

Resettlement Planning Document

Updated Resettlement Plan
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VIE: Ho Chi Minh City – Long Thanh – Dau Giay
Expressway Technical Assistance Project



THE SOCIALIST REPUBLIC OF VIETNAM
MINISTRY OF TRANSPORT
VIETNAM EXPRESSWAY CORPORATION (VEC)
SOUTHERN EXPRESSWAY PROJECT MANAGEMENT UNIT (SEPMU)

**HCMC
LONG THANH
DAU GIAY
EXPRESSWAY**

**Ho Chi Minh City - Long Thanh - Dau Giay
Expressway Technical Assistance Project
Loan 2374-VIE**

Updated Resettlement Plan

Long Thanh District, Dong Nai Province

(Stage 1)

27 July, 2009

ABBREVIATIONS

ADB	-	Asian Development Bank
AP	-	affected person
DMS	-	detailed measurement survey
EA	-	executing agency
EMA	-	external monitoring agency
GOV	-	Government of Vietnam
HH	-	Household
HLD	-	Ho Chi Minh-Long Thanh-Dau Giay
IOL	-	inventory of losses
IRP	-	Income restoration program
LARU	-	Land Acquisition and Resettlement Unit
LURC	-	land use rights certificate
MOF	-	Ministry of Finance
MOLISA	-	Ministry of Labor, Invalids and Social Assistance
MONRE	-	Ministry of Natural Resources and Environment
MARD	-	Ministry of Agriculture and Rural Development
MOT	-	Ministry of Transport
PPC	-	Peoples' Committee (Provincial/District/Commune)
RCS	-	replacement cost study
ROW	-	right-of-way
RP	-	Resettlement Plan
SEPMU	-	Southern Expressway Project Management Unit
SES	-	socio-economic survey
VEC	-	Vietnam Expressway Corporation
VND	-	Vietnamese dong

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EXECUTIVE SUMMARY

Background. A Resettlement Plan (May 2008) was approved by both the Government of Viet Nam (GOV) and Asian Development Bank. It is based on preliminary design and initial census and inventory of losses. Following detailed design, the Resettlement Plan are updated and submitted to ADB for review and approval.

Legal and Policy Framework. The legal and policy framework for compensation, resettlement and rehabilitation under the Project is defined by the relevant laws and regulations of the Government of Viet Nam and the ADB policies. Objectives of the project's policy are to avoid or minimize the unavoidable impacts raised by project's implementation.

Scope of Land Acquisition Total area of affected land in Long Thanh is estimated to be 1,436,519 m² consisting of private land, public land and non-used land. A total of 502 households and 2 Rubber Enterprises were identified.

Submission of Updated RP. The Updated RP for Long Thanh district will be submitted to ADB for review and approval in **three stages**. **The First Stage** of Updated RP covers 130 households. **The Second Stage** of Updated RP will cover (i) remaining 81 households losing agricultural land only and public structures. **The third stage** Updated RP will cover the remaining 291 households losing houses and land. Each Updated RP will already cover compensation for land and non-land assets and allowances.

Ethnicity, Vulnerabilities and Gender Issues. There are a total of 43 vulnerable households that require special assistance. Gender strategy is included in the RP, i.e., active participation of women from consultation to monitoring, representation of women in compensation committees, capacity-building targeting women and ethnic minorities.

Income restoration program: Vulnerable and severely affected households will be entitled to participate in the income restoration program which is now currently being developed by SEPMMU with the assistance of livelihood specialists from the TA Loan consultants. A separate report on the income restoration program will be submitted to ADB for review and concurrence prior to implementation.

Relocation of housing and resettlement. There are 3 HHs whose houses are affected in the first Stage. One household whose house will be partially affected can rebuild their house on remaining residential land while the two households in Long Thanh town will be allocated land plots in Lien Kim Son resettlement site, located in Van Hai village, 1.3km from the central of Long Thanh district.

Participation, Disclosure, and Grievance Redress. Consultations, public meetings, and village discussions with APs and local officials were carried out during the resettlement planning process. The grievance mechanism has been designed to ensure that APs' concerns and grievances are addressed and resolved in a timely and satisfactory manner. The key information in the draft RP were disclosed to APs prior to ADB appraisal mission

Implementation Arrangements. SEPMU, together with the resettlement consultants from the TA Loan, are working closely with the Peoples' Committee and District Compensation Committee. The resettlement consultants are supported by two national livelihood specialists and they are all working full time until June 2010.

Implementation Schedule. Disbursement of payment to APs for land and non-land assets will commence as soon as this Updated RP is approved by ADB. The Stage 2 and 3 of Updated RP will be submitted to ADB in August 2009 and March 2010, respectively.

ACTIVITIES	SCHEDULE
RP UPDATING (FOLLOWING DETAILED DESIGN)	AUGUST 2008 – JUNE 2009
SUBMISSION OF UPDATED RP (STAGE 1)	JULY 2009
REVIEW AND APPROVAL OF UPDATED RP (STAGE 1)	JULY 2009
IMPLEMENTATION OF UPDATED RP (STAGE 1)	AUGUST 2009 – OCTOBER 2009
SUBMISSION AND APPROVAL OF UPDATED RP (STAGE 2)	AUGUST 2009
IMPLEMENTATION OF UPDATED RP (STAGE 2)	SEPTEMBER 2009-DECEMBER 2009
SUBMISSION AND APPROVAL OF UPDATED RP (STAGE 3)	MARCH 2010
IMPLEMENTATION OF UPDATED RP (STAGE 3)	APRIL 2010-DECEMBER 2009
MONITORING (INTERNAL AND EXTERNAL)	OCTOBER 2008 – AUGUST 2010
START OF CIVIL WORKS	SEPTEMBER 2009

RP Budget: Total RP budget for the Updated RP (Stage 1) of Long Thanh district is **28,230,542,319 VND**.

Monitoring: SEPMU/VEC will submit quarterly progress reports to ADB. An external monitor has been engaged and they are required to submit monitoring reports to SEPMU and ADB. All monitoring reports will be uploaded on the ADB website.

I. INTRODUCTION

1. **Background.** A Resettlement Plan (May 2008) was approved by both the Government of Viet Nam (GOV) and Asian Development Bank. It is based on preliminary design and initial census and inventory of losses. Following detailed design, the Resettlement Plan will be updated and submitted to ADB for review and approval.

Table 1. Location, lengths and project corridors

District	Ward/Commune	Section	Length
Ho Chi Minh City			
District 9	Phu Huu	Km04+000 – Km07+000	3.0
District 9	Long Truong	Km07+000 – Km10+000	3.0
District 9	Truong Thanh	Km10+000 - Km10+375	0.375
District 9	Long Phuoc	Km10+375 – Km12+568	2.193
Sub-Total			8.568
Dong Nai Province			
Long Thanh	Tam An, An Phuoc, Long Thanh Town, Long An, Binh Son, Binh An	Km12+568 – Km18+500 Km 21+400- Km 37+255	21.787
Nhon Trach	Phuoc Thien	Km18+500 – Km21+400	3.1
Cam My	Song Nhan, Xuan Que	Km37+255 – Km49+300	12.045
Thong Nhat	Lo 25, Xuan Thanh	Km49+300 – Km54+982	5.682
Sub-Total			42.614
Total Length			50.982

2. **Submission of Updated RP.** This Updated Resettlement Plan covers Long Thanh district, Dong Nai Province (Km12+568 – Km18+500 and Km 21+400- Km 37+255). A total of 502 affected households and two Rubber Enterprises were identified based on census and detailed measurement surveys and data provided by DCC of Long Thanh.

3. The Updated RP for Long Thanh district, Dong Nai Province will be submitted to ADB for review and approval in **three stages**. It should be noted that **no household will be required to relocate or clear their land until full payment, i.e., including allowances are provided to the affected households.**

- a) **First Stage:** Updated RP to cover 130 households losing land and houses.
- b) **Second Stage:** Updated RP to cover (i) remaining 81 households those losing agricultural land only (ii) Compensation and allowances for some public structures.
- c) **Third Stage:** Updated RP to cover about 291 households losing land and houses.

4. Poor and vulnerable households. There are 43 vulnerable households require special assistance. Vulnerable households that have to be relocated will receive allowances in accordance with decisions of People's Committee of Dong Nai. All poor and vulnerable households will be entitled to participate in the income restoration program which is currently being developed by SEPMU with the assistance of livelihood specialists from the TA Loan consultants. A separate report on the income restoration program will be submitted to ADB for review and concurrence prior to implementation.

5. This Updated RP should be read in conjunction with the agreed Resettlement Plan.

II. SCOPE OF LAND ACQUISITION AND RESETTLEMENT IMPACTS (STAGE 1)

6. Cut-off Date of Eligibility. The Project's cut-off date is 2 January 2008 following the official announcement of the concerned Provincial and City People's Committees in HCMC and Dong Nai Province. Detailed measurement survey was carried out from January 2009 to March 2009 based on final detailed design.

7. Total Number of Households. There are 130 households affected in Long Thanh district. Only 2 household living in Long Thanh town will have to relocate to new plots of residential land as their land will be totally affected. Meanwhile, there is only 1 household whose house will be affected partly.

8. Total Affected Land Area. In Long Thanh district, total area of affected land is estimated to be 1,436,519 m² consisting of private land, public land and non-used land. Percentage of land type of 130 HHs reflected in Stage 1 is in following table.

Table 2. Acquired Land of 130 HHs in Stage 1 by the project (in m²)

Location	Total	Residential land	Agricultural land	Others
Tam An	15,880	0	15,506	374
An Phước	33,507	0	33,507	0
Bình An	3,936	0	3,936	0
Long Thanh	73,985	414	73,335	236
Bình Sơn	21,485	0	21,485	0
Long An	86,166	0	86,166	0
Total	234,959	414	233,934	610
Percentage (%)	100.00%	0.18%	99.56%	0.26%

9. Affected Non-Land Assets. Table 3 shows the breakdown of the affected non-land assets.

- a) **Houses.** There are 2 households in Long Thanh town will be required to relocate to another plot of land or apartment since their residential land is totally affected and remaining land is no longer viable to rebuild the house. In addition, 1 household whose house will be partially affected can rebuild their house on remaining residential land.
- b) **Crops and Trees.** The types of crops and trees identified are shown in table 4.

10. **Summary of Impacts.** Table 3 shows the breakdown of the affected non-land assets.

Table 3. Summary of Impacts in Long Thanh

	Items	Unit	Quantity
Total Number of Affected Households			
1	Relocating HH	no.	2
2	Affected houses, moving back	no.	1
Main structures (Houses)			
1	Grade 1 (Villa)	m ²	0
2	Grade 2 (Concrete floor, high quality of materials)	m ²	0
3	Grade 3 (Concrete floor, average quality of materials)	m ²	597.24
4	Grade 4 (brick wall, wooden frame with tiled roof)	m ²	468.25
5	Grade 5 (wooden frame, wall with palm roof)	m ²	357.35
6	Total	m ²	
Secondary structures			
1	Concrete water tank	m ³	10.6
2	Breeding facilities	m ²	283.64
3	Digging pond	m ³	4149.6
4	Inox tank	No.	2
5	Iron gate	No.	4
6	Iron fence	M	369.2
7	Concrete pillar	No.	40
8	Telephone	No.	2
9	Electricity meter	No	6
10	Wooden mezzanine	m ²	27.03
11	Digging well	M	68
12	Drilling well	M	279
13	Digging well of cement pipe, length 1m, 1.2m diameter	No.	13
14	Water pool	m ³	12
15	Lean to	m ²	135.38
16	Outdoor altar	No.	1
17	Stone tomb	No.	3
18	Ground tomb	No.	2
19	Cement foundation	m ²	573.84
20	Temporary house	m ²	258.04
21	Concrete pipe	M	37.8
22	Plastic pipe	M	142
23	Concrete structure	m ³	4.845
24	Brick wall	m ²	84.38
Annual Crops and tree			
1	Eucalyptus	Tree	21
2	Terminalia	Tree	1

	Items	Unit	Quantity
3	Lagerstromia speciosa	Tree	2
4	Annona reticulata	Tree	85
5	Avocado, areca	Tree	9
6	Grape-fruit	Tree	24
7	coffee	Tree	305
8	Orange	Tree	267
9	Rubber	Tree	2624
10	Mangrove tree	Tree	16
11	Cinamum tree	Tree	2
12	Lemon	Tree	3
13	Rambutan	Tree	12
14	Banana	Tree	70
15	Grass for livestock breeding	m2	700
16	Yellow mombin	Tree	1
17	Dipterocarp	Tree	155
18	Local lichee	Tree	20
19	Beans and vegetables	m2	6999.8
20	Sunshine tree	Tree	1
21	Cashew	Tree	380
22	Papaya	Tree	3
23	Pine-apple	m2	10
24	Coconut	Tree	100
25	Nipa palm	m2	203
26	Kapok	Tree	1
27	Shoe flower	M	63
28	Cassava	m2	5800
29	Wrightia annamensis	Tree	11
30	Paddy rice	m2	71157.8
31	Ochna	Tree	1
32	Plum	Tree	6
33	custard-apple	Tree	27
34	Mangosteen	Tree	33
35	Tamarind	Tree	1.0
36	Jack-fruit	Tree	80
37	Longan	Tree	3
38	Guava	Tree	15
39	Cornstark-plant	Tree	14
40	Sapodilla	Tree	4.0
41	Durian	Tree	9
42	Lotus	m2	4,048
43	Barbados cherry	Tree	2
44	Solid bamboo	Tree	350
45	Pepper	Tree	39
46	Cajuput	Tree	524
47	Wild fruit tree	Tree	5
48	Cajuput (3-6 y.o.)	Ha	3.5744
49	Bamboo	Tree	565
50	Ivory bamboo	Tree	100
51	Indian Coral tree	Tree	20
52	Mango	Tree	183
53	Chinaberry	Tree	3

III. PROJECT ENTITLEMENTS

11. Compensation and allowances. For this updated RP, project entitlements will cover the payments of compensation for land and non-land assets and other allowances such as living stabilization and occupational changing allowances etc.,.

12. The entitlements of APs meet the agreed RP. The following policies of Dong Nai Provincial People’s Committee are:

(1) Decision No. 10/2007/QD-UBND dated on 10 January 2007 with specific policies for compensation and other allowances;

(2) Decision No. 26/2008/QD-UBND dated on 07/4/2008 about vocational training and job creating programs for APs of entire project in Dong Nai;

(3) Decisions No. 05/2008/QD-UBND dated on 15/01/2008 and No. 12/2008/QD-UBND dated on 12/02/2008 about regulations on school fee and health insurance allowances for APs and

(4) Another supplementary decision No. 4242/QD-UBND issued on 11/12/2008 by the People’s Committee of Dong Nai about allowances for vulnerable groups, labours without contract and small business/family-production HHs without registration or permission that affected by HLD project in Dong Nai; and decision No. 18/2009/QD-UBND dated 24 March, 2009.

Table 4. Project Entitlements (including compensation and allowances)

Impacts	Eligible HHs	Project Entitlements
Impacts on Agricultural Land	130 HHs with LURC	<ul style="list-style-type: none"> • Cash compensation at current market value. • Households will be free from paying transaction costs such as administrative charges, taxes and registration and titling costs). • Allowances for those losing more than 10%: <ul style="list-style-type: none"> (i) Allowance for all persons in the HH: They will receive allowance in cash with amount equivalent to 30 kg of rice per household member per month for 3 months if they must not be relocated and for 6 months if they must be relocated; (ii). Allowance for persons in working age: a lump sum amount of 4.6 Million VND will be paid to each person. (iii) Entitled to take part in the income restoration program • Bonus Allowance for Timely Moving will be between 0.5 million VND to 6 million VND per household * (See note below)
Residential Land	4 HHs in Long Thanh town	<ul style="list-style-type: none"> • Cash compensation at current market value. • Households will be free from paying transaction costs such as administrative charges, taxes and registration

Impacts	Eligible HHs	Project Entitlements
		and titling costs).
Houses and Structures	Marginal loss (i.e., land is still viable for use and house not requiring relocation):1 HHs in Long Thanh town	<ul style="list-style-type: none"> Cash compensation at replacement cost (100% value- no deduction for depreciation or salvageable materials); Renting house allowance of 600,000VND/HH/month for 6 months for repairing house; if the number of household member is more than 6, from the sixth member the assistance is 250,000 VND/person/month, but not exceeding 1.2 million VND. Materials transport allowance equivalent to 1,500,000 VND/HH. Bonus Allowance for Timely Moving will be between 0.5 million VND to 6 million VND per household
	Severe impact: relocating HHs 2 HHs in Long Thanh town	<ul style="list-style-type: none"> Cash compensation at replacement cost (100% value- no deduction for depreciation or salvageable materials); <p>Note: Poor and vulnerable households with less than the value of a Class-4 house, will be given additional cash assistance to improve new house to meet the minimum standard house in the area (to be reflected in Stage 2 Updated RP).</p> <ul style="list-style-type: none"> Allocated a land plot in resettlement sites, have to pay for land use levies and but not to pay for infrastructure fees. OR will be received resettlement allowance of 80 Million VND if they do not want to move to resettlement sites. Additional allowances (25%) of resettlement allowance will be provided if number of household member is more than 8. Renting house allowance of 600,000VND/HH/month for 6 months for rebuilding house; if the number of household member is more than 6, from the sixth member the assistance is 250,000 VND/person/month, but not exceeding 1.2 million VND. Materials transport allowance equivalent to 3 Million VND/HH (inside the province) and 5 Million VND/HH (outside the province). Bonus Allowance for Timely Moving will be between 0.5 million VND to 6 million VND per household To be provided with Voluntary Health Insurance To be supported school fee for children Entitled to take part in the income restoration program
Crops and Trees	130 HHs	<ul style="list-style-type: none"> Cash compensation for crops or tree at replacement cost; For perennial trees, cash compensation at replacement cost equivalent to current market value given the type, age and productive value (future production) at the time of compensation. Cash compensation for pre-harvesting aquaculture products at replacement cost but not for harvestable products at the time of compensation.
Higher risks of hardship/ impoverishment	43 HHs	<ul style="list-style-type: none"> Entitled to take part in the income restoration program. Allowances per households as per Government regulation (social policy households¹).

* Note: Timely moving bonus will be paid for affected HHs who hand-over the affected land as required time for the project. This bonus is calculated as follows:

If the total amount of compensation and

Bonus level

¹ Social policy households are those households who receive special cash allowances from the Government. These households have household members who are invalids, who have heroic mothers, martyrs, and those who made contribution to the revolution.

allowance received

<10 Millions VND	500,000 VND
From 10 Millions to < 20 Millions	1,000,000 VND
From 20 Millions to < 50 Millions	2,000,000 VND
From 50 Millions to < 100 Millions	3,000,000 VND
From 100 Millions to < 200 Millions	4,000,000 VND
From 200 Millions to < 300 Millions	5,000,000 VND
> 300 Millions	6,000,000 VND

IV. RELOCATION STRATEGY

13. Relocating Households. One household in Long Thanh town having house will be affected partially but they can rebuild their house on remaining residential land. This household will be paid in cash at replacement cost for their affected land and structures.

14. There are two households whose entire houses will be totally affected and will have no remaining residential land. They will be required to relocate. The two households can either opt for cash compensation or a relocation plot at Lien Kim Son Resettlement Site. Procedure, policy and criteria for resettlement will follow the decision no. 08/2007/QĐ-UBND dated 10 January 2007 by Dong Nai PC. (See detail in Annex 1).

15. Resettlement Site. The DCC of Long Thanh district has **Lien Kim Son resettlement site** that is located in Van Hai village, Long An Commune, Long Thanh Town. It has a total area of **27.9 ha** and can accommodate 103 households, 80 of these plots will be reserved for households that will be affected by the Project. The site is accessible to schools and hospitals.

16. The site is 1.3km away from the central area of Long Thanh District. This resettlement site will have the following infrastructure: internal roads, tap water and electricity to each plot of land. The technical features of Lien Kim Son site (according to the approved drawing of Lien Kim Son resettlement site at 1/500 scale) are as followed:

Table 5 Technical features of Lien Kim Son resettlement site

No	Description	Feature	Percentage %
1	Total land area	24,551.1 m ²	100
2	Land for construction	12,580.5 m ²	51.2
3	Technical land	892.2 m ²	3.7
4	Land for green trees	1,295.6 m ²	5.3
5	Land for transportation	9,782.8 m ²	39.8
6	Numbers of land plots	103	
7	Area per each plot	Mainly 120 m ²	

V. REHABILITATION STRATEGY

17. All households who are losing more than 10% of their productive assets are considered as severely affected by the HLD project and eligible to participate in the Income Restoration Program. Sixteen households are found to derive their main source of income from the affected land. The IRP is designed to focus on implementing pilot livelihood models and job replacements. **Pilot livelihood models:** prepared for households who have agriculture or orchard land that is still viable after being expropriated while **Job replacements** focus on vocational trainings that are mainly for young labors from 16 to 34 years old. Implementation of Pilot livelihood models which are suitable with local natural conditions are for finding economically effective models and collecting experiences to encourage affected households to follow. Besides, consultation on vocational trainings and job introduction is provided under the IRP to set the linkage between training courses and job. Details of the IRP for Dong Nai Province have been composed in a separated reports which will be submitted to ADB for review and concurrence before implementation.

18. **Vulnerable Households.** According to the DMS and concerned commune leaders, there are totally 43 households that are categorized as vulnerable households including poor HHs, social-policy HHs, HHs with disables, female-headed HH with dependents etc.. Additional information on these households is found in Annex 3 of this report.

Table 7. Groups of Vulnerabilities in Long Thanh District

Location	Total	Categories (No. of HHs)						
		HH with difficult condition of living	Poor HHs	Alone-Elderly HHs	Female-headed HHs	HHs with disable members	Social-policy HHs	Indigenous HHs
Long Thanh town	15	2	2	1	2	4	4	
Long An	15	1		1	2	9	3	
Tam An	2		1			1		
An Phuoc	1					1		
Binh Son	5	1	1			1	1	1
Binh An	5		3		1			
Total	43	4	7	2	5	16	8	1

19. According to policies of Dong Nai province, vulnerable households who have to relocate their houses will be eligible to receive different assistance including cash allowances depending on their loss in terms of land or non-land assets. In case of one HH belongs to several vulnerable categories, they will be given the highest level of allowance. This approach would support vulnerable households to overcome the short term difficulties and re-establish their life.

20. At the time of writing of this Updated RP, the livelihood specialists from the TA Loan consultants are now working closely with the affected households and local authorities in designing suitable income restoration program for the affected households in Dong Nai. All vulnerable households are given priority to participate in the IRP.

VI. ETHNICITY AND GENDER ISSUES

21. **Ethnic Minorities.** It is clearly spelled out in the policy of ADB on indigenous people that a separate ethnic minority development plan (EMDP) should be prepared if there are significant issues or impacts affecting ethnic minorities. It is an affirmation of the policy of HLD project “If ethnic minority issues are judged to be less than significant, specific “ethnic minority actions” with the RP may suffice to meet the Indigenous Peoples Policy objectives”.

22. According to the result of DMS, there is one household belonging to Cham ethnic minority group living in Long Thanh district. The household will lose farm land due to the HLD project. They are well integrated within mainstream Vietnamese society in terms of language, clothing, and housing and daily livelihood activities.

23. **Gender.** It is stipulated in the Constitution of Viet Nam that the status of women is equal to that of men. In order to tackle gender issues in the Project, gender considerations are mainstreamed into all resettlement activities. The main activities relating to gender issue are summarized and presented below:

- Attendance of women was observed in the consultation meetings held in affected communities (see Table below).

Table 8. Attendance of women in consultation meetings

Consultation meetings (Date, venue and subjects)	Number of Affected persons attending meetings	Percentage of women
Date: 21/4/ 2009 8:30-11:30 Tam An commune Community consultation on the draft updated RP	DCC of Long Thanh PC of Tam An commune Resettlement consultants	38.46%
Date: 21/4/2009 14:00-16:30 An Phuoc commune Community consultation on the draft updated RP	DCC of Long Thanh PC of An Phuoc commune Resettlement consultants	44.44%
Date: 22/4/ 2009 8:30-11:30 Long Thanh town Community consultation on the draft updated RP	DCC of Long Thanh PC of Long Thanh town commune Resettlement consultants	43.75%

Consultation meetings (Date, venue and subjects)	Number of Affected persons attending meetings	Percentage of women
Date: 22/4/ 2009 14:00-16:30 Binh An commune Community consultation on the draft updated RP	DCC of Long Thanh PC of Binh An commune Resettlement consultants	45.45%

- The presence of women as members in District Compensation Council (DCC) was identified. The People’s Committee in Districts officially decided inclusion of local women in decision –making process of compensation, support, resettlement and land clearance of HLD project. There are 3 women out of 14 members in the DCC of Long Thanh district. The fact that female representatives join in DCC and supervising organizations and take part in implementation has made gender strategies more effective.

24. The following steps will be followed during implementation process of compensation and resettlement activities:

- Both husband and wife will have their names in land use right certificate when they receive land or apartment in resettlement sites.
- In community meetings or workshops relating to compensation and resettlement, female participants will be invited and encourage them to express their opinions about practical issues relating to their daily lives.
- Single mothers and households headed by women will be assisted in preparation of documents of compensation, resettlement as well as to provide advise about legal procedure if required.
- Additional cash or in-kind assistance (such as provision of labor, vehicle) will be provided to help relocate the elderly, the disabled, and households headed by women.
- Close monitoring will be carried out by the PMU and external monitor during implementation.

VII. CONSULTATION AND DISCLOSURE ACTIVITIES

25. A Project brochure, which covers a brief description about the Project, proposed project schedule (from planning to construction), activities to be carried out during RP preparation (census, social surveys, valuation, etc.) and contact persons of VEC, was prepared for distribution to each affected household. Announcements were also done using loudspeakers in the wards for 7 consecutive days prior to the public meetings.

26. Consultation meetings were conducted from August to October 2007 and December 2007 – January 2008 during IOL. During RP updating, the Project organized consultation meetings with the affected households from August 2008 to April 2009. Separate meetings were also held with poor and vulnerable households to assess the special needs of these groups as part of determining the necessary cash and in-kind assistance and the income restoration program. Expectations as well as concerns of affected persons also were recorded in these meetings. It is planned that right after the approval of updated RP, some meetings with vulnerable HHs and ethnic minorities will be held to identify first priorities in terms of livelihood alternatives and income rehabilitation.

27. With regard to disclosure of the updated RP, key information in the updated RP were disclosed to affected people through community consultation workshops which were held on 21-22 April 2009. Copies of public information booklet (PIB) were distributed to the APs. The PIB has the following information: (i) a brief background of the Project, specifically the civil works to be undertaken, (ii) a broad indicative time scale for the implementation of the project and the adverse social impacts, (iii) compensation cost, (iv) relocation plan, (v) livelihood restoration strategy; (vi) the entitlements due to the households, included in a summary entitlement matrix, (vii) procedures to hear and redress grievances; (viii) monitoring and evaluation procedures. For non-literate households, the PIB were disclosed during the meetings and through the assistance of neighbors and commune officials. Draft Updated RP was sent to PC of affected communes in Long Thanh district 7 days prior the meetings.

Table 9. Summary of consultation meetings

Date/Time/Venue; Topic	Responsible Organization	No. of participants (No of Males & Females)	Issues Raised/Agreements Reached
<p>Date 10/12/2008 Morning: Tam An, Binh Son communes Afternoon: An Phuoc, Binh An communes Date 11/12/2008 Long Thanh town, Date 6/1/2009: Long An commune Announcement of Land acquisition of each affected HHs.</p>	<p>DCC of Long Thanh PC of communes Resettlement consultants</p>	<p>All representative of affected HHs and leaders of commune, hamlets</p>	<p>Detailed Land acquisition Decisions were provided to affected HHs. Procedure of DMS according to ADB requirements, obligations and rights of affected HHs were explained to communities.</p>
<p>Date: 21/4/ 2009 8:30-11:30 Tam An commune Community consultation on the draft updated RP</p>	<p>DCC of Long Thanh PC of Tam An commune Resettlement consultants</p>	<p>26 persons, 16 males and 10 females</p>	<p>Affected persons agreed with the Draft Updated RP, especially for the IRP is going to implement in 5 years. Concerns of participants on issues of</p>

			compensation rates, relocation plan, procedure of payments were explained.
Date: 21/4/2009 14:00-16:30 An Phuoc commune Community consultation on the draft updated RP	DCC of Long Thanh PC of An Phuoc commune Resettlement consultants	27 persons, 15 males and 12 females	Concerns of participants on issues raised during the DMS process were explained.
Date: 22/4/ 2009 8:30-11:30 Long Thanh town Community consultation on the draft updated RP	DCC of Long Thanh PC of Long Thanh town commune Resettlement consultants	32 persons, 18 males and 14 females	Concerns of participants on issues raised during the DMS process were explained. Resettlement allowances were informed to affected HHs.
Date: 22/4/ 2009 14:00-16:30 Binh An commune Community consultation on the draft updated RP	DCC of Long Thanh PC of Binh An commune Resettlement consultants	22 persons, 12 males and 10 females	Concerns of participants on issues raised during the DMS process were explained. Affected HHs suggested that the compensation rates of land in Binh An should be same as in Binh Son

VIII. RESETTLEMENT BUDGET

28. **Land.** According to approved project policy, compensational land price will be determined by an external valuer in a basis of without project situation to ensure replacement cost applied for APs. In this RP, compensational price for land is derived from Valuation Certificate No. 123/TDG-CT issued by the Dong Nai Valuation Corporation. This certificate was approved by PPC of Dong Nai according the document No. 1062/UBND-KT dated 13 February 2009.

29. **Crops and trees.** Crops and trees compensation price are derived from Valuation Certificate No. 121 /TDG-CT issued by the Dong Nai Valuation Corporation. The price was approved by PPC of Dong Nai according the document No. 1062/UBND-KT dated 13 February 2009.

30. **Houses and structures.** Houses and structures compensation price are also derived from Valuation Certificate No. 122/TDG-CT issued by the Dong Nai Valuation Corporation. The price was approved by PPC of Dong Nai according the document No. 1062/UBND-KT dated 13 February 2009.

31. **Compensation Plan.** The Summary DMS or "compensation plan" showing detailed information on affected land and non-land assets and corresponding payment is indicated in Annex 5. Total budget of RP of Long Thanh district in the stage 1 for 130 HHs is **28,230,542,319 VND**.

Table 10. Budget of RP

Items	Cost (VND)
1. Compensation for land	22,880,359,000
2. Compensation for houses & structures	2,534,820,168
3. Compensation for trees & crops	1,107,546,286
4. Compensation for other assets	82,911,580
5. Allowances	625,365,240
6. Timely moving bonus	446,000,000
Local implementation cost (2% of Sum 1-4)	553,540,045
Total budget for first stage	28,230,542,319

IX. INSTITUTIONAL ARRANGEMENTS

32. The DCC of Long Thanh district was established prior to DMS. SEPMU, together with the resettlement consultants from the TA Loan, are working closely with the Peoples' Committee and DCCs of affected districts. The resettlement consultants including one international resettlement specialist working part-time, and supported by two national livelihood specialists working full time. Their contract has been extended until June 2010. It is expected that the Loan Supervision Consultants will be mobilized in May 2010. The TA Loan Consultants and Loan Supervision Consultants will have at least one month overlap to properly hand-over remaining resettlement activities.

X. INTERNAL AND EXTERNAL MONITORING

33. SEPMU/VEC will submit quarterly progress reports will be submitted to ADB. An external monitor has been engaged and quarterly monitoring reports have been submitted to SEPMU and ADB. All monitoring reports will be uploaded on the ADB website.

XI. IMPLEMENTATION SCHEDULE

34. Disbursement of payment to APs for land and non-land assets will commence as soon as this Updated RP is approved by ADB. The Stage 2 and 3 Updated RP will be submitted to ADB no later than the end of August 2009 and March 2010, respectively. Households will not be required to clear the land or relocate until full payments (compensation for land and non-land assets and allowances) are disbursed. See implementation schedule below.

Table 11. Implementation Schedule

Year	2008			2009									Oct 09-2010
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
Consultation with Ahs	■		■	■	■	■	■	■	■	■	■	■	▶
Detailed Measurement Surveys				■	■	■	■	■	■	■	■	■	■
Social survey of vulnerable and severely affected households				■	■	■	■						
Replacement Cost Survey				■	■	■	■	■					
Identification and design Resettlement sites			■	■	■	■							
Prepare the draft updated RP (Stage 1)							■	■					
Public disclose								■					
Finalizing and submitting updated RP to ADB for approval									■	■			
Review and approval URP (Stage 1)										■			
Implementation of the URP (Stage 1)											■	■	▶
Submission of Draft URP (Stage 2)											■		
Approval of URP (Stage 2)												■	
Implementation of the URP (Stage 2)												■	▶
Submission of Draft URP (Stage 3)													■
Approval of URP (Stage 3)													■
Implementation of the URP (Stage 3)													■
Design and Implementation of IRP**									■	■	■	■	▶
Construction Activities*													■
Internal monitoring (Qtrly)			■			■			■			■	
External monitoring (Qtrly)			■			■			■			■	

Notes:

* Construction will start on areas where full payment has been disbursed to AHs and areas where there are no houses

Stage 1 URP-

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