóm tư vấn

b. Câu hỏi thảo luận

Qua khảo sát và điều tra sơ bộ, trên toàn phường/xã có... hộ có nhà bị ảnh hưởng và có khả năng phải di dời

1. Đề xuất của các hộ bị ảnh hưởng nhà phải di dời về phát triển khu TĐC (như cơ sở hạ tầng, điện, hệ thống cấp thoát nước, hệ thống chiếu sáng...). Vị trí của khu tái định cư?

"Khu tái định cư... có các cơ sở... xã... khu... trường... học... bệnh viện..."

2. Đề xuất loại hình bố trí tái định cư (nhà xây sẵn, căn hộ chung cư, phân lô đất để hộ tự xây dựng nhà...) và diện tích đất/căn hộ tái định cư

Bố trí tái định cư tại các nhà...

3.4. Chương trình phục hồi thu nhập

Nông nghiệp được tham gia vào chương trình phục hồi thu nhập của dự án và các hộ trợ vay vốn.

3.5. Vấn đề về giới và các nhóm dễ bị tổn thương (Vấn đề quan tâm của phụ nữ, hộ DTTS)

Các vấn đề quan tâm như: việc học tập, việc làm, việc sinh hoạt cộng đồng, học tập cộng đồng.

3.6. Các ý kiến khác:

Bà Nguyễn Thị Ch�: Đề nghị công tác công khai giá bán hàng cho nhân dân.

Ông Hồ Văn Truyền: Đề nghị mình bạch động quá trình đến từ.

Ông Phạm Văn Mút: Đề nghị các địa phương đều phải mở trường cho khu vực cơ bản lâu.

Các vấn đề về môi trường

Châu Nguyễn Minh Thuận

Vấn đề môi trường hiện tại khu phường

- Sông Cầu bị ô nhiễm nặng nề do dân ở quanh đó
người dân thường xuyên xả rác thải, nước thải
sinh hoạt vào sông.

+ Trên địa bàn phường còn nhiều cơ sở sản xuất
lưu thông, buôn bán gây ô nhiễm. Hiện tại một số hộ
dân chưa có hệ thống ống thu gom thải trực
tiếp ra các cơ sở xử lý.

Đại diện UBND phường hoàn toàn đồng ý với các
biện pháp quản lý, tái đầu tư xây dựng hệ
thống thu gom rác thải.

Trang bị gói toilet thì ông chủ ở đây từ chối
đón tiếp thì ông chủ từ chối. Các biện pháp quản
lý, tái đầu tư xây dựng hệ thống thu gom rác thải
vẫn.


Số lượng phương tiện xe máy thì ông chủ
từ chối các cơ sở buôn bán trái phép, trái
quy định qua lại trên vỉa hè, hoặc thải
phải chất thải ra ngoài đường phố.
Tình.

4. Kết luận

- Người tham gia đã hiểu biết đầy đủ về mục tiêu quy mô và các hạng mục đầu tư của Dự án;
- Người tham gia đưa ra rất nhiều ý kiến về các tác động tiềm tàng của dự án về môi trường, thu hồi đất, ảnh hưởng cây cối hoa màu, và ảnh hưởng đối với cộng đồng dân tộc thiểu số địa phương;
- Người dân đã hiểu được chính sách đền bù – hỗ trợ, của dự án

Cuộc họp kết thúc vào lúc Cùng ngày


Đại diện cộng đồng dân cư
(ký và ghi rõ họ tên)


Nguyễn Hồng Duyên

Đại diện đơn vị tư vấn
(ký và ghi rõ họ tên)


Bùi Minh Vương

Đại diện Chủ dự án
(ký và ghi rõ họ tên)


Hồ Ngọc Tuấn

Đại diện UBND phường
(ký và ghi rõ họ tên)

CHỦ TỊCH

Châu Nguyễn Minh Thúc

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

DANH SÁCH THAM DỰ

Nội dung:

Thời gian: Địa điểm:

STT	Họ và Tên	Địa chỉ	Ký tên
1	Trần Minh Đức	Khu 2	X
2	Nguyễn Hồng Duyên	" 2	Tu
3	Đông Thị Bep	K 2	Bep
4	Trần Văn Hiền	Khu 2	Mh
5	Võ Kim Huệ	Khu 2	Mh
6	Nguyễn Thị Ngọc Két	K 2	Ket
7	Nguyễn Văn Anh Tuấn	K 2	Tu
8	Lê Kim Hùng	K 2	Hu
9	Nguyễn Văn Tuấn	K 2	Tu
10	Nguyễn Thanh Tùng	K 2	Tu
11	Cần Chí Dũng	K 2	Chi
12	Hồ Xuân Trường	K 1	Xu
13	Nguyễn Thị Chín	K 5	Ch
14	Nguyễn Đình Chín	K 5	Ch
15	Nguyễn Thanh Hoàng	K 5	Ho
16	Phạm Văn Mỹ	K 5	Mi
17	Ngô Thị Tuyết Vân	MITQ 94	Van

Người lập biểu

ANNEX 2: Pictures of Public Meeting

20 – 22/09/2016, Ward 2



28/09/2016, Ward 8



23/09/2016, Ward 1





26/09/2016, Ward 3



27/09/2016, Ward 4



ANNEX 3: Detailed costs estimates

Residential land

Unit: 1,000VND

No.	Location	Proposed price	Area m ²	Costs
1	Nguyen Hue street	17,000	94.8	1,611,600
	Main alley of Nguyen Hue street	5,850	204.6	1,196,910
	Branch alley of Nguyen Hue street	3,900	205.4	801,060
2	Alley of Le Thai To street	5,900	312.8	1,845,520
3	Alley of Pham Hung street	3,960	725.6	2,873,376
4	Cay Khe alley	5,560	324.4	1,803,664
5	2/9 road	18,000	1,693.4	30,481,200
	Alley of 2/9 road	5,850	1,584.03	9,266,576
6	Nguyen Du street	4,800	3,082.8	14,797,440
7	Approaching road to Nguyen Truong To street	4,800	1,296.4	6,222,720
8	Kinh Cut road	1,750	4,240.8	7,421,400
9	Mau Than road	6,700	218.59	1,464,553
	Main alley of Mau Than road	4,600	791.43	3,640,578
	Branch alley of Mau Than road	2,500	14,953.12	37,382,800
10	Vo Van Kiet street	10,300	96.7	996,010
	Main alley of Vo Van Kiet street	5,500	107.5	591,250
	Branch alley of Vo Van Kiet street	1,680	796.4	1,337,952
11	Lo Ren road	6,500	2,823.27	18,351,255
12	Canal side road	2,400	5,961.99	14,308,776
Total			39,514.03	156,394,640

Agriculture land

Unit: 1,000VND

No	Land type	Proposed price	Area (m ²)	Costs
1	Land for perennial plant	1,400	42,859.75	60,003,650

Construction

Type of house	Proposed price (VND/m²)	Area (m²)	Costs
3 grade house	5,137,000	3,066.95	15,754,922,150
4 grade solid house	3,206,000	22,196.82	71,163,004,920
Temporary house	1,262,000	72.49	57,020,634
Total		25,336.26	86,974,947,704

ANNEX 4: Due Diligence
VIETNAM
SCALING UP URBAN UPGRADING (PE-P159397)
Due Diligence Review of Involuntary Resettlement

**“ Construction of the commercial and resettlement area in ward 4, Vinh Long town”
in Vinh Long City
8 February 2017**

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

Purpose:

The “**Construction of the commercial and resettlement area in ward 4, Vinh Long town**” was identified as a linked project for the SUUP because the City will buy 50 to 60 plots for relocated HHs under the SUUP in this Resettlement Site. Therefore, a Due Diligence Review is necessary.

Objectives

The objectives of the Due Diligence Review are the following:

- a) Evaluate if all involuntary resettlement activities associated with the “**Construction of the commercial and resettlement area in ward 4, Vinh Long town**” were carried out in full compliance with regulations of the Government of Vietnam,
- b) Confirm if the compensation payment/provision of support/resettlement done by local government (including its resettlement outcome) meets the objectives of Bank’s OP 4.12,
- c) Check if there are any resettlement related issues that remain pending at the time of Bank’s due diligence

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

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

Description of the Project

Location: cluster 6 – Ward 4 – Vinh Long City

Area: 94,600 m²

The owner is: Urban Management division – Vinh Long City.

Date of land clearance and compensation: March 2008.

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 in Vinh Long (WPC), conducted site visits, meetings, discussion and interviews with project affected people (PAPs), and relevant project stakeholders to review the status of land acquisition, compensation payment and involuntary resettlement activities conducted for the sub-project.

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

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

C. STATUS OF LAND ACQUISITION

4.1 Scale of land acquisition and Detail measurement survey

- According to Decision No. 2651 and 2652/QD-UBND dated 21/12/2007 of Vinh Long PPC on the land acquisition for construction investment project of the commercial and residential area in ward 4, Vinh Long town, the total number of AHs is 90 HH and 02 public agencies, of which 81 AHs have their agriculture land affected only without house on land; and 11 AHHs with affected residential land and house on land. 15 HH were relocated and 11 HH were severely affected (losing more than 20% of their productive land). Types of impacts on land and structures are presented in Table 1.

Table 1. Category of PAHs

No	Ward	Total of PAHs	PAH affected by agriculture land only	PAH affected by residential land without structure affected	PAH affected by residential land with structure affected	Severely Affected PAPs	Relocated PAPs
1	Ward 4	92	81	00	11	15	15

4.2 Consultation and disclosure

Project’s information was delivered to people via consultation meetings and communication channels in Ward 4 on 12/10/2007.

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

4.3 Approved compensation plan and payment

Compensation plans were prepared and announced for all AHs. On 01/03/2008, Vinh Long PPC has issued Decision No. 343/QD-UBND dated 29/02/2008 on approving compensation, allowance and resettlement plan for AHs of project with amount of VND **50,760,856,000**, in which:

- Compensation, allowance cost for land: 41,640,304,000 VND;
- Compensation for assets on land: 7,609,411,000 VND;
- Cost for allowance, support policies: 419,871,000 VND;
- Cost for compensation implementation: 1,091,270,000 VND;
- Contingency cost (10%): 0 VND.

The compensation plans were posted at Ward 4 PPC. The compensation payment started on 25/3/2008 and was completed in 30/3/2008.

4.4 Current Situation of HHs

4.4.1 Status of relocated HH

Currently, the 15 displaced households due to the project are relocated in the resettlement area 4. After receiving compensation and assistance, households rented houses for accommodation during the construction of the resettlement area; they received a rental allowance for this purpose. Once the RS has been completed, they could relocate in the RS. In general, resettlement had very little impact on their living conditions as they were relocated in the same area.

4.4.2 HH affected through loss of agriculture land

Severely affected households, losing more than 20% of their productive land were entitled to buy plots in the resettlement area. Households losing part of agricultural land still cultivate their remaining land.

4.4.3 Livelihood Restoration of affected households

Households affected significantly in agricultural land and business households were supported by getting favorable location for continuing to do business or cultivation, or they could change their sources of income. Most of the relocated households are now conducting businesses or providing services in the resettlement area.

4.4.4 Complaints and resolving

Complaints and grievance redress of the project: a total 22 households submitted complaints. Their complaints have been resolved satisfactory to PAPs by the Compensation and Resettlement board and relevant stakeholders. Currently, there is no pending issues or complaints not being solved during the implementation of the project.

D. FINDINGS

Compliance with GoV regulations. Review of the records/legal documents provided by the owner indicates that the compensation for the sub-project was conducted in full compliance with Vietnamese regulations and Vinh Long Provincial Regulation (Decision No. 19/2007/QĐ-UBND dated 16/10/2007 of Vinh Long PPC on issuing regulation on compensation and resettlement when the state acquires land for purpose of national defense, security, national benefit, public benefit or economic development.)

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

Budget for compensation payment for organization. Budget for resettlement compensation were provided by the province with the Overall Compensation Plan as approved by Vinh Long Provincial People’s Committee on 12 December 2007.

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

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

Livelihood Restoration: All HH could restore livelihoods due to limited impacts. Regarding the 11 HH severely affected, they could buy a plot of land in the RS and received support for training/career change. Most of them could also continue to cultivate their remaining agriculture land and some changed of activity with support from the city.

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 the “Construction of the commercial and resettlement area in ward 4, Vinh Long town” project the Consultants’ comments and conclusions are as follows:

- The implementation of the compensation and site clearance complies with the procedures prescribed by the Government of Vietnam and No. 2651 and 2652/QD-UBND dated 21/12/2007 of Vinh Long PPC on regulating for implementation of compensation, support and resettlement and implementing process of compensation, support and resettlement when the state acquires land and are consistent with WB principles;
- The Project’s public information has been satisfactorily organized via several public meetings (1st meeting: disclosure of planning information, project information, compensation policy; 2nd meeting: disclosure of compensation prices, draft compensation plan; 3rd meeting: disclosure of the approved compensation plan etc.);
- The application of the compensation policy complies with the provisions of the Government of Vietnam and the People's Committee of Vinh Long Province. The grievance redress mechanism was in place and HH received timely answers to their grievances.
- HH were generally satisfied with compensation, allowance policies and have in general better living conditions than before.

All compensation, allowance policies of “Construction of the commercial and resettlement area in ward 4, Vinh Long town” project which applied for AHs has been compliance with regulation of GoV and WB’s principles

Therefore, it is not necessary to prepare and implement a corrective action plan for the “Construction of the commercial and resettlement area in ward 4, Vinh Long town” project.

Below is a report from Vinh Long City PC confirming that there is no legacy issue for this sub-project.

- ❖ Report of Vinh Long city on the implementation of the project “Construction of the commercial and resettlement site in ward 4, Vinh Long town (Vinh Long city)”

**PEOPLE’S COMMITTEE
OF VINH LONG CITY**

No: 03/BC-UBND

**SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness**

Vinh Long city, 5th January 2017

REPORT

On the implementation of site clearance for preparation of Commercial and resettlement site in Ward 4, Vinh Long city

Based on the Decree No. 16/2016/ND-CP dated 16/3/2016 of the Government on management and utilization of the official development assistance (ODA) and concessional loan from foreign donors;

Based on the Official Dispatch No. 1888/TTg-QHQT dated 27/10/2016 of the Prime Minister approving the proposal of “Vietnam Scaling-up Urban Upgrading Project” with the fund borrowed from the World Bank;

At the request of the World Bank for providing additional information on the site clearance of resettlement areas for the Vietnam Scaling-up Urban Upgrading project – Vinh Long city subproject.

People’s Committee of Vinh Long city would like to make the report on the implementation of the site clearance for the construction of Commercial and Resettlement area in Ward 4, Vinh Long town (former) or Vinh Long city (at the present), Vinh Long province as follows:

Name of the work: Construction of the commercial and resettlement area in ward 4, Vinh Long town:

- Area: 9.4ha.
- Time for starting the work of site clearance: 2009
- Number of households for compensation: total 90 households
- Time for land acquisition notice: 2007
- Time for payment of compensation: 2008
- Procedure for compensation and site clearance in the Decree: as in:
 - + Land law 2003;
 - + Decree No. 197/2004/ND-CP dated 03/12/2004
- Problems related to site clearance: Not available
- Complaints related to site clearance: Not available

At the present, households in the site for construction of the Commercial and Resettlement area in Ward 4 received payments for compensation as in the approved Decision. There are no complaints on the replacement cost and policy on the site clearance and compensation.

This is the whole content of report from the People’s Committee of Vinh Long city on the implementation of site clearance for the resettlement area serving the Scaling-up Urban Upgrading Project – Vinh Long city subproject.

Recipients:

- Provincial People’s Committee;
- Department of Planning & Investment
- World Bank’s Mission Team
- Office’s clerk

**FOR AND ON BEHALF OF PEOPLE’S
COMMITTEE OF VINH LONG CITY**

Vice Chairman
(*Signed & Sealed*)
Ho Vu Nam

**ỦY BAN NHÂN DÂN
THÀNH PHỐ VINH LONG**

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

Số: 03 /BC-UBND

TP. Vinh Long, ngày 05 tháng 01 năm 2017

BÁO CÁO

**Về việc thực hiện giải phóng mặt bằng dự án đầu tư xây dựng
Khu dân cư tái định cư và thương mại Phường 4, TPVL**

Căn cứ Nghị định số 16/2016/NĐ-CP ngày 16/3/2016 của Chính phủ Về quản lý và sử dụng nguồn hỗ trợ phát triển chính thức (ODA) và nguồn vốn vay ưu đãi của các nhà tài trợ;

Căn cứ Công văn số 1888/TTg-QHQT ngày 27/10/2016 của Thủ tướng Chính phủ Về việc phê duyệt đề xuất dự án "Mở rộng nâng cấp đô thị Việt Nam", vay vốn WB;

Thực hiện theo yêu cầu của Ngân hàng Thế giới (WB) về bổ sung thông tin về giải phóng mặt bằng của các khu tái định cư phục vụ dự án Mở rộng nâng cấp đô thị Việt Nam - Tiểu dự án thành phố Vinh Long.

Ủy ban nhân dân thành phố Vinh Long báo cáo kết thúc giải phóng mặt bằng của dự án đầu tư xây dựng Khu dân cư tái định cư và thương mại Phường 4, thị xã Vinh Long (thành phố Vinh Long), tại phường 4, thành phố Vinh Long, tỉnh Vĩnh Long cụ thể như sau:

Tên dự án: Đầu tư xây dựng công trình khu dân cư tái định cư và thương mại phường 4, thị xã Vinh Long

- Diện tích: 9,4ha
- Thời gian thực hiện giải phóng mặt bằng: năm 2009.
- Số hộ đền bù giải phóng mặt bằng: Tổng số 90 hộ.
- Thời gian thông báo thu hồi đất: Năm 2007.
- Thời gian chi trả bồi thường: Năm 2008.
- Quy trình bồi thường giải phóng mặt bằng theo Nghị định:
 - + Luật đất đai năm 2003;
 - + Thực hiện theo Nghị định số 197/2004/NĐ-CP ngày 03 tháng 12 năm 2004.
- Các tồn tại về giải phóng mặt bằng: Không.
- Các khiếu nại về giải phóng mặt bằng: Không.

Hiện nay, các hộ dân thuộc dự án: Khu dân cư tái định cư và thương mại Phường 4 đã được chi trả tiền bồi thường theo Quyết định được phê duyệt. Hiện tại không còn hộ dân nào khiếu nại về giá cũng như các chính sách về đền bù giải tỏa.

Trên đây là báo cáo của Ủy ban nhân dân thành phố Vinh Long về thông tin giải phóng mặt bằng của khu tái định cư phục vụ dự án Mở rộng nâng cấp đô thị Việt Nam - Tiểu dự án thành phố Vinh Long. *tu*

Nơi nhận:

- UBND tỉnh;
- Sở KH&ĐT;
- Đoàn công tác WB;
- Lưu VT.

**KT. CHỦ TỊCH
PHÓ CHỦ TỊCH**



Hồ Vũ Nam