

# Resettlement Plan

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June 2012

VIE: GMS Corridor Towns Development Project

LAO BAO, QUANG TRI PROVINCE



## **CURRENCY EQUIVALENTS**

(as of 4 June 2012)

Currency unit	=	dong (D)
D1.00	=	\$0.00005
\$ 1.00	=	D20,845

## **ABBREVIATIONS**

ADB	–	Asian Development Bank
AHs	–	affected households
CBO	–	Community Based Organization
COI	–	Corridor of Impact
DARD	–	Department of Agriculture & Rural Development
DMS	–	Detailed Measurement Survey
DOLISA	–	Department of Labor, War Invalids & Social Affairs
DP	–	displaced person
EA	–	executing agency
EMO	–	External Monitoring Organization (also known as IMO - Independent Monitoring Organization)
FHH	–	female headed household
HH	–	household
HHM	–	household member
HoH	–	head of household
IOL	–	inventory of losses
LURC	–	Land Use Right Certificate
MPI	–	Ministry of Planning and Investment
NGO	–	nongovernment organization
PMU-QT	–	Project Management Unit – Quang Tri
PC	–	People's Committee
RCS	–	replacement cost study
ROW	–	right-of-way
RP	–	resettlement plan

VND	–	Viet Nam Dong (currency)
WU	–	Women's Union

## **GLOSSARY**

Cut-off Date	–	This refers to the date prior to which the occupation or use of the project area makes residents/users of the same eligible to be categorised as AHS. Persons not covered in the census are not eligible for compensation and other entitlements, unless they can show proof that (i) they have been inadvertently missed out during the census and the IOL; or (ii) they have lawfully acquired the affected assets following completion of the census and the IOL and prior to the conduct of the detailed measurement survey (DMS).
Displaced households	–	In the context of involuntary resettlement, displaced people (AP) are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihood) as a result of (i) involuntary expropriation of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Affected households	–	In the case of affected household, it includes all members residing under one roof and operating as a single economic unit, who are adversely affected by a project or any of its components.
Detailed Measurement Survey (DMS)	–	With the aid of the approved detailed engineering design, this activity involves the finalization and/or validation of the results of the inventory of losses (IOL), severity of impacts, and list of AHs earlier done during RP preparation. The final cost of resettlement can be determined following completion of the DMS.
Entitlement	–	Refers to a range of measures comprising compensation, income restoration support, transfer assistance, income substitution, relocation support, etc. which are due to the APs, depending on the type and severity of their losses, to restore their economic and social base.
Host community	–	Means the community already in residence at a proposed resettlement or relocation site.
Income Restoration	–	This is the re-establishment of sources of income and livelihood of the affected households.
Inventory of Losses (IOL)	–	This is the process where all fixed assets (i.e. lands used for residence, commerce, agriculture, including ponds; dwelling units; stalls and shops; secondary structures, such as fences, tombs, wells; trees with commercial value; etc.) and sources of income and livelihood within the existing ROW and the project scope are identified, measured, their owners identified, their exact location

pinpointed, and their replacement costs calculated. Additionally, the severity of impact to the affected assets and the severity of impact to the livelihood and productive capacity of APs will be determined.

- |                              |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land Acquisition             | – | Refers to the process whereby an individual, household, firm or private institution is compelled by a public agency to alienate all or part of the land it owns or possesses to the ownership and possession of that agency for public purposes in return for compensation at replacement costs.                                                                                                                                                                                                                  |
| Relocation                   | – | This is the physical relocation of a AP from her/his pre-project place of residence and/or business.                                                                                                                                                                                                                                                                                                                                                                                                              |
| Replacement Cost Study       | – | This refers to the process involved in determining replacement costs of affected assets based on empirical data.                                                                                                                                                                                                                                                                                                                                                                                                  |
| Severely Affected Households | – | This refers to affected households who will (i) lose 10% or more of their total productive land and/or assets, (ii) have to relocate; and/or (iii) lose 10% or more of their total income sources due to the Project.                                                                                                                                                                                                                                                                                             |
| Vulnerable Groups            | – | These are distinct groups of people who might suffer disproportionately or face the risk of being further marginalised by the effects of resettlement and specifically include: (i) female headed households with dependents, (ii) disabled household heads, (iii) households falling under the generally accepted indicator for poverty, (iv) children and the elderly households who are landless and with no other means of support, and (v) landless households, (vi) indigenous people or ethnic minorities. |

## NOTES

In this report, "\$" refers to US dollars.

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## TABLE OF CONTENTS

	Page
<b>TABLE OF CONTENTS .....</b>	<b>iv</b>
<b>LIST OF TABLES .....</b>	<b>vi</b>
<b>CHAPTER I: INTRODUCTION .....</b>	<b>2</b>
A. Background To The Project.....	2
B. Objectives and Outcomes of the Project .....	2
C. Addressing Safeguard Impacts .....	2
D. Objectives of The Resettlement Plan .....	3
<b>CHAPTER II: DESCRIPTION OF THE SUB-PROJECTS.....</b>	<b>4</b>
A. Establishment of Urban Road Network .....	4
B. Solid Waste Collection and Management.....	4
A. Methodology .....	7
B. Cut-Off Date .....	8
C. Summary of Land Acquisition and Resettlement Impacts .....	8
A. Objectives.....	19
B. Identification of Project Stakeholders .....	19
C. Consultation Undertaken During Resettlement Plan Preparation .....	19
D. Planned Consultation and Disclosure Measures.....	23
<b>CHAPTER VII: LEGAL FRAMEWORK.....</b>	<b>27</b>
A. Policy and Legal Framework for Resettlement.....	27
B. Reconciliation of Government and ADB Policy on Resettlement .....	29
C. Project Policies .....	32
D. Principles for Valuation.....	33
<b>CHAPTER VIII: ENTITLEMENTS, ASSISTANCE AND BENEFITS.....</b>	<b>33</b>
<b>CHAPTER IX: RELOCATION OF HOUSING AND SETTLEMENTS .....</b>	<b>39</b>
Relocation Options.....	39
Transitional Relocation Assistance .....	39
<b>CHAPTER X: INCOME RESTORATION AND REHABILITATION .....</b>	<b>41</b>
B. Eligibility Criteria for Income Restoration and Rehabilitation.....	41
C. Income Restoration Measures.....	41
D. Description on type of Assistance .....	42
• Transitional Stabilization Assistance .....	42
E. Other forms of assistance .....	42

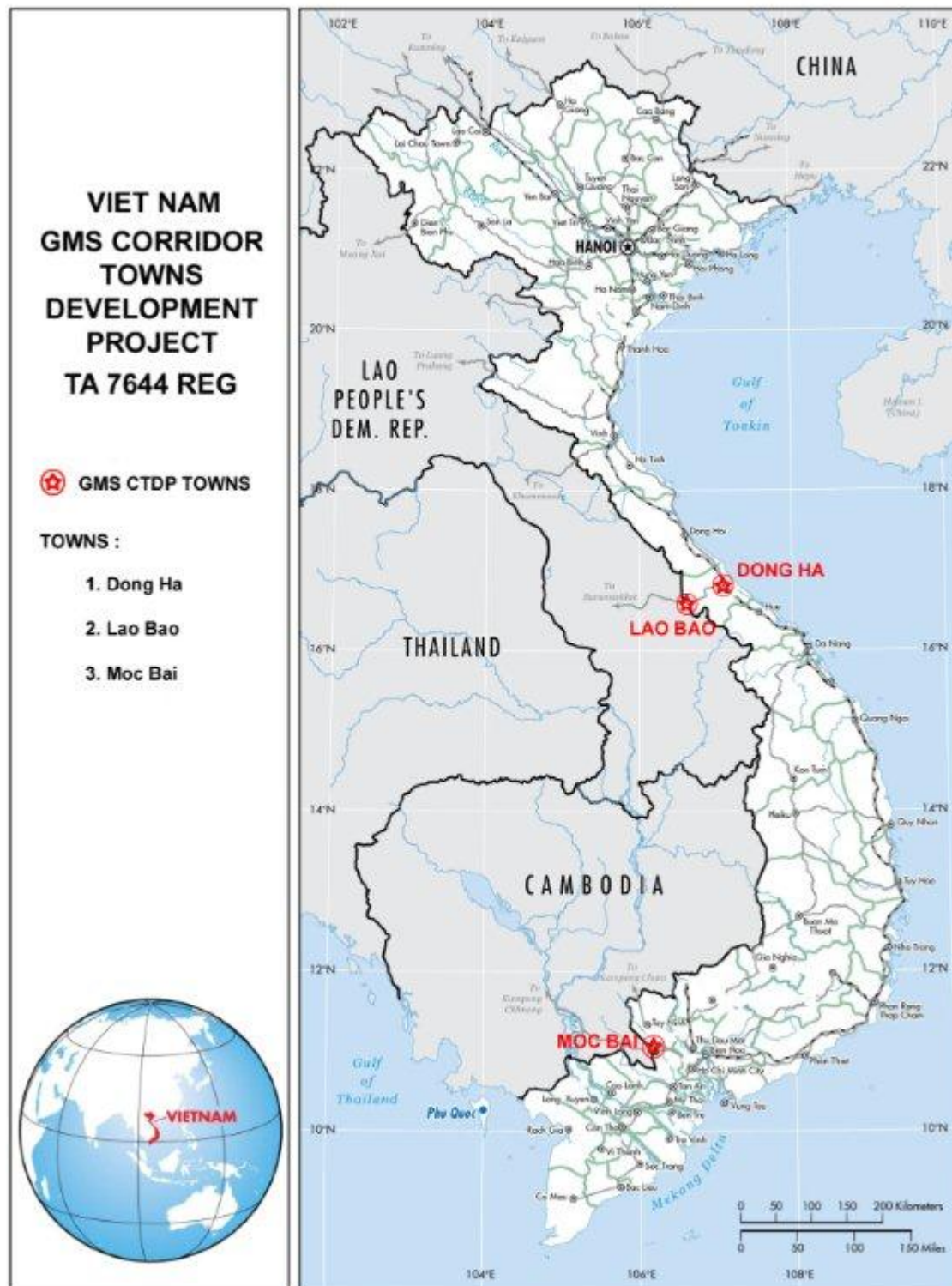
(i) Priority employment for skilled AHs in the Project .....	42
A. Funding Source .....	44
B. Replacement Cost Survey .....	44
C. Resettlement Budget Estimate .....	45
<b>CHAPTER XII: INSTITUTIONAL ARRANGEMENTS .....</b>	<b>47</b>
A. The Project Steering Committee .....	47
B. Project Management Unit .....	47
C. Resettlement Committee .....	47
D. Local Administrative Authorities .....	48
E. Local Mass Organizations .....	48
F. Project Implementation Support Consultants .....	48
A. Resettlement Plan Updating and Implementation .....	50
B. Indicative Implementation Schedule .....	50
A. Objectives .....	53
B. Internal Monitoring .....	53
C. External Monitoring and Evaluation .....	54
D. Reporting .....	56

## LIST OF TABLES

ES Table 1: Summary LAR Impact .....	ii
ES Table 2: Sources of Income and Average Yearly Income .....	ii
ES Table 3: Summary of IR Mitigation Costs, Lao Bao .....	iv
ES Table 4: Indicative Implementation Schedule .....	iv
Table 2-1: Proposed Road Networks .....	5
Table 3-1: Affected Households and Land by Sub-Project .....	9
Table 3-2: Affected Residential Land .....	10
Table 3-3: Summary of Affected Agricultural Land .....	11
Table 2-4: Summary of Impacted Land .....	12
Table 3-5: Severity of impact on Productive Agricultural Land .....	12
Table 3-6: Affected Residential and Secondary Structures .....	14
Table 3-7: Impact on Trees and Crops .....	14
Table 4-1: Category of Respondents by Gender .....	16
Table 4-2: Age Group of Respondents .....	16
Table 4-3: Sources of Income and Average Yearly Income .....	17
Table 4-4: Educational Status of Household Members .....	17
Table 4-5: Vulnerable Households .....	18
Table 7-1: Gaps between National Laws and ADB Policies .....	30
Table 8-1: Entitlement Matrix .....	34
Table 11-1: Resettlement Budget Estimate – Lao Bao .....	45
Table 13-1: Indicative Implementation Schedule .....	51
Table 14-1: Monitoring and Evaluation Indicators .....	57
Appendix 1: Resettlement Budget Estimate – Lao Bao .....	58



Figure 1: Location Map





## EXECUTIVE SUMMARY

### A. Scope of the Draft Resettlement Plan

1. This Resettlement Plan (RP) is prepared for the sub-projects of Lao Bao under the Corridor Towns Development Project (TA 7644 REG). The two subprojects include (i) urban road network and (ii) solid waste management. The RP is based on the technical design prepared during the Project Preparation Technical Assistance (PPTA) which identifies the scope of physical and economic impacts of the sub projects. The impacts have been assessed based on the preliminary design available at the feasibility stage and are presented in the resettlement plan. The scope of the Draft RP contains the following information: (i) socioeconomic information of affected households; (ii) legal policies (iii) entitlements and benefits; (iv) grievance redress mechanisms; (v) rehabilitation measures, institutional mechanism and monitoring and evaluation. The Draft RP will be disclosed to the affected people through consultation meetings. The Project management Unit (PMU) in consultation with the ADB shall prepare a Project Information Booklet (PIB) which will be distributed to the AHs before updating of the RP.

### B. Project Description

2. In Lao Bao the proposed sub projects include: (i) Urban road network; and (ii) Solid waste management.

3. **Urban Roads.** The urban road system improvement includes upgrading of 6 roads in which 3 are in Lao Bao and the 3 others in Khe Sanh. The proposed roads have a total length of 21.2 kilometers with varied width ranging from 11.5 to 30 meters.

4. **Solid Waste Management.** Huong Hoa's district government has identified a potential site for landfill construction with an area of 20 hectares. The subproject includes road construction and basic structures for collection and recycling system covering an area of 2500m<sup>2</sup>, administration building (1000m<sup>2</sup>), tractors and conveyor.

### C. Categorization of Impact by Sub Project

5. **Urban Roads.** The acquisition of 21.2 kilometers of land for the proposed 6 road projects will affect a total 922 households (3688 APs). Of this, 13 AHs (52 APs) will permanently lose their main and secondary structures and land, requiring resettlement. The remaining 741 AHs (2,964 APs) will lose partial of private residential land but still have remaining land sufficient to build a dwelling unit. Impact on productive land is not significant as land to be acquired is linear, and acquisition is less than 10% of the land holdings of AHs. The sub project will trigger significant impact on trees as 10,115 timber trees and 3,825 fruit trees will be cut down owned by AHs. Owners of affected productive land and trees will be entitled for compensation and will be allowed to harvest their fruit crops before project implementation.

6. **Vulnerable Households.** There are 12 vulnerable households identified within the urban roads which include households headed by women (8) and head of households who are over 60 years old. These households are provided with special assistance as specified in the national policy.

7. **Solid Waste Management.** The acquisition of 20 hectares for land fill and 5 hectares of access road to landfill will trigger limited impact on 25.8 hectares of private agricultural land (classified as forest land ) belonging to 35 AHs (133 APs) and a residential land of 1 land

(50m<sup>2</sup>) belonging to 1 AHs. All AHs have land use rights certificates (LURC). Overall, land to be acquired does not exceed more than 10% thus AHs will not be severely affected. The sub project will have significant impact on 12,940 trees (timber, trees and coffee) 365,295m<sup>2</sup> of crops.

**ES Table 1: Summary LAR Impact**

Affected Households by Impact Classification	Area (m <sup>2</sup> )	Urban Road		SWM		Total	
		AHs	APs	AHs	APs	AHs	APs <sup>1</sup>
<b>Number of AHs/APs</b>		<b>922</b>	<b>3688</b>	<b>36</b>	<b>144</b>	<b>958</b>	<b>3832</b>
Loss of land agricultural land partial/garden	89371	181	724	35	140	216	864
Loss of residential land/structure/business (full)	3955	13	52	-	-	13	52
Loss of residential land /partial structure /secondary structure/trees	34681	728	2912	1	4	729	2916

#### **D. Socio-Economic Conditions**

8. The SES showed that there are varied occupations among households. The majority (70%) in urban road and in SWM (88.5%) is engaged in agriculture production, and the remaining is spread among other works such as trade, hired labors or services. The average income of those engaged in agriculture is VND 12,000,000/year which is similar in all parts of the province. According to DOLISA, the specified poverty line for urban area is VND10 million/per/year (US\$ 500) for urban area and VND 8 Million (US\$ 400)/per/year for rural areas. These findings reveal that AHs are not considered as poor households as their incomes are above the poverty threshold.

**ES Table 2: Sources of Income and Average Yearly Income**

Sub-Project	Agriculture Related	Trade or Sales	Casual	Govt. Employee	Hired Labor or Services	Total
Urban Road Component	70%	15%	12.5%	2.5%		100
Solid waste Management Component	88.5%	8.5%			3%	100
Average Income/yr /pers (VND)	12,000,000	15,000,000	22,000,000	24,000,000	14,000,000	

#### **E. Consultation, Grievance Redress and Disclosure**

9. Consultation meetings were held for each of the subprojects. Representatives of communal leaders, village leader, local NGOs and APs were consulted and their views were taken. The consultation meetings have been properly documented and incorporated as part of the RP. The consultation process will be carried out throughout the resettlement plan preparation and implementation.

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<sup>1</sup> Based on average HH size of 4 as per SES results, requiring validation during DMS.

10. The disclosure of the draft RP to APs will be carried out prior to its submission to ADB for review and approval. The District Resettlement committee (DRC) will disclose: (i) draft updated RP (ii) final updated RP approved by the EA and ADB, and (iii) any revisions on the updated RP as a result of changes in scope or design layout. Key information in the updated RP to be disclosed to the affected households will include: (i) compensation, relocation and rehabilitation options, (ii) detailed measurement study (DMS) results, (iii) detailed asset valuations, (iv) entitlements and special provisions, (v) grievance procedures, (vi) timing of payments, and (vii) relocation schedule. The Draft RP will be made publicly available in the Project and commune offices and provided to the affected households in the form of a summary RP, an information leaflet or project information booklet (PIB).

11. A well-defined grievance redress and resolution mechanism will be established to address AP grievances and complaints regarding land acquisition, compensation and resettlement in a timely and satisfactory manner. The grievance redress mechanism is based on a four staged process at various levels of local government starting with the district resettlement committee (DRC). If efforts to resolve disputes using the grievance procedures remain unresolved or unsatisfactory, APs may file their cases to the city, then to provincial resettlement Committee. If the complaints still remain unresolved, APs have the right to directly elevate their complaints to the higher court if complaints are not resolved by the DRC, CRC or PRC. However, the mechanism should not impede APs access to the country's judicial or administrative remedies and filing a case to the Court of Law could be done in parallel with accessing the project-level GRM. The Resettlement Committee is expected to resolve all resettlement issues.

## **F. Legal Framework and Entitlement**

12. 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 Safeguards Policy Statement. In case of discrepancies between the Borrower's laws, regulations, and procedures and ADB's policies and requirements, ADB's policies and requirements will prevail. The project entitlements adopted are based on ADB Safeguard Policy Statement, Government laws, Quang Tri People's Committee Decisions on land acquisition and resettlement. It should be noted that the entitlements in this RP may be enhanced, as necessary, following the conduct of DMS and consultation with APs to ensure that losses are restored and peoples' livelihood are stabilized or improved. The cut-off date of eligibility is set on the last date of the census and IOL which is December 27, 2011. The cut-off date will be announced by the Quang Tri Peoples Committee through the District Resettlement Committee. The APs will be provided various types of cash assistance for life stabilization as per Government laws and regulations in addition to payment for land and non-land assets. In addition, the RP also includes possible income restoration activities including vocational training, micro-finance loans and agricultural extension support.

## **G. Resettlement Budget and Financing Plan**

13. The resettlement budget is estimated at VND 27.8 Billion equivalent to approximately US\$ 1.35 Million. This includes cost for administrative, compensation, allowances, and contingency. The cost of consultation and grievance mechanism will be covered from administration charges. The funds to be used for land acquisition, compensation for housing, asset and other related costs will be sourced out from ADB - ADF budget.

**ES Table 3: Summary of IR Mitigation Costs, Lao Bao**

Summary by Item	US\$	VND
Compensation costs (land, structures, trees)	886,258.23	18,168,293,637
Livelihood restoration + allowances	237,277.61	4,864,190,980
Administration charges (Implementation costs)	1,235,889.42	25,335,733,079
Contingency	123,588.94	2,533,573,308
<b>Total RP Cost Estimate</b>	<b>1,359,478.36</b>	<b>27,869,306,387</b>

## H. Institutional Arrangements

14. The Provincial People's Committee of Quang Tri is the EA and the Department of Planning and Investment is the implementing agency (IA). A PMU will be established for the Project under the IA and will be responsible for the updating of the resettlement plan. The PMU will hire a focal person who will be responsible to implement the RP. The PMU needs that the focal staff has experience in past ADB or donor assisted projects with resettlement. If not, appropriate capacity building will have to be done before implementation. The resettlement activities will be coordinated with the District People's Committee (DPC), who will be responsible to implement the updated resettlement plan with supervision from the Project support implementation consultants.

## I. Implementation Schedule

15. The resettlement component is expected to be implemented within a period of 24 months.

**ES Table 4: Indicative Implementation Schedule**

Land Acquisition and Resettlement Activities	Starting Date	Completion Date
<b>RP Updating</b>		
Establish Resettlement Committee	Month 1	Month 1
Mobilize Project Supervision Consultants (resettlement)	Month 1	Month 1
Carry out necessary training/capacity building to RC and PIU	Month 1	Month 1
Engage external monitor	Month 1	Month 1
Conduct of land availability survey	Month 1	Month 2
Coordination and confirmation with Quang Tri PC on space availability in the designated resettlement sites	Month 1	Month 2
Conduct public consultations (throughout RP Updating)	Month 1	Month 18
Conduct DMS based on detailed design	Month 2	Month 4
Mobilize private appraiser to carry out replacement cost survey*	Month 3	Month 4
Consult APs on project impact, entitlements and final options	Month 4	Month 4
Prepare Updated RP	Month 4	Month 5
Disclose the draft Updated RP and consult AHs and stakeholders.	Month 5	Month 5
Finalize the RP incorporating comments of AHs	Month 5	Month 5
Submit to ADB for review	Month 5	Month 5
Review and approval of Updated RP by ADB	Month 5	Month 6

Disclose approved Updated RP to AHs and Uploading on ADB website	Month 6	Month 6
<b>RP Implementation</b>		
Disbursement of Compensation and Payment to AHs	Month 6	Month 9
Grievance redress mechanism	Month 6	Month 24
Processing and issuance of LURC for replacement lands.	Month 6	Month 9
Implementation of Income Restoration Measures/Programs	Month 6	Month 18
Relocation of AHs and Clearing of land	Month 10	Month13
Submission internal monitoring report progress reports	Month 6,9,12,15,18,	Month 21
Submission of external monitoring reports	Month 12, 18	Month 24
External monitor assess compliance to Project policies and submit findings to ADB.		Month 24

## **J. Monitoring and Reporting**

16. The objectives of the monitoring program are (i) to ensure that the standard of living of AHs are restored or improved; (ii) to monitor whether the overall project and resettlement objectives are being met; (iii) to assess if rehabilitation measures and compensation are sufficient; (iv) to identify problems and risks; and (v) to identify measures to mitigate problems.

17. Internal Monitoring is the responsibility of EA/IA and PMU with assistance from the Provincial People's Committee and support from the project implementation support consultants. The IA will prepare quarterly monitoring reports. The EA will engage an external monitoring agency to provide an independent periodic semi-annual review and assessment of (i) achievement of resettlement objectives; (ii) changes in living standards and livelihoods; (iii) restoration of the economic and social base of the affected people; (iv) effectiveness and sustainability of entitlements; and (v) the need for further mitigation measures as required. The EA through the PMU will consolidate the reports of the quarterly internal monitoring reports and semi-annual external monitoring verification report and submit to ADB the reports on a semi-annual basis.

## **CHAPTER I: INTRODUCTION**

### **A. Background To The Project**

1. The GMS Corridor Towns Development Project (ADB TA 7644-REG) is intended to promote the transformation of transport corridors in the Greater Mekong Sub-region (GMS) into full fledged economic corridors by improving urban infrastructure and building institutional capacity in selected corridor towns in Viet Nam. The participating corridors towns of Dong Ha, Lao Bao and Moc Bai are strategically located along the transport corridor in the GMS.
2. The focus on corridor town's development is a new approach to maximize the economic benefits of increased trade and traffic flows along the major transport corridors in the GMS. Several corridor towns are located so strategically that they can boost investment and economic activity. With the necessary enabling environment in place such as proper strategic economic development plan, adequate infrastructure and public service, and institutional capacity to guide and manage future development and investment, corridor town can also successfully attract private sector investment for economic infrastructure such as market centers, agro-business, agricultural processing zone, industrial parks, transport terminals, and logistics facilities. The corridor towns can play an important role for a cluster of settlements in their respective hinterland.
3. The key challenges facing the corridor towns arise from inadequate urban infrastructure investments and the limited institutional capacities at provincial and district levels to provide essential urban services. The improvement of transport connectivity along East-West Economic Corridor (EWEC) which covers Dong Ha and Lao Bao and Southern Economic Corridor (SEC) and Moc Bai has resulted in increased movement of people, goods and services. It has also created considerable development pressures on the part of the provincial and district governments to provide sufficient urban infrastructure and formulate a planned development to meet the expected demands as a result of increased trade and traffic flows along the transport corridors in Viet Nam.
4. The proposed project will covers 3 towns located along the EWEC and SEC in Viet Nam. The Provincial People's Committees of Quang Tri fully recognizes the need for upgrading and expanding urban infrastructure and essential services to cope with urbanization and economic growth.

### **B. Objectives and Outcomes of the Project**

5. The primary objective of ADB's assistance to the GMS is the sustained increase in trade and transportation and the efficient movement of goods and services across common borders. In this regard, the transformation of transport corridors into economic growth nodes is considered essential in achieving levels of economic competitiveness of the GMS while advocating a strong sense of participation and involvement of a broad base stakeholder in the region. ADB's Regional Cooperation Strategy and Program (RCSP) is anchored on strategic thrusts towards strengthening connectivity and facilitating cross border movement, integrating national markets to promote economic efficiency and private sector development, institutional capacity strengthening as well as addressing critical social and environmental issues.

### **C. Addressing Safeguard Impacts**

6. The FS phase of the PPTA includes a number of activities and tasks covering technical, economic/financial, and safeguards components. In respect of safeguards, the PPTA has carried out the environmental and social assessments for each priority subproject (including



involuntary resettlement and indigenous people (if any) as appropriate in accordance with Government and ADB policies and guidelines on such assessments.

7. During the preparation of the FS, field studies were completed which included a screening and scoping of IR impacts of the components of each of the priority subprojects. The overall results showed that there would be IR impacts with selected priority subprojects in Lao Bao town. While IR impacts will be triggered by temporary and permanent affected persons (APs), these can be dealt with through preparation of the resettlement plan in accordance with ADB SPS.

8. During preparation phase, efforts to minimize IR were carefully considered in the alignment selection for the proposed urban roads and the access roads to the land fill to ensure that the selected option results to less IR impact is identified.

9. This resettlement plan complies with ADB's Safeguard Policy Statement (SPS) and the Government's Decree 197 (updated by Decree 69) governing resettlement and compensation and various other relevant laws.

#### **D. Objectives of The Resettlement Plan**

10. The resettlement plan covers IR impact caused by three subprojects including (i) establishment of urban road network; (ii) solid waste management funded from ADF (ADB). The social assessment undertaken revealed that there are families, establishments and productive land that will be affected by the proposed subprojects. The policies of both the Government and ADB require that for development of the project involving resettlement, a draft resettlement plan is to be prepared at the FS stage which is to be updated at the detailed design stage prior to implementation.

11. The overall objectives of the RP are to ensure that AHs will be compensated at replacement cost. Compensation and various forms of assistance will be provided and income restoration programs, as needed, will be put in place prior to the displacement of AHs from their houses, land, and other assets, in a way that will ensure that their standards of living are at least restored to their pre-project levels, and that those in the category of vulnerable groups (such as poor households, ethnic minority households, etc., are assisted to help improve their socio-economic status. AHs will be involved in a meaningful consultation and participation in the process.

## **CHAPTER II: DESCRIPTION OF THE SUB-PROJECTS**

### **A. Establishment of Urban Road Network**

#### **a) Rationale**

12. Lao Bao Special Economic and Commercial Zone is located in the South of Quang tri. The Prime Minister approved its master plan until 2020 under the resolution No.189/1999/QĐ-TTg (Sep 20, 1999). On April 7, 2011, the Prime Minister made a decision to correct Lao Bao's Master Plan through the resolution No.495/QĐ-TTg.

13. In next decades, Quang Tri PPC recognizes that Lao Bao plays a role as one link of trading chain and of traffic flow between Viet Nam and Laos, Thailand. As a result, Lao Bao is expected to become a developed zone and industrial center along the EWEC and turn out to be an attractive and competitive city in the range of public and private investment.

14. The upgrading of the transportation network along with the EWEC establishment will lead to the rapid economic growth of town centers. Similarly, as population increases, the local government is facing difficult tasks to provide sufficient urban infrastructure in order to serve all local economic activities in Lao Bao. One of the important urban facilities is local people's access to economic activities such as road network and drainage system. In Lao Bao, existing local routes are common pathways and the drainage system is deficient and unsafe. Roads become muddy and cause difficulties in traveling during rainy season. Therefore, the upgrading the urban roads and drainage system which conform to Lao Bao Development Master Plan is considered a priority.

#### **b) Description of the Works**

15. The urban road system improvement includes upgrading of 6 roads (3 of them in Lao Bao and 3 others in Khe Sanh). This subproject includes both expansion of and asphaltting urban roads together with a provision drainage system and lighting equipment.

### **B. Solid Waste Collection and Management**

#### **a) Rationale**

16. The considerable increasing number of housing and commercial facilities in Lao Bao town leads to boosting amount of solid waste that needs to be collected and treated. Much concern about the existing condition of solid waste management in town needs to be addressed. The solid waste management relating to collection, transportation and treatment currently is managed and operated by a private service. Under the pressure of considerable urban center expansion and population increase, the service operation including current facilities and private garbage trucks has shortfall on its function. Many material recover activities take place in an unofficial sector in the town such as by recycled material collectors, traders and buyers. However, there is no organized classification system or concentrated material recovery sector in town currently. As such, there is a need for the sub project to be developed.

17.

**Table 2-1: Proposed Road Networks**

	Sub Project/ Location	Length	Width		Public Land		Private Land		Private Land		Private Land		Affected Households			
			Existing	Proposed	Agriculture		Agriculture		Garden		Residential		For relocation		No relocation	
		M	M	M	M2	AHs	M2	AHs	M2	AHs	M2	AHs	AHs	APs	AHs	APs
<b>A</b>	<b>Urban Road - Khe Sanh</b>															
1	Hung Vuong road	5,230	7.0	30.0	32,592		10,565	74	16,148		9,258	133	5		202	
2	Doan Khue road	1,205	4.0	11.5			2,904	6	1,625	4	2,968	31	2		75	
3	Truong Cong Kinh	511	3.0	11.5			1,284	3	2,563	8	2,764	25				
	Urban Road - Lao Bao															
1	Duy Tan - Cao Viet - Tan Kim road	4,557	4.0	15.5			3,170	8	4,275	12	4,892	88	2		127	
2	Along road of Se Pon river	1,557	7.0	22.0	12,352		10,305	18	4,526	11	8,857	187	4		209	
3	Roads in flooding area	8,347	7.0	11.5	12,947		19,531	21	12,475	16	9,847	277			296	
	<b>Total A</b>				57,892	-	47,759	130	41,612	51	38,586	741	13	52-	909	3636
<b>B</b>	<b>Solid Waste</b>															
	Solid waste management						258,644	35			50	1			36	
	<b>Total B</b>					-	258,644	35	-	-	50	1	-	-	36	144
	<b>Grand Total</b>	-	-	-	57,892	-	306,403	165	41,612	51	38,636	742	13	-	945	3780

**b) Description of the Works**

18. Houng Hoa's district government has identified a potential site for landfill construction that is about 5 kms away from the town, with an area of 20has. The requirement is to construct a landfill and a collection system. This would necessitate an additional number of collection trucks, containers and other heavy equipment for the new site. An upgrading of an existing access road will also be included, and a vacant area to control solid waste leakage and emission. Other requirements will also include management facilities to coordinate the solid waste management activities.

19. A necessary subproject component proposes the installation of a material recovery system to classify and recycle solid waste which will be managed by a private sector under local management policies.

20. Some of the components of the subproject categories will basically include road construction and basic structures for collection and recycling system in the proposed site. This system will be located in an area of 2500m<sup>2</sup>, with asphalted and concrete road. In addition, an administration building will be established on a site with an area of 1000m<sup>2</sup>. Equipment such as

tractors, conveyor or classification conveyor etc. will also be included in subproject. All these infrastructures are within the scope of 20 hectares.

### CHAPTER III: SCOPE OF LAND ACQUISITION AND RESETTLEMENT

#### A. Methodology

21. The magnitude of the potential impact on land and other losses were determined using the Inventory of Losses (IOL) questionnaire (Appendix F-IOL and Socio-economic Survey Questionnaire). Details on the IOL obtained information on names of APs and all assets that are within the scope of the right of way (ROW) for urban road and COI of the water supply and waste water treatment plant.

22. Local enumerators were trained who conducted the IOL and SES. Prior to the survey, coordination with the local communes and consultation with affected households were done to facilitate local support and cooperation. The consultation conducted focus group discussions (FGDs) in two affected communes in order to incorporate the views of the APs and obtain their acceptability and support on the sub-project. A documentation of this process and the minutes are attached as Appendix D - Minutes of FGD Meetings.

23. In order to determine the scale of impact on land and other assets, the IOL survey team was assisted by the Resettlement Unit of Lao Bao who provided the team with a cadastral map. The cadastral map specifies the category of land to be affected as well as land ownership. This method enabled the survey team to interview the rightful owners of land as indicated in the cadastral map.

24. The IOL and census was conducted from September to November 2011 to identify the magnitude of resettlement impacts simultaneously with SES and public consultation. These activities were done on the basis of preliminary design. The IOL documented the losses and impacts resulting from the land and/or resource/asset acquisition. The IOL form covered the following:

- Socio-economic information of AP/household – number of people in household; number of families that comprise household; gender and age of head of household and household members; tenure of land; education of household members; livelihood activities (paid and unpaid and by number of people in HH participating); cash income (regular, seasonal, non-wage etc); levels of subsistence production; type of dwelling; whether there are people in the household with disability or long-term illness;
- Loss of land – by type of land affected (i.e. residential; agricultural; commercial; fishpond etc); total area of land (including other plots), area of land affected; tenure of land;
- Loss of assets - by type i.e. structures, crops and trees (type, area affected, number lost etc); time required to rebuild or relocate;
- Loss of, or impacts on livelihood activities – type, dependency, how impacted, restoration measures required; and
- Any other impacts or losses.

25. Each of the IOL survey form was entered into a database, and analyzed to provide the profile of AHs, and determine the losses and impacts to, calculate the compensation. Data were disaggregated, as relevant, by gender, ethnic group, and income group. The conditions, needs, and priorities of women were analyzed to ensure that LAR impacts do not disadvantage women and other vulnerable groups.

## B. Cut-Off Date

26. Prior to the conduct of the IOL, a consultation meeting was done with the local commune officials to discuss the procedures of the survey and information on the cut-off date. The cut-off date refers to the date prior to which the occupation or use of the project area makes users of the same eligible to be categorized as affected people. Persons not covered in the census after the cut-off date which is set December 27, 2011 are not eligible for compensation and other entitlements, unless they can show proof that (i) they have been inadvertently missed out during the census and the inventory of losses (IOL); or (ii) they have lawfully acquired the affected assets following completion of the census and the IOL and prior to the conduct of the detailed measurement survey (DMS).

27. The cut-off date is then established as the date when the Project is announced and the last date the IOL is completed December 27, 2011. A validation of the master list of APs will be undertaken during the detailed measurement survey (DMS) following approval of the project feasibility. The District Resettlement Committee of Huong Hoa is responsible to pronounce the final date of the cut-off date.

## C. Summary of Land Acquisition and Resettlement Impacts

### i. Affected Households

**Urban Roads:** The proposed urban roads will affect a total of 922 households (3688 APs). Of these, some 13 AHs (52 APs) will be fully affected with the permanent lose of land and structures requiring resettlement. The remaining 909 (3636 APs) will not be resettled. About 130 AHs (520 APs) will lose private agricultural land, 51 AHs will lose garden land, and 741 will lose residential land which include the 13 AHs (52 APs). 728 AHs (2912 APs) will lose partial of residential land only. The DRC of Lao Bao has offered cash compensation for the 13 AHs (52 APs) that will be resettled since the proposed resettlement site is not yet developed.

**Solid Waste Management:** There are 36 AHs (138 APs) within the scope of the proposed 20 hectares for land fill. These households will lose private agricultural land measuring about 258,644m<sup>2</sup>. One household along the access road to landfill will lose 50m<sup>2</sup> of residential land, but there is still remaining land to put the lost structure back. The 36 AHs (138 APs) will not be displaced but will remain in their current location outside the proposed subproject.

28. Overall, a total of 958 households (3832 APs) will be affected by the two subprojects in Lao Bao town resulting from land acquisition and resettlement. The household's members are based on average size of 4 per household. Of these, the majority (922 AHs) are residing within the proposed urban road and 36 from the solid waste management (SWM). The 13 AHs will require resettlement (52 AHs) while the 945 (3780 APs) will remain in their current location. The current government site is not yet developed so the 13 AHs will be paid with compensation at replacement cost as their preferred option. However, it will be determined during the DMS.

Table 3-1: Affected Households and Land by Sub-Project

No	Sub Project/ Location	Public Land		Private Land		Private Land		Private Land		Affected Households			
		Agriculture		Agriculture		Garden		Residential		For Relocation		No Relocation	
		M <sup>2</sup>	AHs	M <sup>2</sup>	AHs	M <sup>2</sup>	AHs	M <sup>2</sup>	AHs	AHs	APs	AHs	APs
A.	Urban Road -Khe Sanh												
1	Hung Vuong road	32,592		10,565	74	16,148		9,258	133	5	20	202	
2	Doan Khue road			2,904	6	1,625	4	2,968	31	2	8	75	
3	Truong Cong Kinh			1,284	3	2,563	8	2,764	25				
	Urban Road -Lao Bao												
1	Duy Tan - Cao Viet - Tan Kim road			3,170	8	4,275	12	4,892	88	2		127	
2	Along road of Se Pon river	12,352		10,305	18	4,526	11	8,857	187	4		209	
3	Roads in flooding area	12,947		19,531	21	12,475	16	9,847	277			296	
	Total A	57,892	-	47,759	130	41,612	51	38,586	741	13	52-	909	3636
B.	Solid Waste												
	Solid waste management			258,644	35			50	1			36	
	Total B		-	258,644	35	-	-	50	1	-	-	36	144
	Grand Total	57,892	-	306,403	165	41,612	51	38,636	742	13	52	945	3780

## ii. Affected Land

### a) Residential Land

**Urban Roads:** A total of 38,586m<sup>2</sup> of private residential land will be affected belonging to 741 AHs (2964 APs). Of these, the 13 AHs (52 APs) will be fully affected with the loss of residential land. The remaining 728 AHs (2912 APs) will be partially affected but will remain in their current location where the remaining part of land is still viable to build the portion of structure lost. **The viability for residential plot is set by the PPC at 60m<sup>2</sup>.** Table 3-2 indicates that the 728 APs still have remaining of residential plots of over 60%. The 13 AHs (52 APs) are to be severely affected with the loss of main housing structures and land, requiring resettlement. In consultation with the 13 AHs, the preferred option is cash compensation as the resettlement site is not yet developed.

**Solid Waste Management:** Only 1 household (5 APs) will be affected with the loss of private vacant area of the residential land measuring 50m<sup>2</sup>. There is no structure on the affected land.

Table 3-2: Affected Residential Land

NO	Sub Project/ Location	Partial		Full		Remaining Residential Land	
		M <sup>2</sup>	AHs	M <sup>2</sup>	AHs	Viable (>60m2)	Not viable (<60m2)
						<b>AHs</b>	<b>AHs</b>
<b>A.</b>	<b>Urban Road -Khe Sanh</b>						
1	Hung Vuong road	6,900	128	2,358	5	128	5
2	Doan Khue road	2,510	29	458	2	29	2
3	Truong Cong Kinh	2,764	25			25	
	<b>Urban Road -Lao Bao</b>	-					
1	Duy Tan - Cao Viet - Tan Kim	4,500	86	392	2	86	2
2	Along road of Se Pon river	8,110	183	747	4	183	4
3	Roads in flooding area	9,847	277			277	
	<b>Total A</b>	<b>34,631</b>	<b>728</b>	<b>3,955</b>	<b>13</b>	<b>728</b>	<b>13</b>
<b>B.</b>	<b>Solid Waste</b>						
	Solid Waste Management	50	1			1	
	<b>Total B</b>	<b>50</b>	<b>1</b>		-	<b>1</b>	-
	<b>Grand Total</b>	<b>34,681</b>	<b>729</b>	<b>3,955</b>	<b>13</b>	<b>729</b>	<b>13</b>

## b) Private Agricultural and garden land



**Urban Roads:** As indicated in Table 3-1, the sub project will trigger impact on productive agricultural land with an aggregate area of 47,759m<sup>2</sup> belonging to 130 AHs (520 APs) and garden land of 51 households (204 APs) measuring 41,612m<sup>2</sup>. Agricultural and garden lands are planted with various trees and crops utilized for consumption and sources of income. However, areas of land to be acquired from households do not exceed 10% of land holdings, thus AHs will not be severely affected in terms of loss of productive land. Affected households will be compensated for loss of crops and land at replacement cost as specified in the entitlement policy.

**Solid Waste Management:** As indicated in Table 3-1, the acquisition of 258,644m<sup>2</sup> of private agricultural land classified as forest land will trigger impact on productive land of 35 AHs (140 APs) who are utilizing land for productivity. The average size of land holding utilizing forest land ranges from a minimum of 10 hectares and above. All AHs have land use rights certificates which entitle them to payment for land at replacement cost (forestry land) and compensation for lost crops and trees.

29. Overall, a total of 34.8 ha of agricultural land will be acquired for the two subprojects. Of these, land planted with annual crops has an aggregate area of 30.6 hectares belonging to 216 AHs. About 41,612 of garden land will also be acquired belonging to 51 households. A reference on types of affected crops and trees on agricultural and garden land is provided in Table 3-3.

**Table 3-3: Summary of Affected Agricultural Land**

Subprojects	Annual Crop/Tree (m2)	Annual Crop/Tree (HH)	Garden Land (m2)	Garden Land (HH)
Urban Road	47,759	181	41,612	51
Solid Waste Management	258,644	35	-	-
<b>Total</b>	<b>306,403</b>	<b>216</b>	<b>41,612</b>	<b>51</b>

Source: PPTA Survey, Oct 2011

30. The IOL results showed that the 741 AHs within the urban roads and 1 household in the SWM losing residential land have land use rights certificates (LURC). Similarly, the 216 households losing agricultural land in both sub-projects have LURC. This implies that all households are legitimate users of land which entitle them to full compensation of land lost at replacement cost.

### c) Public Land

**Urban Roads:** A total of 57,892m<sup>2</sup> (5.7 ha) of public land will be affected by the project which are mostly vacant/unused. Public land will serve as government counterpart for the project. As such, no compensation will be paid for public land. A clear title on public land will be provided during the DMS to show proof of commitment of land to the subproject.

**Solid Waste Management:** No public land will be utilized for the proposed land fill. The land belongs to 35 AHs (52 APs) with LURC. Only 1 household whose residential land will be affected measuring 50m<sup>2</sup>, but has no impact on residential structure.

**Summary on land:** Overall, total land to be affected is 44.4ha (444,543m<sup>2</sup>), which include 38,636 (8%) residential land; 306,403m<sup>2</sup> (69%) of privately owned agricultural

land, 41,612m<sup>2</sup> garden land (9%) and 57,892m<sup>2</sup> (14%) of public land (state managed). As noted, there is a high impact on productive land; however, as land acquisition is linear thus, the 216 AHs with productive land will not be severely affected. (Table 3-5).

**Table 2-4: Summary of Impacted Land**

Sub-Projects	Agricultural Land	Garden Land	Residential Land	Public Land	Total (m <sup>2</sup> )
Urban Road	47,759	41,612	38,586	57,892	185,849
Solid Waste Management	258,644		50		258,694
<b>Total</b>	<b>306,403</b>	<b>41,612</b>	<b>38,636</b>	<b>57,892</b>	<b>444,543</b>
<b>Percent</b>	<b>69%</b>	<b>9%</b>	<b>8%</b>	<b>14%</b>	<b>100%</b>

Source: PPTA Survey, Oct 2011

**Table 3-5: Severity of impact on Productive Agricultural Land**

Sub-Project	Severity of Productive Land Impacts for AHs Required to Relocate				Severity of Productive Land Impacts for AHs Not Required to Relocate		
	None or <10%	10-30%	30-70%	70-100%	<10%	30-70%	70-100%
Urban Road					181		
Solid Waste Management	0	0	0	0	35	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>216</b>	<b>0</b>	<b>0</b>

Source: PPTA Survey, Oct 2011

### iii. Impacts on Main and Secondary Structures

**Urban Roads: Main Structures-** The subproject will trigger IR impact on 13 AHs (52 APs) that will permanently loss their housing structures with an aggregate area 641m<sup>2</sup>. Some 35 units of main structures belonging to 35 AHs (140 APs) will lose a partial of main housing structures measuring 285m<sup>2</sup>. (Table 3.6 overleaf)

**Urban Roads: Secondary structures-** The IOL has identified various types of secondary structures which include breeding facilities (114m<sup>2</sup>), toilet (259m<sup>2</sup>); walls (2,814m<sup>2</sup>); gate (18 units) and yard (712.5m<sup>2</sup>) (Table 3-6). Almost all of the housing structures are of category 4 (lower standard permanent structure).

**Solid Waste Management:** There is only 1 household that will lose a partial of residential land measuring 50m<sup>2</sup> without structure.

### iv. Impacts on Crops

**Urban Roads:** The sub project will trigger significant impact on trees and crops which include 265 pcs of fruit trees belonging to 16 APs; 595 pcs. of timber woods belong to 24 APs; 39 coffee shrubs of 10 APs and 105,651m<sup>2</sup> of crops and vegetables belonging to 110 APs. (Table 3.7)

**Solid Waste Management:** The impact on trees and crops for 35 AHs comprise of

2,560 pcs fruit trees of 22 AHs, 9,520 pcs timber woods of 30 AHs and 258, 644, m2 of inter crops and vegetables belonging to 165 AHs. **(Table 3.7)**

31. Affected households will be allowed to harvest the fruits and crops before project implementation.

**v. Impacts on Businesses**

32. There is minor impact on business affecting only household in Hung Vuong road engaged in a retail store. Affected business will be compensation as provided in the project policy.

**vi. Impacts on Communal Resources**

33. There are two electric posts (government owned) blocking the ROW within the proposed Doan Khue road that needs to be removed. The local administration of Khe Sahn is responsible to remove the posts before construction starts.

**vii. Impact on Ethnic Minority**

34. While there a number of ethnic minorities that are spread in Khe Sahn, they are well integrated with the Kihn people and have adopted their way of life, their children attending same school with the local kids. The IOL and social survey results showed that there are no presence of ethnic minorities within the proposed subprojects and that no moveable or immoveable assets belonging to ethnic minorities will be affected.

Table 3-6: Affected Residential and Secondary Structures

NO	Sub Project/ Location	Main House						Secondary Structures				Others					
		Partial			Full			Breeding facilities		Toilets		Gate		Yards		Walls	
		Unit	M2	AHs	Unit	M2	AHs	M2	AHs	M2	AHs	Unit	AHs	M2	AHs	M2	AHs
<b>A.</b>	Urban Road - Khe Sanh																
1	Hung Vuong road	4	200	4	5	299	5	16	2	43	4	5	5	361.6	12	1,055	12
2	Doan Khue road	3	121	3				23	2	25	3	2	2	50.7	3	521	3
3	Truong Cong Kinh	2	80	2	2	120	2										
	Urban Road - Lao Bao																
1	Duy Tan - Cao Viet - Tan Kim road	6	184.0	6	2	80	2	36	3	53	4	3	3	58.5	3	424	3
2	Along road of Se Pon river	8	210.0	8	4	142	4	14	1	77	6	3	3	96.3	5	389	2
3	Roads in flooding area	12	285.0	12				25	3	61	4	5	5	145.4	5	425	3
	<b>Total A</b>	35	1,080	35	13	641	13	114.0	11	259	21	18	18	712.5	28	2,814	23
<b>B.</b>	Solid Waste	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	<b>Grand Total</b>	35	1,080	35	13	641	13	114.0	11	259	21	18	18	712.5	28	2,814	23

Table 3-7: Impact on Trees and Crops

No	Sub Project/	Fruit		Timber		Coffee		Crops/Vegetables	
	Location	AHs	Pcs	AHs	Pcs	AHs	Pcs	AHs	M2
<b>A.</b>	<b>Urban Road -Khe Sanh</b>								
1	Hung Vuong road	3	60	12	364	1	2	74	43,157
2	Doan Khue road	3	44	1	15	1	4	6	2,904
3	Truong Cong Kinh			1	14			3	1,284
	<b>Urban Road -Lao Bao</b>								
1	Duy Tan - Cao Viet - Tan Kim road	4	51	1	28	2	6	8	3,170
2	Along road of Se Pon river	3	53	8	139	3	15	18	22,658

3	Roads in Flooding Area	3	57	1	35	3	12	21	32,478
	<b>Total A</b>	<b>16</b>	<b>265</b>	<b>24</b>	<b>595</b>	<b>10</b>	<b>39</b>	<b>130</b>	<b>105,651</b>
<b>B.</b>	<b>Solid Waste</b>								
	Solid Waste Management	22	2,560	30	9,520			35	258,644
	<b>Total B</b>	<b>22</b>	<b>2,560</b>	<b>30</b>	<b>9,520</b>	<b>-</b>	<b>-</b>	<b>35</b>	<b>258,644</b>
	<b>Grand Total</b>	<b>38</b>	<b>2,825</b>	<b>54</b>	<b>10,115</b>	<b>10</b>	<b>39</b>	<b>165</b>	<b>364,295</b>

## CHAPTER IV: SOCIO-ECONOMIC INFORMATION AND PROFILE

35. The SES survey was undertaken in October 2011 covering 957 (99.9%) of households that will potentially be affected by the subprojects. These included the 922 households from the 6 urban roads and 35 from the solid waste management. The major findings are highlighted below.

### 1. Household Demographic

36. Among the 957 surveyed households, 701 persons (73%) are males and 256 (27%) are females. The average household size is 4 persons among households in the urban road while 3.8 in the SWM.

**Table 4-1: Category of Respondents by Gender**

Sub Project	Total Respondents	Male (person)	Female	Total person	HH Size
Urban Road Component	922	684	238	3688	4.0
Solid Waste Management Component	35	17	18	134	3.8
<b>Total</b>	<b>957</b>	<b>701</b>	<b>256</b>	<b>3823</b>	
<b>Percent</b>	<b>100</b>	<b>73%</b>	<b>27%</b>		

37. The majority of household members appear to belong to age group 26-45 and below 16, showing dominance among young generation.

**Table 4-2: Age Group of Respondents**

Sub -Project	Below 16	17-25	26-45	46-65	Above 65	HHs Size
Urban Road Component	1158	675	1199	542	115	4
Solid Waste Management	57	17	55	4	1	3.8
<b>Total</b>	<b>1215</b>	<b>692</b>	<b>1254</b>	<b>546</b>	<b>116</b>	

### a) Livelihood and Income

38. The SES showed that there are varied occupations among households. The majority (70%) in urban road and in SWM (88.5%) is engaged in agriculture production, and the remaining is spread among other works such as trade, hired labors or service. The average income of those engaged in agriculture is VND 12,000,000/yr which is similar in all parts of the province. According to DOLISA, the specified poverty line for urban area is VND10million/person/year (US\$ 500) for urban area and VND 8,000,000 (US\$ 400)/pers/year for rural areas. These findings reveal that AHs are not considered as poor households as their income are above the poverty threshold.

**Table 4-3: Sources of Income and Average Yearly Income**

Sub-Project	Agriculture Related	Trade or Sales	Casual	Govt. Employee	Hired Labor or Services	Rent/ Pension	Total
Urban Road Component	70%	15%	12.5%	2.5%			100
Solid Waste Management Component	88.5%	8.5%			3%		100
Average Income/yr /pers (VND)	12,000,000	15,000,000	22,000,000	24,000,000	14,000,000		

**b) Education**

39. In terms of education, the survey results indicate that there is generally high percentage of household members who have attended formal education. In the urban road, there is almost an equal distribution among households members who have reached secondary (27.7%) and have completed secondary school (28%). Overall, female members tend to have lower access to higher education compared to their male counterparts.

**Table 4-4: Educational Status of Household Members**

Sub Project	None	Primary	Completed Primary	Secondary School	Completed High Secondary School	Tertiary (including university, vocational, business or teachers training college)	Total
Urban Road Component	12	82	174	249	252	131	900
% (overall)	1.3	9.1	19.3	27.7	28	14.6	100
Female	10	24	43	57	64	31	229
Percent	2.9	9.5	5.3	4.9	3.6	73.8	100
Male	2	58	131	192	188	100	671
Percent	2	8.6	19	28.4	28	14	100
Solid Waste Management Component	0	6	6	8	7	7	34
% (overall)	0	17.6	17.6	23.6	20.6	20.6	100
Female	0	6	2	3	2	4	17
Percent	0	0	23.5	29.5	29.4	17.6	100
Male	0	0	4	5	5	3	17
Percent			23.5	29.5	29.4	17.6	100

## 2. Vulnerable Households

40. The census survey indicates that there are 12 vulnerable households identified within the sub-projects which include households headed by women (8); and those who belong to old age (over 60). This particular group of vulnerable households will receive special assistance as specified in the entitlement matrix.

**Table 4-5: Vulnerable Households**

<b>Sub-Project</b>	<b>HHs Headed by Women</b>	<b>Old Age (&gt;60 years old)</b>	<b>Total</b>
Urban Road Component	8	4	12
Solid Waste Management Component	0	0	0

41. There are no ethnic minorities that will be affected by the proposed sub-projects.



## CHAPTER V: INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

### A. Objectives

42. The RP Communication Process is established below in order to keep the communication lines open between the PMU and the APs on the project development, the objectives to be reached and how the project phases and components are communicated to affected stakeholders. Consultations will be carried out throughout the resettlement plan preparation and implementation. Specifically, the objectives of the participatory process aim to:

- 1) Establish a process that will ensure project affected people and stakeholders are informed of the project development;
- 2) Proactive involvement of APs and stakeholders in resettlement planning and enable them to participate in the assessment of impacts and risks;
- 3) Transparency in information and communication;
- 4) Obtain acceptability of the project and cooperation in resettlement activities;
- 5) Understand the role of stakeholders and APs in the resettlement activities.

### B. Identification of Project Stakeholders

43. The project primary stakeholders consist of the following:

- **Displaced Persons:** Households and individuals affected by physical or economic displacement due to acquisition of land for the construction of the project or for resettlement sites used to resettle persons displaced by the project;
- **Institutional Stakeholders:** Provincial, district, commune People's Committees/ Government agencies and village chiefs in the project area as well as mass organizations whose mandates includes issues and persons impacted by the project such as Women's Union, Farmers Union, Fatherland Front.

### C. Consultation Undertaken During Resettlement Plan Preparation

44. Basic information about the project and consultations with affected households were conducted during preparation of subprojects to ensure that AHs and other stakeholders have information about land acquisition, compensation and resettlement, as well as opportunities to participate in and express their preferences and concerns regarding the resettlement program. From the commune, ward and/or village authorities organized meetings and consultation and disseminated information were done to ensure that the AHs were well informed and consulted as early as project preparation. Meaningful consultation is a process that (i) begins early in the project preparation stage and is carried out on an ongoing basis throughout the project cycle; (ii) provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people; (iii) is undertaken in an atmosphere free of intimidation or coercion; (iv) is gender inclusive and responsive, and tailored to the needs of disadvantaged and vulnerable groups; and (v) enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues.

45. The feasibility stage included at least three major rounds of stakeholders' consultation, (i) during project scoping where information of the project was disseminated in all affected communes, (ii) during the data gathering and resettlement planning; and (iii) during disclosure of RP.

## Workshops

Meetings with stakeholders include provincial officials, commune leaders and DRC which solicited inputs to enhance the RP planning. Consultation with commune leaders and affected households were done during the project dissemination. Women were actively participating during the consultation.

## FGDs and Key Informants' Interview

FGDs were conducted in the proposed subprojects with affected households to gain their perspectives and recommendations, along with key informants during the initial study and during fact finding mission.. A documentation of the proceedings and list of names of FGD participants are provided as Annex D.

## IOL and Socio-economic Survey

46. The IOL and SES were undertaken simultaneously with the FGDs and KIIs represented by 100% vetting inputs from all affected households. Collected information were analysed and processed which formed the benchmark for resettlement planning. Overall, the consultations undertaken during the preparation of the draft resettlement plan consisted of

47. Consultations during the preparation of the draft resettlement plan consisted of:

- One (01) consultation meetings with institutional stakeholders (dated October 2011);
- Two (02) consultation meetings with AHs (October 2011);
- Separate discussions with key members from Provincial departments and Commune People's Committees during the preparation of the resettlement planning document.

48. An overview of the consultations is presented in the section below and a detailed summary of the consultations and minutes are presented in Appendix C.

### (i) Consultations with Institutional Stakeholders

49. Institutional stakeholders described below consist of state and mass organization agencies whose mandates are related to the project or the resettlement planning process or which have an interest in the successful outcome of the resettlement mitigation measures. Consultations with institutional stakeholders provided an overview of the project, ADB involuntary resettlement policy principles, key policy gaps between ADB policy and GoV legislation and practices; required measures to enable ADB approval of project resettlement plans; as well as resettlement planning activities required to prepare the resettlement plan. The meetings overwhelmingly supported the project and the proposed mitigation measures. These consisted of meetings with the following:

- **Provincial & District Level:** Quang Tri Resettlement Committee and representatives of Huong Hoa district;
- **Commune Level:** Affected Households in the project area and Peoples Committee of Lao Bao, as well as relevant functional offices and mass organizations.

## **(ii) Consultations with AHs**

50. The consultation with AHs was done in October 5, 2012. Two (2) meetings were held in the communes participated by 65 households. Both spouses of affected households were invited to attend along with relevant local authorities and mass organization representatives. The meetings presented an overview of the project, LAR compensation and assistance measures, entitlement, working principles, and key resettlement planning activities. It was emphasized that due to the preparatory nature of the early design phase of the project, the information provided was of a general nature and that more detailed information would be presented for discussion following the project's formal approval.

51. A summary on the perceptions, issues and recommendations related to the project are as follows.

### **(i) Perceived positive impacts**

#### **Urban Roads**

- Improved roads will provide better and safe mobility for local people.
- Better access to schools by making roads easier to navigate specially during rainy season. Easier and safer for children to go to school.
- Better transportation contributes in promoting market trade activities and facilitates the movement of products from source to markets.
- Improved roads and transportation will help improve the standard of living of local people.
- The people within the project area can earn additional income from jobs in construction work and for providing lodging and food to Contractors and construction workers coming from outside.
- The people can benefit from livelihood and crop production training, awareness raising which are proposed to be conducted during the project implementation.

#### **Solid Waste Management**

- The project will improve environmental sanitation of the commune.
- Improved management of solid waste
- Improvement on health

### **(ii) Perceived negative Impacts**

#### **Urban roads and Solid Waste**

- Traffic disruption, noise and pollution during construction
- Incidence of accidents and other problems related to peace and order
- Displacement of people
- Loss of portion of land for production

### **(iii) Issues Raised**

- Availability of resettlement site
- Availability of basic facilities light water, transport, etc
- Right amount for compensation
- Land replacement for lost productive land

### **(iv) Recommendations**

- Payment on compensation sufficient to buy land lost and structure
- Land for land for productivity
- Enforcement of traffic management and peace and order
- Early warnings to avoid accidents
- Assistance on livelihood

52. Mitigation measures to address the adverse impact need to be coordinated with each institution involved. To avoid accident, public announcement and good signage should be placed in places easily seen to alarm the public of the danger or possible accident.

53. Studies revealed that common problems such as increase in HIV and proliferation of prostitution resulting from road projects as transient workers from different regions come and interact with local people. To address this issue, there is a need for an advocacy awareness campaign on dangers of HIV/AIDS.

54. As provided in the RP, the provision of compensation at replacement cost along with assistance benefits and adequate consultation will provide assurance to people on their concerns on low compensation.

55. In addition, the participants also suggested that they should participate in the project implementation, i.e.; (i) during the resettlement implementation, the APs should be informed, consulted prior to compensation implementation and they should be represented as a member in the District Resettlement Council which will participate in DMS, pricing, and payment process; (ii) during the road construction, the Contractor should mobilize local people to work as laborers in construction work, and, (iii) participate as volunteer in Operation and Maintenance (O&M).

56. During loan implementation, AHs will continuously be informed and consulted specifically on the project schedule and activities. Results of the DMS, entitlements and value of assets will also be disclosed to the APs. Suggestions from women and other vulnerable households specific to mitigating impacts or addressing impacts will be carefully taken into account. During RP updating, separate meetings will be held with women. There will be also announcements during market days where women generally assemble. As commonly practiced in the commune, the use of media instruments such as loud speakers are employed to relay important announcements.

57. The updated Resettlement Plan (Draft and approved) should be prepared following the Detailed Design and disseminated to the affected communities and uploaded on the ADB's website.

#### **D. Planned Consultation and Disclosure Measures**

58. Consultations will be conducted with all AHs. Particular attention will be paid to ensure the participation of the vulnerable or otherwise those at risk of marginalization. The location as well as timing of consultation meetings will be arranged to foster attendance and cause least disruption to AHs work and family care responsibilities. Invitations to attend consultation meetings will be addressed to both spouses heading households. All consultation and disclosure activities will be properly documented. All minutes of meetings and attendance sheets will be prepared and recorded.

59. To ensure that AHs, their representatives and local government units in the affected areas fully understand the details of the resettlement program, and are informed about the compensation and rehabilitation packages applicable to the Project, the PMU, in consultation with the ADB, shall prepare a Project Information Booklet (PIB). The PIB will generally contain the following information

- Brief description of the Project
- Implementation schedule
- Project impacts;
- Entitlements and rights of AHs;
- Resettlement and rehabilitation policies for all types of impacts;
- Institutions responsible for resettlement;
- Information dissemination to, and consultations with, AHs;
- What to do when AHs have questions, concerns or problems;
- Grievance redresses procedure, and Independent monitoring.

60. The RC will disclose: (i) draft RP; (ii) final updated RP approved by the EA and ADB, and (iii) any revisions to the updated RP as a result of changes in scope or design layout. Information will be made publicly available in the PMU, commune offices and provided to the affected households. The draft RP will be disclosed on the ADB's website and when the detailed design is available, it will be updated and the final RP will be disclosed on ADB and the EA's website along with disclosing it to APs.

## **CHAPTER VI: GRIEVANCE REDRESS MECHANISMS**

61. This section presents information and arrangement for addressing conflicts and appeals procedures regarding eligibility and entitlements as well as the implementation of the resettlement activities.

62. A well-defined grievance redress and resolution mechanism will be established to address AP grievances and complaints regarding land acquisition, compensation and resettlement in a timely and satisfactory manner. All AHs will be made fully aware of their rights, and the detailed procedures for filing grievances and an appeal process will be publicized through an effective public information campaign. The grievance redress mechanism and appeal procedures will also be explained in the project information booklet that will be distributed to all AHs.

63. AHs (including either spouse heading an affected household) are entitled to lodge complaints regarding any aspect of the land acquisition and resettlement requirements such as, entitlements, rates and payment and procedures for resettlement and income restoration programs. AP complaints can be made verbally or in written form. In the case of verbal complaints, the committee hearing the complaint will be responsible to make a written record during the first meeting with the AP.

64. For the purposes of grievance redress and resolution, the respective PIUs will also serve as grievance officers. The commune officials will make all reasonable attempts to settle AP issues at the commune level through community consultation. All meetings will be recorded by the commune and resettlement committees and copies will be provided to AHs. Copies of minutes of meetings will be provided to PMU and ADB upon request.

65. A three-stage procedure for redress of grievances is proposed:

- (i) Stage 1: Complaints from AHs are in the first instance lodged verbally or in written form with the District Resettlement Committee (DRC). The complaint will be discussed in an informal meeting with the AP and the DRC. It will be the responsibility of the APC to resolve the issue within 15 days from the date the complaint is received. All meetings will be recorded and copies of the minutes of meetings will be provided to AHs.
- (ii) Stage 2: If no understanding or amicable solution can be reached or if no response is received from APC within 15 days of registering the complaint, the AP can appeal to the City Resettlement Committee (CRC). The AP must lodge the complaint within 30 days of registering the original complaint and must produce documents that support his/her claim. The CRC will provide a decision within 1 month of receiving the appeal.
- (iii) Stage 3: If the AP is not satisfied with the decision of the CRC or in the absence of any response, the AP can appeal to the Provincial People's Committee. The PPC will review and issue a decision on the appeal within 30 days from the day it is received.

66. If the AP is still not satisfied with the decision of PPC or in the absence of any response within the stipulated time, the AP directly may submit his/her case to the court. The procedure described above is consistent with the legal process for resolution of disputes in Viet Nam. However, the country's legal system can be accessed by an AP at any point in time and filing a case to the Court of Law could be done in parallel with accessing the project-level GRM.

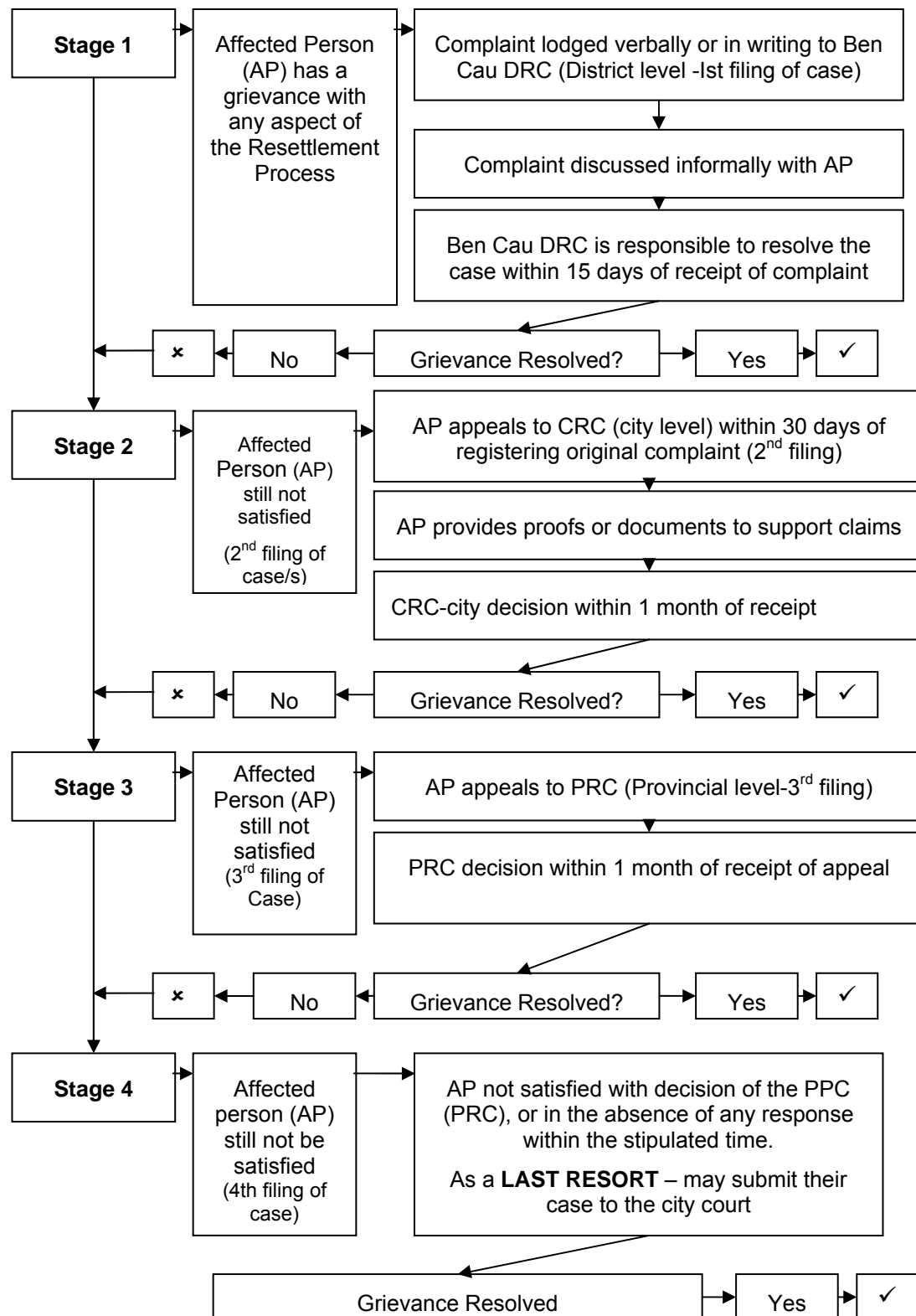
67. The External Monitoring Organization (EMO) will be responsible for checking the procedures for and resolutions of grievances and complaints. The EMO may recommend further

measures to be taken to redress unresolved grievances. The Project Supervising Consultants will provide the necessary training to improve grievance procedures and strategy for the RC staff as and when required.

68. The Executing Agency will shoulder all administrative and legal fees that will be incurred in the resolution of grievances and complaints.

69. It is recognized that, in many cases, AHs may not have the writing skills or are unable to express their grievances verbally, however, AHs are encouraged to seek assistance from the nominated local CBO (such as the Women's Union or Fatherland Front) or NGO or other family members, village heads or community chiefs to have their grievances recorded in writing and to have access to the DMS or other documentation, and to any survey or valuation of assets, to ensure that where disputes do occur all the details have been recorded accurately enabling all parties to be treated fairly. Throughout the grievance redress process, the responsible committee will ensure that the concerned AHs are provided with copies of complaints and decisions or resolutions reached.

### Illustration procedures on grievance redress mechanism





## **CHAPTER VII: LEGAL FRAMEWORK**

### **A. Policy and Legal Framework for Resettlement**

70. 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. In case of discrepancies between the Borrower's laws, regulations, and procedures and ADB's policies and requirements, ADB's policies and requirements will prevail, consistent with Decree No. 131/2006/ND-CP which provides that in case of "discrepancy between any provision in an international treaty on Official Development Assistance, to which the Socialist Republic of Viet Nam is a signatory, and the Vietnamese Law, the provision in the international treaty on ODA shall take precedence" (Article 2, Item 5).

#### **1. Relevant Viet Nameese Legislation**

71. The Constitution of the Socialist Republic of Viet Nam (1992) confirms the right of citizens to own and protect the ownership of a house. In addition, the Government has enacted a number of laws, decrees and regulations that constitute the legal framework for land acquisition, compensation and resettlement. The principal documents include the Land Law No. 13/2003/QH11, providing Viet Nam with a comprehensive land administration law; Decree No. 197/2004/ND-CP, on compensation, rehabilitation and resettlement in the event of land recovery by the State, as amended by Decree No. 17/2006/ND-CP; Decrees No. 188/2004/ND-CP and 123/2007, specifying the methods for land pricing and land price frameworks in the event of land recovery by the State. There is also Decree No. 84/2007/ND-CP, which stipulates issue of LURC, land acquisition, land use right implementation, procedure of compensation, and assistance in the event of land recovery by the state and grievance redress.

72. Other laws, decrees and regulations relevant to land management, land acquisition and resettlement include the Construction Law 16/2003/QH11 on compensation and relocation of people affected by ground clearance for investment projects, Decree 16/2005-ND-CP on the implementation of the Construction Law, Decree 182/2004/ND-CP on penalties for administrative violations in land issues, Decree 198/2004/ND-CP on land use fees.

73. Laws, decrees and decisions relevant to public disclosure of information include Land Law, No. 13/2003/QH11, Article 39, requiring disclosure of information to affected people prior to recovery of agricultural and non-agricultural land of, respectively, 90 and 180 days minimum and Decision 3037/QD-BGTVT, 2003, making the Project Management Unit (PMU) together with the Resettlement Committee responsible for public disclosure through mass media of the Project policies and the extent of site clearance to local people, particularly those that will be affected.

74. Decrees relevant to protection and preservation of cultural property include Decree No. 172/1999/ND-CP, Article 25, requiring that sites currently recognized for cultural and historical preservation and that are situated within the boundaries of waterway safety corridors, should be kept intact according to current legal regulations.

75. Decree 69/2009/ND-CP of 13/8/2009 (Supplementary Regulations Regarding Land Use Planning, Land Pricing, Land Acquisition, Compensation, Assistance and Resettlement) amends Decree No.197/2004/ND-CP, extends eligibility and provides additional entitlements, compensation and assistance over previous legislation.

76. Quang Tri Provincial People's Committee Decision 44/2010/QD-UBND of 19/08/2010 (decision regarding compensation, support and resettlement where the state acquires land in

Quang Tri Province) provides details for the application of compensation, assistance and eligibility regimes set out in Decree 69/2009.

## **2. ADB Safeguard Policy and Requirements**

77. The new ADB Safeguard Policy Statement consolidates three existing safeguard policies: involuntary resettlement (IR), indigenous peoples (IP), and environment. The objectives of the IR policy are to (i) avoid involuntary resettlement, (ii) explore alternatives to avoid, (iii) restore livelihoods and (iv) improve living standards of poor and vulnerable households. The IP policy objectives are to (i) design and implement projects that fosters full respect for IP's identity, dignity, human rights, livelihoods systems, and cultural uniqueness as defined by IP themselves and (ii) ensure that IPs receive culturally appropriate social and economic benefits, do not suffer adverse impacts as a result of projects, and can participate actively in projects that affect them. The policy on environment is discussed in a separate environment report. ADB's Principle on Involuntary Resettlement. The main policy principles of ADB are to:

(i) Screen the project early on to identify past, present, and future involuntary resettlement impact and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impact and risks.

(2) Carry out meaningful consultations with affected persons, host communities, and concerned non-government organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impact and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.

(3) Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.

(4) Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, social and economic integration of resettled persons into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.

(5) Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas, provide them with legal and affordable access to land and resources, and in urban areas, provide them with appropriate income sources and legal and affordable access to adequate housing.

(6) Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain an equal or better income and livelihood status.

(7) Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.

(8) Prepare a resettlement plan elaborating displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.

(9) Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.

(10) Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impact, consider implementing the involuntary resettlement component of the project as a stand-alone operation.

(11) Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.

912) Monitor and assess resettlement outcomes, their impact on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

78. The ADB Policy on Gender and Development (1998) adopts gender mainstreaming as a key strategy for promoting gender equity, and for ensuring that women participate in and that their needs are explicitly addressed in the decision-making process for development activities. The new safeguard policy and requirements also reiterates the importance of including gender issues in the preparation of safeguards documents at all stages to ensure that gender concerns are incorporated, including gender-specific consultation and information disclosure. This includes special attention to guarantee women's assets, property, and land-use rights and restoration/improvement of their living standards; and to ensure that women will receive project benefits. Other policies of the ADB that have bearing on resettlement planning and implementation are the (i) Public Communications Policy (March 2005), and (ii) Accountability Mechanism (2003).

## **B. Reconciliation of Government and ADB Policy on Resettlement**

79. The resettlement and compensation policies for the GMS CTDP are to be in accordance with ADB requirements and laws of the Government of the Socialist Republic of Viet Nam. Under the ADB policy, it is a condition of funding that the Bank's requirements are met in relation to resettlement, compensation and rehabilitation to all AHs as defined in the ADB Safeguard Policy.

80. With the promulgation of Decree 197/2004/ND/CP (3/12/2004) and relevant decrees stated above, the policies and practices of the Government have become more consistent with ADB's social safeguards policies. Nonetheless, provisions and principles adopted in this

Resettlement Planning Document will supersede the provisions of the relevant decrees currently in force in Viet Nam wherever a gap exists, as provided for under Decree 131/2006/ND-CP (November 2006), which regulates the management and use of official development assistance.

81. It should also be noted that as per Decree 197/2004, Article 32, it states "Apart from the supports prescribed in Articles 27, 28, 29, 30 and 31 of this Decree, basing themselves on the local realities, the provincial-level People's Committee presidents shall decide on other supporting measures to stabilize life and production of persons who have land recovered; special cases shall be submitted to the Prime Minister for decision", therefore, if additional gaps not mentioned below are found during RP updating, the required assistance or support will be included in the Updated RP.

82. The differences between the Government's Laws and Decrees and ADB Policy with regard to resettlement and compensation, and how to address these gaps for this Project are shown in the table below.

**Table 7-1: Gaps between National Laws and ADB Policies**

<b>Key Issues</b>	<b>National Laws</b>	<b>ADB' SPS</b>	<b>Project Policy</b>
Definition of Severely Affected Person/s	Decree 69/2009 Article 14(1) If persons who have land recovered by the State meet conditions related to land ownership set out in Article 8 Item 1,2,3,4,5,7,9,10,11 of Decree 197/2004, they shall receive compensation; if they fail to meet all conditions for compensation, the Peoples' Committees of the provinces or centrally run cities shall consider providing such support. Decree 69/2009/ND-CP Article 24(4): Property attached to land which falls into one of the cases prescribed in Clauses 4, 6, 7 and 10 of Article 38 of the Land Law shall not be compensated.	The severely affected households are the ones who are forced to relocate or whose 10% of assets used for production or making benefit are lost.	Means AHs who will (i) lose 10% or more of their total productive landholding and/or assets, (ii) have to relocate; and/or (iii) lose 10% or more of their total income sources due to the Project.
Unregistered businesses.	Decree 69/2009, Article 20(2) states only registered businesses are eligible for assistance. When the land used by a registered economic organization, production household, business household and the business and production must be suspended, the user shall be compensated with 30% (the highest) of the after tax income in one year subject to average income in the last 3 continuous years as certified by the tax department.	In the case of economically displaced persons, regardless of whether or not they are physically displaced, the borrower/client will promptly compensate for the loss of income or livelihood sources at full replacement cost. The borrower/client will also provide assistance such as credit facilities, training, and employment opportunities so that they	Those who are economically displaced, but who are not formally registered (e.g. unregistered businesses, employees without labour contracts) will be assisted as appropriate to ensure that their income sources are restored to at least pre-project levels.  Improve the standards of living of the displaced poor and other vulnerable groups, including women

Key Issues	National Laws	ADB' SPS	Project Policy
		can improve, or at least restore, their income-earning capacity, production levels, and standards of living to pre-displacement levels.	
Compensation of land at replacement cost	Decree 123/2007 amending Decree 188/2004), sets price limits of land and authorizes Provincial Peoples' Committees to set local land prices by establishing ranges for all categories of land and land prices in each category. The price limit would not be allowed to exceed a benchmark price by more than 20 per cent nor undercut the benchmark price by more than 20 per cent. However, in remote, isolated areas, or an area with socio-economically difficult conditions, poor infrastructure, when the actual price of land in the market is lower than minimum price limit in the Decree, the PPC will adjust the specific price to be applied locally and report it to the Ministry of Finance.	All compensation should be made based on the principle of replacement price. This is a method of assets assessment in order to replace the damage based on the current market price, plus other transaction costs such as administration cost, tax, registration cost and ownership. It is necessary to provide a compensation mechanism supporting the affected people to recover their finance at the minimum level which is equivalent to the available level at the time of dispossession, moving or limited using right	Payment for land will be based on the principle of replacement cost.
Houses and structures	Decree 197/2004, Article 18 and 20: Houses and structures constructed prior to land use plans or the right of way announcements will be assisted between 60% - 80% of replacement cost. Houses and structures constructed after land use plans or the right of way announcements will be provided assistance on case – by – case basis.	Compensate all affected persons, including those without title to land, for all of their losses at replacement cost.. All project affected persons will be entitled to compensation irrespective of the legal status in both rural and urban areas	Compensation for the buildings, regardless of ownership situation, will be made based on replacement cost.
Articles regarding resettlement assistance	Article 28-29 - Decree No. 187/2004: The affected people whose over 30% of productive land is lost can be provided with assistance in order to have stable life and training / employment. Decree 17/2006 also have this article and long term support for the poor (at least three years and maximum of 10	It is necessary to apply resettlement support for the affected people whose 10% or more of effectively income-generating asset is lost and / or is removed. Focusing on strategies to avoid further impoverishment and create new opportunities to improve the condition of	The resettlement assistance will be applied for those whose 10% or more of effectively income-generating assets is lost, for those who are forced to relocate, and the households of the poor and vulnerable group.

Key Issues	National Laws	ADB' SPS	Project Policy
	years)	the poor and the vulnerable.	
Unregistered businesses.	Decree 69/2009, Article 20(2) states only registered businesses are eligible for assistance. When the land used by a registered economic organization, production household, business household and the business and production must be suspended, the user shall be compensated with 30% (the highest) of the after tax income in one year subject to average income in the last 3 continuous years as certified by the tax department.	In the case of economically displaced persons, regardless of whether or not they are physically displaced, the borrower/client will promptly compensate for the loss of income or livelihood sources at full replacement cost. The borrower/client will also provide assistance such as credit facilities, training, and employment opportunities so that they can improve, or at least restore, their income-earning capacity, production levels, and standards of living to pre-displacement levels.	Those who are economically displaced, but who are not formally registered (e.g. unregistered businesses, employees without labour contracts) will be compensated based on replacement value on loss of assets to ensure that their income sources are restored to at least pre-project levels.  Improve the standards of living of the displaced poor and other vulnerable groups, including women
Entity that conducts the valuation of acquired assets	Provincial and cities people's committee under central authority will establish specific land prices based on the principles stated in clause 1, Article 56, Land Law.  Qualified organizations may provide consultancy on land prices (Article 57, Land Law)	Qualified and experienced experts will undertake the valuation of acquired assets	A qualified appraiser will be engaged to conduct replacement cost surveys for the project which will be used as input by the District Compensation Boards for determining compensation amounts for PPC approval.

### C. Project Policies

83. The Project will follow the principles of ADB safeguard policy.

- a) Involuntary resettlement and impacts on land, structures and other fixed assets will be minimized where possible by exploring all alternative options.
- b) Compensation will be based on the principle of replacement cost at the time of compensation.
- c) Displaced persons (AHs) without title or any recognisable legal rights to land are eligible for resettlement assistance and compensation for non-land assets at replacement cost.
- d) Meaningful consultation will be carried out with the AHs, indigenous households, affected communities and concerned groups and ensure participation from planning up to implementation. The comments and suggestions of AHs and communities will be taken into account.
- e) The draft, final and any updates on the RP will be disclosed to AHs households in a form and language(s) understandable to them prior to submission to ADB.

- f) Resettlement identification, planning and management will ensure that gender concerns are incorporated.
- g) Special measures will be incorporated in the resettlement plan to protect socially and economically vulnerable groups such as indigenous households, households headed by women, children, disabled, the elderly, landless and people living below the generally accepted poverty line.
- h) Existing cultural and religious practices will be respected and, to the maximum extent practical, preserved.
- i) Culturally appropriate and gender-sensitive social impact assessment and monitoring will be carried out in various stages of the project.

#### **D. Principles for Valuation**

84. All compensation will be based on the principle of replacement cost. Replacement cost is the amount calculated before displacement which is needed to replace an affected asset without deduction for taxes and/or costs of transaction as follows:

- a) Productive Land (agricultural, aquaculture, garden and forest) based on actual current market prices that reflect recent land sales in the area, and in the absence of such recent sales, based on recent sales in comparable locations with comparable attributes, fees and taxes for LURC or in the absence of such sales, based on productive value.
- b) Residential land based on actual current market prices that reflect recent land sales, and in the absence of such recent land sales, based on prices of recent sales in comparable locations with comparable attributes; fees and taxes for LURC.
- c) Houses and other related structures based on actual current market prices of materials and labour without depreciation or deduction for salvaged building materials.
- d) Annual crops equivalent to current market value of crops at the time of compensation.

### **CHAPTER VIII: ENTITLEMENTS, ASSISTANCE AND BENEFITS**

85. The project entitlements developed and presented in the entitlement matrix below correspond to the impacts identified during the census and inventory of losses. Entitlements adopted are based on Government Decisions, and ADB Social Safeguard policies. It should be noted that these entitlements may be enhanced, as necessary, following the conduct of DMS and consultation with AHs to ensure that losses are restored, if not improved.

86. Entitlements for each type of AHs are based on the types and levels of losses. The entitlements also provide various measures aimed at providing opportunities for AHs to obtain development benefits from the project as well as assisting vulnerable AHs to improve their living standards. The Entitlement Matrix for the Project is shown in the table below. Unit rates presented in the RP and Entitlement Matrix are applicable at the time of document preparation and will be reviewed during updating of the Resettlement Plan, to ensure they are equivalent to replacement cost at the time of compensation.

**Table 8-1: Entitlement Matrix**

Item	Type of Loss	Application	Entitled Persons	Compensation Policy	Implementation Issues
1	Loss of land	<p>Productive land - partially or fully affected, permanent loss of land</p> <p>(i) Includes agricultural, orchard land and garden land)</p> <p>Agricultural land</p> <p>Garden</p>	<p>a. Owners with LURC, eligible to acquire LURC according to Government regulations, or otherwise legalizable under Government regulations.</p> <p>215 AHs</p> <p>394AHs</p>	<p>Cash compensation for acquired land at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs);</p> <p>Assistance equivalent to 30-70% of the value of land (at replacement cost) in the locality of the affected land. The maximum area that may be thus be calculated for this assistance is not to be larger than 1.5 -2 times the land allocation limit in the local area. [Decree 69/2009(21)]</p> <p>If loss is equivalent to 10% or more of total agricultural land: assistance for livelihood restoration programs;</p>	<p>If the area of the remaining land is no longer viable, (less than 60% of land holdings) and if the AH so agrees, then the remaining portion of land will be acquired according to the project's compensation/ assistance regime.</p> <p>If AHs have existing payable dues or outstanding financial obligations to the state related to affected land from land compensation.</p>
			b. User with lease or temporary rights	<p>Compensation for non-land assets (crops, trees structures.</p> <p>If the AH is classified as poor and they directly use the land they are entitled to receive cash assistance as per PPC Decision.</p>	DRC/CRC will determine the value of investments on the affected land in consultation with the AH.
			c. Non-titled user	<p>Compensation for non-land assets (crops, trees structures.</p> <p>If the AHs is classified as poor and directly use the land they are entitled to receive cash assistance as per PPC decision.</p>	
2	Loss of land	<p>Residential land – fully or partially affected , - permanent</p> <p>(i) partial land - where remaining land is sufficient to rebuild a house</p> <p>(ii) full - Requiring relocation</p>	<p>a. Owners with LURC, eligible to acquire LURC according to Government regulations, or otherwise legalizable under Government regulations.</p> <p>348 AHs</p> <p>13 AHs</p>	<p>Cash compensation for the portion to be acquired permanently at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, and administration costs).</p> <p>Lot development grant</p> <p>Those entitled to receive a resettlement lot, but choose not to receive such shall receive a lot infrastructure development grant as per relevant provincial decision, not less than VND 45 million per resettlement lot that they would have otherwise been entitled to.</p> <p>For allowances associated with</p>	Where the entitlement for number of lots granted is less than the actual number of households of an extended family living separately on the acquired land, consideration will be given to grant priority access of remaining households to purchase resettlement plots and facilitate suitable payment arrangements as needed.



				<p>relocation of house, see item 8 below</p> <p>Assistance for livelihood restoration programs.</p>	<p>The allocation of resettlement lots will take account of the needs of extended families to be co-located. In this regard special attention will be paid to the elderly residing separately, female headed households and vulnerable AHs.</p>
3	Loss of structure	<p>Residential , business and secondary structures - partially or fully affected</p> <p>(i)partial main house</p> <p>(ii) full main house Requiring relocation</p> <p>(ii) secondary structures</p>	<p>Owner of structures regardless of tenure status</p> <p>35 AHs</p> <p>13 AHs</p> <p>149 AHs</p>	<p>Fully affected: Cash compensation at replacement cost equivalent to current market prices of structures without depreciation or deductions for salvaged building materials for the affected portion at the time of compensation.</p> <p>Partially affected: Cash compensation for the portion of structures lost plus repair compensation equivalent to the actual cost of repair (materials and labour).</p> <p>For allowances, see item below</p>	
4	Loss of income	Registered /or unregistered business	<p>Owners of registered business</p> <p>1 AHs</p>	<p>Cash assistance equivalent to 30% taxable yearly income deductible by tax, calculated based on the average income for the last three years, certified by the tax office</p>	
5	Loss of income	<p>Total or partial loss on agricultural land for farming</p> <p>(i) less than 10% of productive land</p>	<p>Owners of agricultural land engaged in farming</p> <p>216 AHs</p>	<p>Cash compensation equivalent to annual yield based on current market value of crops/aquaculture products at the time of compensation</p>	<p>AHs not eligible for stabilization allowance, income restoration allowance, and vocational training assistance as land to be acquired is less than 10% of total land holdings.</p>
6	Loss of crops and trees	<p>Loss or damage to assets</p> <p>Trees</p> <p>Crops</p>	<p>Owners regardless of tenure status</p> <p>140 AHs</p> <p>215</p>	<p>Annual crops and aquaculture products, cash compensation equivalent to annual yield based on current market value of crops/aquaculture products at the time of compensation;</p> <p>For perennial crops trees, cash</p>	<p>AHs have the right to use salvageable trees.</p> <p>AHs will be given 3 months notice prior to land acquisition.</p> <p>AHs will receive cash compensation based</p>

				<p>compensation at replacement cost equivalent to current market value given the type, age and productive value (future production) at the time of compensation.</p> <p>Timber trees based on diameter at breast height at current market value.</p>	on market cost of ripened crops/fruit for any unharvested crops that were planted prior to the land acquisition announcement.
Transitional Assistance and Allowances					
8	Loss of housing structure	Severe impacts on house	<p>Relocating households regardless of tenure status</p> <p>13 AHs</p>	<p>1. Transport allowance as follows:</p> <p>Cash allowance sufficient for the transport of household effects to the new residences to be not less than the following:</p> <p>Those relocating within the province: VND 5,000,000 per household;</p> <p>Those relocating outside Tay Ninh Province: VND 10 million per household</p> <p>2. Stabilization assistance</p> <p>Cash grant stabilization assistance allowance to support the household during the period of transition while establishing a new house to be not less than the following:</p> <p>-Those required to relocate: cash allowance equivalent to 30kg of rice per household member for a period of 6 months.</p> <p>-Those relocating on the same land lot: cash allowance equivalent to 30kg of rice per household member for a period of 3 months</p> <p>3. Rental assistance</p> <p>For those without alternative accommodation and are: (a) Awaiting for resettlement land/house at a resettlement site; and (b) Awaiting finalization of construction of replacement house not on a resettlement site</p> <p>Shall receive the following amounts for a period of 12 months:</p> <p>Urban areas: VND 800,000/month;</p> <p>Rural areas: VND 600,000/month</p> <p>For AHs (a) and (b) if after 6 months the resettlement house is still not ready or for AHs who are still temporarily displaced extended rental allowances will be granted as</p>	Transport allowance to be provided to AHs displaced from rented accommodation and those temporarily displaced from owned residential accommodation in addition to those permanently displaced from owned accommodation.

				<p>needed.</p> <p>(c) Relocating from rental accommodation:</p> <p>Shall receive stabilization assistance equivalent to 30kg of rice per household member for a period of 6 months.</p> <p>4. Vocational training and income restoration</p> <p>Household members whose livelihoods are impacted due to relocation are entitled to participate in livelihood restoration programs including:</p> <p>any one vocational training course within the province free of charge;</p> <p>Income restoration programs sponsored under the project.</p>	
	Loss of Income/ livelihood due to relocation of business	Severe impacts on businesses	AHs losing business Income  1 AHs	<p>Business Transport allowance</p> <p>To transport business equipment/ inventory. For businesses operating from fixed space, the amount of allowance will not be less than that for relocating households.</p> <p>Business stabilization allowance</p> <p>For registered businesses: cash assistance equivalent to 30% of 1 year after tax income, calculated according to the average level of the previous three years certified by the tax office.</p> <p>For non-registered businesses: cash assistance equivalent to the minimum wage for a period of 4 months.</p> <p>Business rental assistance</p> <p>Affected businesses renting business premises will be entitled to cash assistance equivalent to 6 months rent.</p> <p>Vocational training and income restoration</p> <p>All owners/partners of the affected business (registered or non-registered) are entitled to participate in:</p> <p>any one vocational training course within the province free of charge;</p> <p>Income restoration programs sponsored under the project.</p>	Affected business owners may nominate an immediate family member of working age to participate in vocational training in lieu of themselves.

9	Special Assistance				
	Poor and vulnerable households.	Loss of land and non-land assets and relocation.	Affected vulnerable groups regardless of severity of impacts  12 AHs	<p>Special allowance</p> <p>Poor households shall receive a grant of VND 7 million as per PPC Decision.</p> <p>Other vulnerable households as well as female headed households as defined in the RP shall also receive a grant of VND 7 million.</p> <p>House upgrade assistance</p> <p>Vulnerable households and female headed households with less than a category IV house or who are compensated for a house of less than category IV shall receive additional assistance to enable them to upgrade their house to category IV standard.</p> <p>Disabled APs shall receive assistance to upgrade their houses and provide for appropriate accessibility (e.g. wheelchair access).</p> <p>Vocational training and income restoration</p> <p>In addition to other income restoration entitlements mentioned elsewhere vulnerable and female headed households will be entitled to:</p> <p>One additional vocational training course per household member within the province free of charge;</p> <p>Additional income restoration program assistance sponsored under the project.</p> <p>Others</p> <p>Special assistance will be provided to vulnerable families with social allowance (poor families, soldiers, war heroes, war invalids, etc) as per provincial policies in addition to the above entitlements.</p>	<p>The floor area of house to be thus upgraded from category V to category IV is 60m2 per AHS household.</p> <p>Design of replacement houses provided to elderly AHs or AHs with disability is to take account of accessibility needs (e.g. minimizing steps and provision of ramp access) for any unanticipated impacts during construction.</p>
10	Unforeseen Impact			Appropriate mitigation measures and same entitlement as above will be applied to new AHs that will emerge due to changes on scope of work.	Compensation will not apply to new occupants after the cut-off date

## CHAPTER IX: RELOCATION OF HOUSING AND SETTLEMENTS

### Relocation Options

87. In consultation with the District Resettlement Committee of Houg Hoa, the 13 AHs will be provided with cash compensation as the prevailing resettlement site is not yet developed.

88. During the conduct of the IOL, the 13 households expressed their preference also for cash compensation so they can establish back their dwelling units in their preferred site.

### Transitional Relocation Assistance

89. Relocating AHs will be provided with several forms of transitional relocation assistance including:

#### (i) Transport Allowance

90. Relocating households will receive a transport allowance to enable relocation of moveable assets. The allowance varies according to floor area of affected house, and depending on location (rebuilding on remaining portion of affected land, to another location within the province or to another province. The rates are set out below:

- a) Those relocating within Quang Tri Province: VND 5 million per household
- b) Those relocating outside Quang Tri Province: VND 10 million per household

#### (ii) Stabilization Allowance

91. AHs will receive a stabilization allowance to offset the disruption to income earning capacity associated with the time required to resettle in another location. The stabilization allowance is based on the number of household members and whether the household is required to relocate to another area or can rebuild on remaining affected land. The cash allowance is equivalent to 30kg of rice per household member for a period of 6 months (if relocating to another location) or 3 months (if rebuilding on the remaining portion of affected land).

#### (iii) Lot Development Grant

92. AHs that will opt for self-relocation are entitled to receive a lot development grant<sup>2</sup> based on the PPC decision. The grant is aimed at assisting AHs with the costs of site preparation (levelling, etc) as well as ensuring access to basic services such as water and electricity that would have otherwise been provided at a resettlement site.

#### (iv) Rental Assistance

93. The timing of provision of compensation and resettlement assistance should enable a smooth as possible transition to the temporary accommodation, or transit center. However, in the event that transit center is not ready at implementation stage, (despite sufficient advance notice, provision of compensation as well as best efforts by the AHs to secure replacement of

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<sup>2</sup> The Lot Development Grant is also referred to as “infrastructure development assistance” in the PPC decision.

housing) rental assistance and assistance to find rental accommodation will be provided for the interim period while awaiting the transit center or temporary accommodation.

(v) **Other Allowances**

94. This includes removal cost of fixed assets during demolition and repair costs of damaged assets.

## CHAPTER X: INCOME RESTORATION AND REHABILITATION

### A. Impacts and Risks to Livelihoods

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

96. The most severely impacted categories of livelihoods are agricultural related. The SES survey indicates that agricultural related activities comprise 70% in urban roads and 85.5 in solid waste management. The 216 AHs have been included in the transitional allowance and are recommended for training on alternate job for income restoration. replace

### B. Eligibility Criteria for Income Restoration and Rehabilitation

97. The eligibility for income restoration and rehabilitation shall apply to the following categories of AHs.

38 AHs who will experience involuntary resettlement

21 AHs considered as vulnerable households.

181 AHs losing agricultural land (less than 10%)

35 AHs losing forestry land

### C. Income Restoration Measures

98. The policy of Vietnam has specified assistance for income restoration rehabilitation assistance for severely affected households which include the following assistance and rehabilitation measures.

Category of households	Affected	Income Restoration Measures
(a) AHs losing house and residential land - 38 AHs (/152 APs)		<ul style="list-style-type: none"> <li>Stabilization allowance (income support) for 6-24 months</li> </ul>
(b) Vulnerable households -21 AHs (84 APs)		<ul style="list-style-type: none"> <li>Relocation allowance</li> </ul>
(c) AHs losing agricultural land less than 10%-181 AHs (724 APs)		<ul style="list-style-type: none"> <li>Income restoration allowance (equivalent to 3 times the PPC value of affected land)</li> <li>Vocational training entitlements</li> </ul>
(d) AHs losing forestry land-		

35 AHs ( 140 APs)

#### **D. Description on type of Assistance**

- **Transitional Stabilization Assistance**

99. The 38 economically displaced households will be provided with transitional assistance to offset potential losses in income while they make the transition to alternative livelihoods. AHs losing productive land including those who will loss less than 10% will be provided with a stabilization allowance in the form of a cash allowance equivalent to 30kg of rice per household member for periods of 3 to 24 months based on the severity of impact and whether or not they need to relocate. Other AHs experiencing loss of non-land based income sources are entitled to receive an income substitution allowance equivalent to 30% of average annual income (for businesses with tax receipts) and 6 months net wage (for affected employees). The level of assistance for businesses (minus tax receipts) and employees without labor contracts will be based on the minimum wage.

- Relocation allowance

100. The 38 AHs that will be displaced will receive a relocation allowance of VND3,000,000 per household to assist them in their new location. During transition, when AHs are not yet able to find a suitable place to settle, and may require transit dwelling, a house rental allowance of VND 600,000 will be provided per AHs for up to 6 months.

- Vocational skills training

101. Although the IOL shows that there are AHs that will not lose more than 10% of land, relocating AHs experiencing impacts on livelihoods and displaced employees will be entitled to participate in one short term vocational training course (up to 6 months) free of charge. The main State provider of vocational training is the Provincial Department of Labor, War Invalids and Social Affairs (DOLISA). DOLISA's training programs consist of three main forms of vocational training consisting of (i) regular training programs at vocational training centers (short courses of up to 3 months as well as long courses of up to two years); (ii) industry specific training programs geared towards specific needs of local industries to support their recruitment intakes; and (iii) outreach rural training programs targeted to the needs and capacities of trainees in rural communities (such as cottage based livelihoods, light industry, basic mechanics, etc). The Women's Union is also a frequent service provider of vocational training (principally for women) based around specially funded programs they identify as priority needs of women.

#### **E. Other forms of assistance**

##### **(i) Priority employment for skilled AHs in the Project**

102. The income restoration and rehabilitation activities shall consider ways to provide short-term income support through work employment of skilled labor with priority assistance to affected households. The Project will ensure provision of employment support during construction and project operation. Coordination efforts with the PMU need to be done to identify skilled members to be accommodated in the projects' labor requirement. Some of possible area of work could be in construction, or in operations and maintenance. The Project



will specify labor contract with the contractors to absorb some skilled workers from AHs, with provision of including female members as well.

(ii) Micro finance fund

103. A micro-finance fund will be established as part of the project's income restoration strategy. The estimation of the size of the seed fund is based on the number of persons with severely affected non-farm livelihoods multiplied by nominal amount of VND 10,000,000 per person thus affected. Agricultural related livelihood such as farming has not been used in estimating the size of the seed fund as households with affected land will receive a significant income restoration allowance under Decree 69/2009. The micro-finance fund will be administered by the Social Policy Bank of Quang Tri Province and overall management will fall under the responsibility of the Quang Tri Department of Labor, War Invalids & Social Affairs. Unused funds allocated under the resettlement budget for vocational training will be added to the micro-finance fund. The fund will remain with the Social Policy Bank after the completion of implementation of the resettlement plan to be applied for social programs as per PPC policy. Economically displaced AHs will be entitled to borrow small loans (VND 5 – 10 million) for productive purposes from the Social Policy Bank at low interest rate.

(iii) Agricultural development fund

104. An agricultural development program will be established especially targeting farmers who remain in the project area and whose lands are partially affected. The agricultural development program will provide support for extension programs that will enable affected farmers to increase productivity from smaller productive land areas. One such program identified in the preparation of the resettlement plan is the development of vegetable production. Safe vegetables cultivation provides an opportunity to significantly increase farm profitability. The program will establish model farms in each commune; provide equipment for vegetable processing, training for local agricultural technicians and farmers, and establishment of voluntary cooperatives to enable certification and marketing. Safe vegetable production is one of Quang Tri Department of Agriculture and Rural Development (DARD) priority areas of interest. Based on consultations with households engaged in farming households in December 2010 this was the preferred option for farming livelihood restoration. The program would primarily be implemented by DARD (as an extension of their on-going program) with intermittent support from national specialists in the field of agricultural marketing and extension. This program would also facilitate the distribution of project benefits to the local communities by providing them with tangible and immediate benefits from improved transportation and market access. Currently Ho Chi Minh City is the largest market for clean vegetables which demand a premium price when properly certified and marketed.

(iv) Special Measures to Support Vulnerable Groups

105. Vulnerable AHs will be entitled to participate in one additional training course. They will be considered for priority to re-borrow small loans from the Social Policy Bank once they have repaid initial loans.

## **CHAPTER XI: RESETTLEMENT BUDGET AND FINANCING PLAN**

### **A. Funding Source**

106. The funds to be used for land acquisition, compensation for housing, asset and other related costs will be sourced out from ADB -ADF budget.

### **B. Replacement Cost Survey**

#### **(iii) Principles**

107. Replacement cost is the amount needed to replace for the affected assets without deduction for taxes and/or costs of transaction and as follows:

- Productive Land (agricultural, aquaculture, garden and forest) based on current market prices that reflect recent land sales in the project area or, in the absence of such recent sales, based on recent sales in adjacent or other locations with comparable attributes, or in the absence of such sales, based on productive value;
- Residential land based on current market prices that reflect recent land sales or, in the absence of such recent land sales, based on prices of recent sales in other locations with comparable attributes;
- Houses and other fixed structures based on current market prices of materials and labor without depreciation nor deduction for salvaged building materials;
- Annual crops equivalent to the prevailing market value of crops at the time of compensation;
- Perennial crops, cash compensation equivalent to their current market value given the type, age and productive value (future production) at the time of compensation.
- Timber trees based on the type and breast height at current market prices.

#### **(iv) Process and Survey Methodology**

108. The methodology for determining the replacement values made use of comparison between the results of survey carried out on project localities with participation from the local communes, and the compensation unit costs enacted by Quang Tri province.

109. Desk study and reference on the national legal directives on compensation principles when the GoV acquires land for the purposes of national, defense, public works and economic developments were reviewed. These included policies such as Land law 2003; Decrees No. 197/2004/ND-CP; 123/2007/ND-CP; amending Decree No.188/2004/ND-CP, dated 16 November 2004; Circulars 116 and 114/2004 of MOF; Decree 44/2010/QĐ-UBND dated 19 August 2010 and Decree 64/2009/QĐ-UBND dated on 16 December 2009 on price determination method and price frame for different kinds of land as well as the policies on compensation and resettlement assistance of Quang Tri province. The following participatory process in the conduct of replacement cost was done:

- Meetings with stakeholders such as DOF of Moc Bai city, Quang Tri province to discuss about the legal framework, principle, methodologies and process which the province applied to determine for the unit cost of assets (land and non-land assets). The team also interviewed and obtained the comments from the above mentioned departments of the province and districts about the current costs which are currently used to compensate for the project affected persons in the province.

- Interview with local (provincial, district and commune) officials, local people on the current market rates of land in the project area (in the affected communes) as per record of recent sale transactions. If there is no or not active market for non-residential land in the project communes, reference was made on other project in the project area.
- Based on the above approach, the proposed unit cost for compensation of fixed assets (land, structures, and perennial and annual crops) that would be affected by the project was established.

### C. Resettlement Budget Estimate

110. The resettlement budget is estimated at VND 27.8 Billion equivalent to approximately USD1.3 million.

111. The table below summarizes the resettlement budget estimate. The structure of the budget corresponds to specified benefits as reflected in the Entitlement Matrix. Detailed budget estimates are set out in the Appendix to this RP.

**Table 11-1: Resettlement Budget Estimate – Lao Bao**

NO	Items	No. HHs	Description	Amount
<b>A</b>	<b>Land</b>		<b>Attachment 1</b>	<b>10,420,665,178</b>
	Residential Land	348		5,773,787,400
	Garden Land	394		3,168,514,118
	Agricultural Land	215		1,478,363,660
<b>B</b>	<b>Assets/Structures</b>		<b>Attachment 2.1</b>	<b>4,608,105,600</b>
1	Housing (m2)	48		3,196,929,600
2	Breeding Facilities (m2)	11		35,340,000
3	Auxiliaries (m2)	21		157,746,000
4	Brick Wall (m)	23		1,125,600,000
5	Yard (m2)	28		71,250,000
6	Gate (unit)	18		21,240,000
<b>C</b>	<b>Crop and Trees</b>		<b>Attachment 2.2</b>	<b>3,139,522,859</b>
1	Tree	140	2,560 hills	298,020,000
2	Crop (Paddy)	215	258,644m2	2,841,502,859
<b>D</b>	<b>Income Restoration</b>			<b>4,864,190,980</b>
1	Relocation Allowance	13	3,000,000 VND per HH	39,000,000
2	Life stabilization Allowance	13	30kg rice/person/months x 6 months	216,000,000
3	Transitional Allowance for agri. Land	181	36,000 VND per m2	1,719,328,980
	Transitional Allowance for forestry Land	35	10,500 VND per m2	2,715,762,000
4	House Renting for Relocated HHs	13	600,000 VND per main HH x 6 months	46,800,000
5	Assistance for Vulnerable HHs	12	4,000,000 VND per HH	48,000,000
6	Other Allowances	13	3,100,000 VND per HH	40,300,000
7	Bonus for hand over the land on time	13	3,000,000 VND per HH	39,000,000

	<b>Sub-Total 1</b>		<b>E=A+B+C+D</b>	<b>23,032,484,617</b>
<b>F</b>	<b>Management Cost</b>			<b>2,303,248,462</b>
1	EMA (5%)		5%*E	1,151,624,231
2	Administrative cost (5%)		5%*E	1,151,624,231
<b>G</b>	<b>Sub-Total 2</b>		<b>G=E+F</b>	<b>25,335,733,078</b>
<b>H</b>	Contingency (10%)		10%*G	2,533,573,308
<b>I</b>	<b>Total in VND</b>		<b>I = H + G</b>	<b>27,869,306,386</b>
<b>J</b>	<b>Total in US \$</b>			<b>1,359,512</b>

112. All costs for land, structures and crops are based on the results of the Replacement Cost Study conducted in November 2011. The basis and assumptions of all other costs are presented in Appendix A (Detailed Resettlement Budget).

## **CHAPTER XII: INSTITUTIONAL ARRANGEMENTS**

### **A. The Project Steering Committee**

113. The Provincial People's Committee of Quang Tri (PPC) is the executing agency (EA) and will oversee all subproject activities including the RPs. The Department of Planning and Investment is the Implementing Agency

### **B. Project Management Unit**

114. Under the IA, a Project Management Unit (PMU) will be established by the EA. PMU will take a very active role in the preparation and implementation of the Project, including RP supervision. The PMU will provide technical assistance to the local administrative authorities, regarding resettlement planning and implementation. Together with the Project Supervision Consultants, one social/ resettlement specialist will be employed full time on the project during resettlement preparation and implementation stages. The PMU will work closely with the administrative authorities and concerned departments by providing technical plans, designs and project activities and schedule of the proposed project in order for all parties to identify and minimize the potential effects on land and people and to make sure that all RP activities are properly addressed and implemented prior to construction activities. The PMU will be responsible for the preparation of quarterly resettlement progress reports.

### **C. Resettlement Committee**

115. A District Resettlement Committee (RC) will be established under the Huong Hoa District People's Committee. The composition of the DRC will be determined by the Quang Tri Province People's Committee after the project loan is approved. The role of the DRC will include the following: (i) coordinate and manage resettlement activities with PMU-MB, and commune People's Committees; (ii) verify census and oversee conduct of the detailed measurement survey; (iii) carry out consultation and disclosure activities, (iv) develop and implement income restoration programs; (v) along with the relevant local administrative authorities, carry out timely delivery of compensation payment and other entitlements to affected persons; and (vi) act as members of the grievance redress committee.

116. With respect to implementation of compensation arrangements, the RC will work closely with local Commune People's Committees to achieve the following:

- Prepare individual "AP Compensation Forms" which detail all types of losses with its corresponding established compensation rates. This will also include all types of relocation and rehabilitation assistance.
- Inform APs regarding payment schedule at least two (2) weeks in advance.
- Present proposed compensation amounts to APs and explain in detail the AP's rights and entitlements based on Project policies and explain how compensation amounts were calculated.
- If compensation payments are acceptable to AHs, process payment and inform AHs of exact date of release of payment.
- Effect compensation payment. Copies of compensation payment documents will be provided to AHs. Copies will also be provided to Project Supervision Consultants and external agency for monitoring and reporting.

- Prepare and update regularly a database and lists of AHs, including information regarding disbursement dates for monitoring purposes.
- Issue advance notification for land clearance upon receipt of compensation by AHs.

#### **D. Local Administrative Authorities**

117. The concerned local administrative authorities play a very important role in the planning and implementation of resettlement-related activities. These include the local Peoples Committee at the commune or heads of villages and wards. Their roles and responsibilities are to:

- Coordinate and work closely with the concerned stakeholders in relation to the conduct of consultation, census and DMS and other resettlement-related activities;
- Act as members of grievance officers and ensure that grievance are resolved;
- Assist AHs during the negotiation and compensation process;
- Involve the local-based organizations to carry out the RP activities;
- Certify the list of AHs and sign compensation documents; and
- Monitor and register new settlers in the area. The local authorities will be responsible for informing residents and new settlers not to construct houses/structures in the areas where there will be improvement/ construction.

#### **E. Local Mass Organizations**

118. Mass organizations relevant and responsive to the varying needs of AHs will be tapped to participate in the development and implementation of assistance measures for AHs. These include mass organizations in Viet Nam such as community based organizations (CBOs). Fatherland Front, Women's Union, Farmer's Union and other organizations operating in the project areas. Their specific tasks are to:

- Provide appropriate training for livelihood to AHs in coordination with other relevant agencies.
- Coordinate other support and assistance to agricultural related inputs and training to assist AHs in farming, or other income generating activities
- Assist in linkage social welfare program that will benefit affected households.

#### **F. Project Implementation Support Consultants**

119. The project supervision consultants will include one international resettlement specialist and at least one local resettlement specialist on an intermittent basis to assist and supervise all social and resettlement-related activities. Their responsibilities include the following:

- Work closely with the PMU, Centre for Development of Land and Housing, local authorities and resettlement committees at all levels on all resettlement-related activities;
- Assist in the conduct of the information campaigns and community participation;
- Assist in the verification of census, inventory of losses and detailed measurement

survey activities;

- Check the accuracy of the AP database prepared and provide improvements if necessary;
- Assist in the preparation of an updated RP;
- Assist and improve, if necessary, procedures for the coordination of resettlement and compensation activities;
- Ensure that grievances are addressed promptly and properly;
- Establish and implement liaison mechanisms to ensure proper technical and logistical support to PMU, local administrative authorities, resettlement committees and concerned government departments;
- Establish and implement procedures for ongoing internal monitoring;
- Design and deliver capacity development activities for all relevant agencies, as needed, in the areas of ADB resettlement policy; participation and communication; gender and development; and livelihood restoration.

## **CHAPTER XIII: IMPLEMENTATION SCHEDULE**

### **A. Resettlement Plan Updating and Implementation**

#### **a) Establishment of Compensation Committees**

120. A Resettlement Committee (RC) will be established under the Provincial People's Committee and/or under each People's Committee at the level of City/District in each of the sub-project areas following approval of the project loan. Details related to the establishment and composition will be determined by the Quang Tri Province People's Committee after the project loan is approved.

121. Resettlement implementation (i.e., disbursement of payment to AHs, land clearance and relocation of AHs) can only commence once the updated RP has been reviewed and approved by ADB.

#### **b) Conduct of Detailed Measurement Survey**

122. The conduct of the updated Census and Detailed Measurement Survey (DMS) will be undertaken following the final design. The DMS data, together with the results of the replacement cost study as reviewed and approved by the EA, will be the basis for preparation of the Compensation Plan.

123. At the time of DMS activities, all AHs are required to submit copies of LURCs or any legal papers to assist RC in the preparation of the Compensation Plan. All DMS forms are to be reviewed and signed by AHs. AHs will be informed of their right to note any objections to the DMS assessment on the form.

124. The official list of AHs, their losses, and corresponding payments due will be disclosed to the affected people.

125. A new socio-economic survey will be carried out if RP updating does not commence within two years as demographic and socio-economic factors may change significantly. It will cover 20% of severely affected households.

126. During the DMS, data collection will incorporate criteria to identify vulnerable persons beyond those who fall below the official poverty level. Such other vulnerable groups would include female headed households (especially those with high dependency ratios, those with low incomes and those whose livelihoods are affected), elderly residing alone, disabled and landless households.

#### **c) Conduct of Replacement Cost Study**

127. A private appraiser, external to the implementation institutions, will be engaged by the PMU and/or EA to carry out replacement cost survey for land and non-land assets. The said appraiser will undertake its activity in parallel with the DMS activities. The RCS report will be submitted to the PMU, EA and Project Supervision Consultants.

### **B. Indicative Implementation Schedule**

128. The RP will be updated following detailed project design. All resettlement activities will be coordinated with the civil works schedule. Land acquisition and relocation of affected households cannot commence until the updated RP has been reviewed and approved by ADB. The EA will not allow construction activities in affected sites until all resettlement activities have been satisfactorily completed, agreed rehabilitation assistance is in place, and that the site is



free of all encumbrances. It is estimated that compensation and relocation of households will be completed in the first two years of project implementation.

**Table 13-1: Indicative Implementation Schedule**

<b>Land Acquisition and Resettlement Activities</b>	<b>Starting Date</b>	<b>Completion Date</b>
<b>RP Updating</b>		
Establish Resettlement Committee	Month 1	Month 1
Mobilize Project Supervision Consultants (resettlement)	Month 1	Month 1
Carry out necessary training/capacity building to RC and PIU	Month 1	Month 1
Engage external monitor	Month 1	Month 1
Conduct of land availability survey	Month 1	Month 2
Coordination and confirmation with Quang Tri PC on space availability in the designated resettlement sites	Month 1	Month 2
Conduct public consultations (throughout RP Updating and implementation)	Month 1	Month 18
Conduct DMS based on detailed design	Month 2	Month 4
Mobilize private appraiser to carry out replacement cost survey*	Month 3	Month 4
Consult AHs on project impact, entitlements and final options grievance redress and conduct of grievance redress	Month 4	Month 4
Prepare Updated RP	Month 4	Month 5
Disclose the draft Updated RP and consult AHs and stakeholders.	Month 5	Month 5
Finalize the RP incorporating comments of AHs	Month 5	Month 5
Submit to ADB for review	Month 5	Month 5
Review and approval of Updated RP by ADB	Month 5	Month 6
Disclose approved Updated RP to AHs and Uploading on ADB website	Month 6	Month 6
Submission of internal and external monitoring reports	semi-annual	semi annual
<b>RP Implementation</b>		
Disbursement of Compensation and Payment to AHs	Month 6	Month 9
Grievance Redress Mechanism	Month 6	Till month 24
Processing and issuance of LURC for replacement lands.	Month 6	Month 9
Implementation of Income Restoration Measures/Programs	Month 6	Month 18
Relocation of AHs and Clearing of land	Month 10	Month13
Submission internal monitoring report	Month 6,9,12,15,18,	Month21
Submission of external monitoring report	Month 12-18	Month 24
External monitor assess compliance to Project policies and submit findings to ADB.	Month 12-18	Month 24

\*Private appraiser may need to update replacement cost during RP implementation if there's delay in disbursing of funds to AHs.

## **CHAPTER XIV: MONITORING AND REPORTING**

### **A. Objectives**

129. The objectives of the monitoring program are (i) to ensure that the standard of living of AHs are restored or improved; (ii) to monitor whether the overall project and resettlement objectives are being met; (iii) to assess if rehabilitation measures and compensation are sufficient; (iv) to identify problems and risks; and (v) to identify measures to mitigate problems.

### **B. Internal Monitoring**

130. The EA is directly responsible for internal monitoring of RP implementation. In particular, the EA with assistance from the Project Supervising Consultants will supervise and manage monitoring of resettlement activities and implementation arrangements.

131. The EA will provide semi-annual reports to ADB. The EA will ensure that the reports of the Project Implementation Support Consultants include in their progress reports, the status of the resettlement plan implementation, information on location and numbers of people affected, compensation amounts paid by item, and assistance provided to AHs.

132. The range of activities and issues that need to be recorded and verified, include:

- Compensation, allowance payments and delivery of assistance measures;
- Re-establishment of AHS settlements and business enterprises;
- Reaction of AHs, in particular, to resettlement and compensation packages; and
- Re-establishment of income levels.

#### **a) Internal Monitoring Indicators**

133. The principal indicators for internal monitoring of resettlement activities include the following:

- Timely and complete disbursement of compensation to AHs according to the compensation policy agreed in the RP;
- Timely and complete delivery of relocation, income restoration and rehabilitation allowances and measures;
- Allocation of replacement land and development of individual and/or group resettlement sites and infrastructure;
- Public information dissemination and consultation procedures;
- Adherence to grievance procedures and identification of outstanding issues that require further attention and resolution;
- Attention given to the priorities of AHs regarding the options offered;
- Completion of resettlement activities required before the award of civil works contracts.

## **b) Internal Monitoring Data Collection and Report**

134. The EA will establish a database for resettlement monitoring data. It will establish procedures for the collection of data on a monthly basis, and update the database.

135. On a quarterly basis, the IA will prepare a internal monitoring report. The EA will consolidate both the reports of the quaterly internal monitoring and the semi-annual external monitoring verification report by the external expert and report to ADB semi-annually. The report will be submitted to the Project Director, EA/PMU, for approval and, following, to ADB. The report will summaries progress on resettlement activities and will notify ADB of approval by the EA of any changes, as required, to the implementation of the RP. The scope of the report will include:

- (i) The number of AHs by category of impact, district, commune and village, and the status of compensation payments, AHS relocation and income restoration measures for each category.
- (ii) The status of disbursement of cash and allocation of replacement land and housing.
- (iii) The amount of funds allocated and disbursed for a) resettlement program operations and b) compensation, assistance and resettlement activities.
- (iv) The activities, levels of participation, outcomes and issues of the Information Dissemination and Consultation Program.
- (v) The status and outcomes of complaints and grievances and any outstanding issues requiring further attention by provincial or district authorities, or ADB assistance.
- (vi) Implementation problems, including delays, lack of personnel or capacity, insufficient funds, etc.; proposed remedial measures; and, revised resettlement implementation schedule.

## **C. External Monitoring and Evaluation**

136. The project will establish a program for external monitoring and evaluation with the following objectives:

- (i) To verify that the resettlement program has been implemented in an accurate and timely manner, in accordance with the approved Final RP and Project policies and objectives.
- (ii) To assess whether and to what degree the resettlement program has achieved the Project objectives, namely that AHs are able to restore their livelihoods, incomes and standards of living to levels equal to, if not better than, that which they had before the Project.
- (iii) To identify problems or potential problems and methods of mitigating problems in a timely manner.

137. The External Monitoring Organization (EMO) will be recruited by the EA and will commence its work after the DMS, and will carry out independent semi-annual reviews of RP to determine whether intended goals are being achieved, and if not, what corrective actions are needed.

## **c) External Monitoring Objectives, Indicators and Issues**

138. A part from reviewing and assessing the activities during RP updating, one of the objectives for external monitoring is to verify the results of the internal monitoring, and provide

an independent periodic review and assessment of (i) the achievement of resettlement objectives, (ii) changes in living standards and livelihoods, (iii) the restoration of the economic and social conditions of the AHs, (iv) the effectiveness, impact and sustainability of assistance measures, (v) the need for further mitigation measures, if any; and, (vi) to identify strategic lessons for future policy formulation and planning. The table in this section presents a range of indicators to be included in the external monitoring of the resettlement program. The EMO will address specific issues including the following:

- Payment of compensation, against the following criteria: a) compensation in cash or in kind sufficient to replace affected land, crops and trees; b) compensation for structures equivalent to replacement costs at current market prices for materials, materials transport and labour, with no deduction for depreciation or the value of salvageable materials; and, c) payment in full prior to land acquisition and with sufficient time to permit AHs to rebuild structures and/or harvest crops.
- Coordination of resettlement activities with construction schedule: All compensation must be paid in full, income rehabilitation measures initiated and AHs relocated out of the COI prior to award of civil works contracts. Income rehabilitation activities, while initiated prior to award of civil contracts, may continue over a longer time period as needed.
- Provision of technical assistance for house construction for AHs who are required to rebuild their houses, either on remaining land, on individual resettlement sites or on a plot in a group resettlement sites.
- The extent to which AHs are able to restore livelihoods and living standards: The provision of technical assistance, allowances and other measures, and to what extent AHs are able to restore livelihoods and living standards to pre-project levels. Special attention should be given to a) severely affected AHs and other vulnerable AHs groups, b) AHs that relocate, c) AHs that must re-establish businesses and enterprises, d) AHs who undertake new economic and livelihood activities and e) host communities.
- Public consultation and awareness of resettlement policies: The EMO should monitor to ensure that a) AHs are fully informed and consulted about land acquisition, leasing and relocation activities and b) AHs and other stakeholders are aware of the compensation and entitlements policies and various options available to AHs as provided in the agreed RP. The EMO should participate in at least one meeting per district of each stage of consultation and information dissemination activities to monitor public consultation procedures, problems and issues that arise during the meetings and solutions that are proposed.
- The level of satisfaction of AHs with the provisions and implementation of the RP: This will be assessed, reviewed and recorded by the EMO, including the efficiency and equity of grievance redress mechanisms.
- Trends in living standards: Throughout the RP implementation process, the EMO will observe and conduct surveys to monitor the progress AHs are making to restore living standards. Special attention will be paid to any differences based on gender, ethnicity or other relevant factors. Any potential problems in the restoration of living standards will be reported.

#### **d) External Monitoring Methodologies**

139. The methods for external monitoring and evaluation of land acquisition, compensation and resettlement activities include:

- (i) Detailed Measurement Survey (DMS) and Replacement Cost Survey (RCS): The DMS and RCS data will be entered into a database to document: a) socio-economic status of AHs, b) nature and extent of losses and c) entitlements for compensation and other assistance. The resulting data will be made available to the EMO, to establish a baseline for monitoring and evaluating project benefits.
- (ii) Socio-Economic Survey (SES): The SES is designed to provide a clear comparison of the success and/or failure of the resettlement program to restore their livelihoods and living standards. In general, if there is a significant lag time between census and SES and actual land acquisition, demographic and socio-economic factors may change significantly. For this project, if land acquisition does not occur for at least two years after the original SES, the EMO will carry out another SES. A post resettlement survey will also be undertaken 6-12 months following completion of resettlement activities. Each time the SES is conducted, the same AHs will be interviewed. Special attention is to be paid to the inclusion of women, poor, landless and other vulnerable groups, with set questions for women and other target groups. The database is to disaggregate information by gender, geographic and social group.
- (iii) Participatory rapid appraisals (PRA) methods: In the intervals between administrations of the SES, periodic PRA methods permit the EMO to consult with various stakeholders such as local authorities, resettlement committees, implementing agencies, NGOs, community leaders and AHs. PRA methods will involve obtaining information, identifying problems and finding solutions through participatory means including: a) key informant interviews with local leaders, NGOs and resettlement committees; b) focus group discussions on specific topics such as compensation payment, income restoration and relocation; c) community public meetings to discuss community losses, integration of resettled AHs in host communities or construction work employment; d) structure direct field observations, for example, of resettlement site development; e) formal and informal interviews with AHs, women, other vulnerable groups and host communities; and, f) in-depth case studies of problems as identified by internal or external monitoring and required special efforts to resolve.

#### **e) Database Management and Storage**

140. The EMO will maintain computerized resettlement databases that will be updated every six months. They will contain files on each AHS and will be updated based on information collected on successive rounds of data collection. All monitoring databases will be fully accessible to implementing agencies and the ADB.

### **D. Reporting**

141. Every six months, the EMO will submit an external monitoring report to the EA and directly to ADB. The report should summarize the findings of the EMO, including: (i) progress of RP updating and implementation, including any deviations from the provisions of the RP; (ii) identification of problem issues and recommended solutions so that implementing agencies are informed about the ongoing situation and can resolve problems in a timely manner; (iii)

identification of specific issues related to vulnerable AHs, as relevant; and, (iv) a report on progress of the follow-up of issues and problems identified in the previous report.

142. The monitoring reports will be discussed in a meeting between the EMO, the EA and PMU held after submission of the reports. Necessary remedial actions will be taken and documented.

**Table 14-1: Monitoring and Evaluation Indicators**

<b>Type</b>	<b>Indicator</b>	<b>Examples of Variables</b>
PROCESS INDICATOR	Consultation, Participation	Number of consultation and participation programs held with various stakeholders
	Procedures in Operation	<ul style="list-style-type: none"> <li>• Census and asset verification/quantification procedures in place</li> <li>• Effectiveness of compensation delivery system</li> <li>• Number of land transfers effected</li> <li>• Coordination between implementing agencies and other agencies</li> </ul>
OUTPUT INDICATOR	Buildings	<ul style="list-style-type: none"> <li>• Number, type and size of private houses/structures acquired</li> <li>• Number, type and size of community buildings acquired</li> </ul>
	Trees and Crops	<ul style="list-style-type: none"> <li>• Number and type of private trees acquired</li> <li>• Number and type of government/community trees acquired</li> <li>• Number and type of crops acquired</li> <li>• Crops destroyed by area, type and number of owners</li> </ul>
	Compensation and Rehabilitation	<ul style="list-style-type: none"> <li>• Number of households affected (land, buildings, trees, crops)</li> <li>• Number of owners compensated by type of loss</li> <li>• Amount compensated by type and owner</li> <li>• Number and amount of payment paid</li> <li>• Household compensation payments made to both male and female heads of households</li> <li>• Number of persons with severely affected livelihoods provided with income restoration assistance;</li> <li>• Types of livelihood restoration assistance provided by number of persons and types of livelihoods impacted;</li> <li>• Disbursement of livelihood restoration assistance by type of assistance, types of impacted livelihoods and number of beneficiaries;</li> <li>• Data to be disaggregated by gender</li> </ul>
IMPACT INDICATOR	Restoration of Livelihoods	<ul style="list-style-type: none"> <li>• Level of restoration of impacted livelihoods/income sources by type of impacted livelihood;</li> <li>• Effectiveness of income restoration measures to create/restore livelihoods;</li> </ul>
	Changes to Status of Women	<ul style="list-style-type: none"> <li>• Participation in community-based programs</li> <li>• Participation in commercial enterprises</li> <li>• Changes in livelihood activities, income and control of self earned income</li> </ul>
	Changes to	<ul style="list-style-type: none"> <li>• School attendance rates (male/female)</li> <li>• Education achievement levels (male/female)</li> </ul>

	Status of Children	<ul style="list-style-type: none"> <li>Health and access to health services (vaccinations up to date, health monitoring, malnutrition rates 0-5 years.)</li> </ul>
	Settlement and Population	<ul style="list-style-type: none"> <li>Growth in number and size of settlements;</li> <li>Satisfaction with resettlement site living conditions;</li> <li>Maintenance of establishment of new social networks;</li> <li>Growth in local market areas;</li> </ul>

### Appendix 1: Resettlement Budget Estimate – Lao Bao

No	Items	No. HHs	Description	Amount
<b>A</b>	<b>Land</b>		<b>Attachment 1; Unit cost attached</b>	<b>10,420,665,178</b>
	Residential Land	348		5,773,787,400
	Garden Land	394		3,168,514,118
	Agricultural Land	215		1,478,363,660
<b>B</b>	<b>Assets/Structures</b>		<b>Attachment 2.1</b>	<b>4,608,105,600</b>
1	Housing (m2)	48		3,196,929,600
2	Breeding Facilities (m2)	11		35,340,000
3	Auxiliaries (m2)	21		157,746,000
4	Brick Wall (m)	23		1,125,600,000
5	Yard (m2)	28		71,250,000
6	Gate (unit)	18		21,240,000
<b>C</b>	<b>Crop and Trees</b>		<b>Attachment 2.2</b>	<b>3,139,522,859</b>
1	Tree	140	10,115 timber trees, 265 fruits	298,020,000
2	Crop (Paddy)	215	306,403 m2 of crops/vegetables	2,841,502,859
<b>D</b>	<b>Income Restoration</b>			<b>4,864,190,980</b>
1	Relocation Allowance	13	3,000,000 VND per HH	39,000,000
2	Living Stabilization Allowance	16	30kg rice/person/months x 6 months	216,000,000
3	Transitional allowance	181	36,000 VND per m2	1,719,328,980
	Job Changing Allowance for forestry Land	35	10,500 VND per m2	2,715,762,000
4	House Renting for Relocated HHs	13	600,000 VND per main HH x 6 months	46,800,000
5	Assistance for Vulnerable HHs	12	4,000,000 VND per HH	48,000,000
6	Other Allowances	13	3,100,000 VND per HH	40,300,000
7	Bonus for hand over the land on time	13	3,000,000 VND per HH	39,000,000
	<b>Sub-Total 1</b>		<b>E=A+B+C+D</b>	<b>23,032,484,617</b>
<b>F</b>	<b>Management Cost</b>			<b>2,303,248,462</b>
1	EMA (5%)		5%*E	1,151,624,231
2	Administrative Cost (5%)		5%*E	1,151,624,231



<b>G</b>	<b>Sub-Total 2</b>		<b>G=E+F</b>	<b>25,335,733,078</b>
<b>H</b>	<b>Contingency (10%)</b>		<b>10%*G</b>	<b>2,533,573,308</b>
<b>I</b>	<b>Total in VND</b>		<b>I = H + G</b>	<b>27,869,306,386</b>
<b>J</b>	<b>Total in US \$</b>			<b>1,359,512</b>