

Resettlement Plan

June 2012

VIE: GMS Corridor Towns Development Project

DONG HA CITY, 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)

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 categorized as DP. 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).
- Affected Households /Affected Persons
Detailed Measurement Survey – 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.
- 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 DPs 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 DPs, depending on the type and severity of their losses, to restore their economic and social base.
- Host community
Income Restoration
Inventory of Losses (IOL) – Means the community already in residence at a proposed resettlement or relocation site.
- This is the re-establishment of sources of income and livelihood of the affected households.
- 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 inside the project right-of-way (ROW) 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 DPs 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 DP 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

- Severely
Affected
Households
Vulnerable
Groups
- data.
 - This refers to affected households who will (i) being physically displaced from housing (ii) lose 10% or more of their productive assets (income generating),
 - These are distinct groups of people who might suffer disproportionately or face the risk of being further marginalized 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

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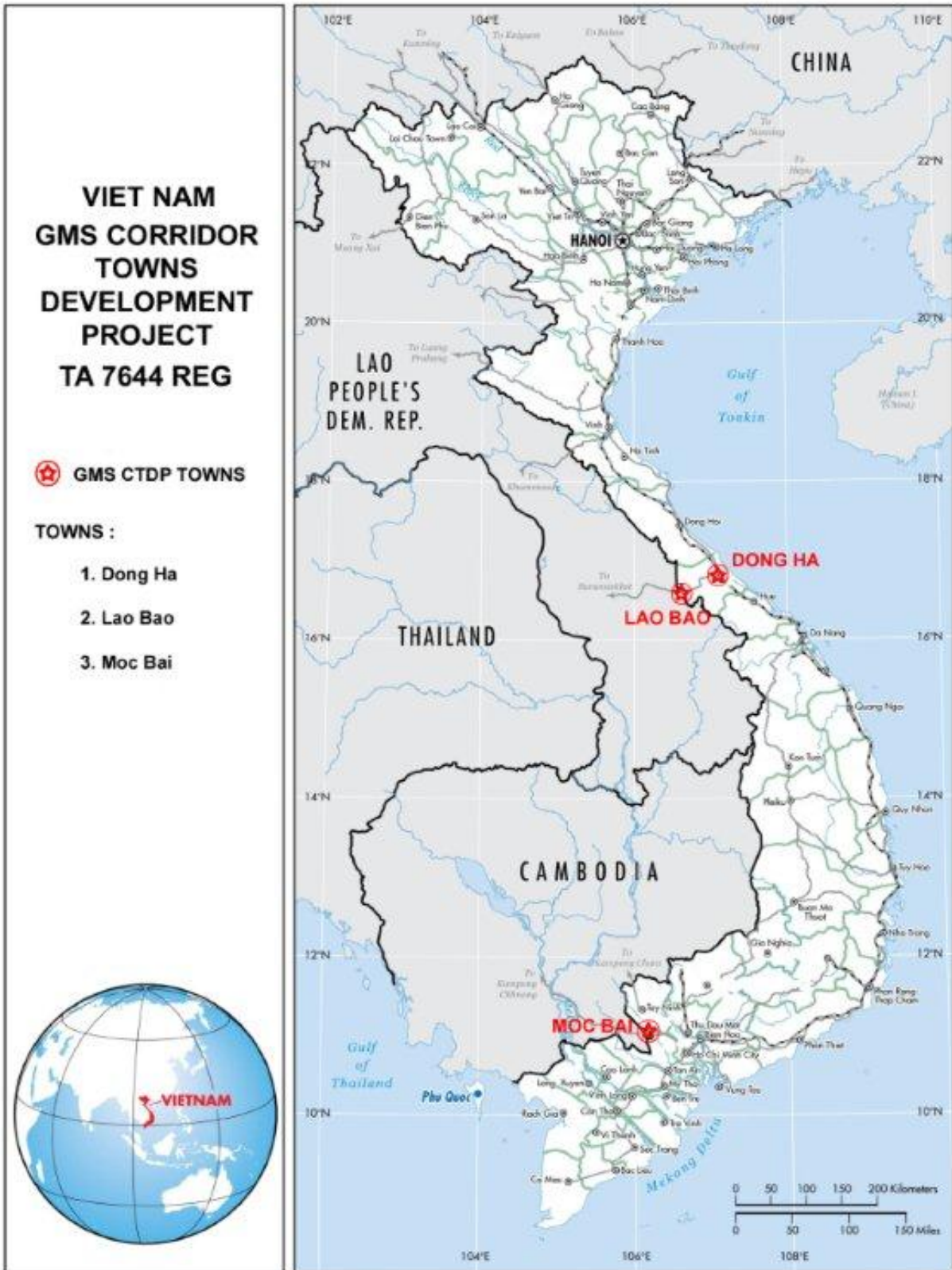
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EXECUTIVE SUMMARY

A. Scope of the Draft Resettlement Plan

1. This Resettlement Plan (RP) is developed for the sub projects of Dong Ha City, Quang Tri province, under the Corridor Towns Development Project (TA 7644 REG). There are three (3) proposed subprojects in Dong Ha City which include (i) urban road network; (ii) Hieu River embankment and protection, and, (iii) river port rehabilitation. The impact 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; (vi) rehabilitation measures, institutional mechanism and monitoring and evaluation.

B. Project Description

2. **Urban Road.** This subproject involves road expansion and asphaltting of 20.6kms of the proposed 7 local roads in Dong Ha City, along with provision of drainage system, street lighting and planting of ornamental plants and trees along the roadside.

3. **Hieu River Embankment and Protection.** The river embankment specifications are: (i) left embankment length (in the South): 2.500m; (ii) right embankment length (in the North): 6.500m; (iii) embankment starting point to railway bridge (following upstream way): 2000m long; (iv) embankment ending point: 1000m long from Dong Ha bridge. This gives a total length of 12,000 meters The slope is 1.75, its pitch from 3.0m to 3.6m and the peak width of 8.0m. This subproject consists of road upgrading and the route delineation of 2 connecting routes for flooding prevention and controlling purposes. The total investment fund planned for this subproject is estimated at 10.12 million USD.

4. **Dong Ha River Port.** Restoration of the existing river port will be done such as dredging of river bed (for 300-500 tonship) and constructing of new warehouses and other essential facilities.

C. Summary of LAR Impact and Categorization and Impact by sub project

5. The sub projects of Dong Ha will affect a total of 1176 AHs 4704 APs)¹APs. The Of these,193 AHs (772 APs) will be affected by the river embankment and 982 (3828 APs) will be affected by the urban road. No AHs will be affected under the river port. About 217 AHs (868 APs) will loss private agricultural land and 289 AHs (1156 APs) will lose private land with crops. There will be 669 AHs (2676 APs) that will lose residential land/structures and business. A total of 38 AHs (152APs) out 669 AHs will lose fully residential land (7227m²) and main structure (4458m²) requiring relocation. The remaining 631 AHs (2524 APs) with partially affected structures will rebuild their structures on their remaining viable land.

¹ APs is based on average household size of 4 persons as per SES results, requiring validation and updating during DMS.

ES Table 1: Summary LAR Impact

Categories of Impact	Area m2	Urban Road		River Embankment		River Port		Total	
		AHs	APs	AHs	APs	AHs	APs	AHs	APs'
Loss of land agricultural land	72464	111	444	106	424	0	0	217	868
Loss of garden land (partial)	92858	289	1156		0	0	0	289	1156
Loss of residential land structures/business/trees	102243	582	2328	87	348	0	0	669	2676
Loss of crops (public land)						1		1	4
Total		982	3928	193	772		4	1176	4704

6. **Urban Roads.** Of the the 982 AHs (3928 APs) that will be affected due to the urban roads, 111 AHs (444 APs) will be partially affected with the acquisition of agricultural (46,865m²), 289 AHs (1156 APs) with affected garden land (92,858m²; and 582 (2328 APs) with affected residential land 76,458m²). The 982 AHs will remain in their current location, while 33 AHs (134 APs) who will fully lose 6594m² of private residential land and 4,045m² of main structures permanently, will require relocation. Some 21 AHs (84 APs) will lose partial of main structures (778m²) but will remain in the area as only a partial of residential land will be acquired. There is still remaining land sufficient to rebuild their structures of 21 AHs (84 APs). The sub project will trigger limited impact on productive land as the acquisition is less than 10% of land holdings thus AHs will not be severely affected.

7. **River Embankment.** A total of 193 households (772 APs) will be affected. Of these, about 188 AHs (752 APs) will partially lose 25,599m² of agricultural land while 87 AHs (348 APs) will partially lose 25,785 m² of residential land. 5 AHs (20 APs), out of 87 AHs will require relocation with the loss of land and structure fully. The 188 AHs (752APs) will remain in their current location. The IOL has identified about 487 fruit trees, 2,640 units of timber wood, other plants, crops and vegetables which are planted as inter crop with other plants. There are no vulnerable households identified in the sub project **River Port.** **There** is no impact on river port development as the 20 hectares of land to be acquired belongs to government. However, some^e 145 trees and crops belong to private households.

8. **Vulnerable Households.** There are 21 AHs identified as vulnerable households. 18 AHs are from the urban road sub project and 3 AHs from river embankment.

D. Socio-Economic Conditions

9. The SES showed that there are varied occupations among household members. The majority 926 APs are engaged in agriculture production while the rests are working on sales/trade (48 APs) government employees (28 APs) hired labor (37 APs), related to domestic work and services. With respect to income, APs engaged in agricultural production have lower income compared to formal jobs, which is about VND12, 000,000/pers/annum (US\$600), or VND Million 1,000,000 (US\$50)/pers/month or VND 33,000 (US\$1.66)/pers/day. This figure is higher than the established poverty line of DOLISA for urban area, stipulated VND 500,000 (US\$ 25) per capita per month. Overall, this finding reveals that generally, AHs do not belong to the category of poor families.

ES Table 2: Sources of Income and Average Yearly Income

Sub-Project	Agriculture Related	Trade or Sales	Casual Work	Govt. Employee	Hired Labor or Services	Rent/ Pension
River Embankment	65	17	6	25	37	36
Urban Road	861	26	42		37	9
Average Income/yr in (VND)/pers	12,000,000	20,000,000	30,000,000	32,000,000	24,000,000	20,000,000

E. Consultation and Disclosure

10. Consultation meetings were held for each of the subproject participated by 137 (50% women) representatives of communal leaders, village leader, local NGOs and AHs, This activity provided an opportunity for AHs to express their views and recommendations particularly on issues relating to resettlement. The consultation meetings have been properly documented and incorporated as part of the RP. Consultation will be carried out during updating up to implementation. The DRC will disclose: (i) draft (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. Key information in the updated RP to be disclosed to the affected households will include: (i) compensation, relocation and rehabilitation options, (ii) DMS results, (iii) detailed asset valuations, (iv) entitlements and special provisions, (v) grievance procedures, (vi) timing of payments, and (vii) displacement schedule. The PMU, in consultation with the ADB, shall prepare a project information booklet (PIB) and distribute to AHs (**Appendix F**). When the detailed technical design is available, the Draft RP will be updated and finalized. Similarly, the PIB will also be updated and distributed back to the AHs if there are any related changes. Any changes occurring during the DMS will be incorporated in the final RP. The final RP will be endorsed by the EA to ADB for review and concurrence. Once the Final RP has been agreed between ADB and PPC, PPC can commence implementation of the Final RP.

F. Grievance Redress

11. A well-defined grievance redress and resolution mechanism will be established to address DP grievances and complaints regarding land acquisition, compensation and resettlement in a timely and satisfactory manner. The Center for Land Fund Development (CLFD) or City Resettlement Committee (CRC) is responsible to resolve issues related to land acquisition and compensation. If efforts to resolve disputes in the district or city level using the grievance procedures remain unresolved or unsatisfactory, APs may file their cases to the provincial resettlement Committee (PRC). If the complaints could not still be resolved. APs have the right to directly to elevate their complaints to the higher court. However, APs may access the country's legal system at any point in time and filing a case to the court of law could be done in parallel.

G. 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 will be governed by the ADB Safeguard Policy Statement, Government laws, and Quang Tri Province People's

Committee Decisions on land acquisition, resettlement and assistance. It should be noted that the entitlements in this RP may be enhanced, as necessary, following the conduct of DMS and consultation with AHs to ensure that losses are restored and peoples' livelihood are stabilized or improved. The cut-off date of eligibility will be based on the completion of IOL and SES which is set on October 20, 2012. The AHs 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. The RP also includes possible income restoration activities including vocational training, micro-finance loans and agricultural extension support.

H. Resettlement Budget and Financing Plan

13. The RP is estimated at VND 180.61 billion equivalent to approximately USD 8.81 Million. It covers compensation costs, allowances and income restoration measures/programs, administration costs, internal and external monitoring, and contingency. The resettlement budget will be funded from the ADF.

ES Table 3: Resettlement Budget Estimate

No	Items	No. HHs	Description	Amount
A	Land		Attachment 1	131,469,402,200
	Residential Land	352		88,896,980,000
	Garden Land	317		40,181,670,000
	Agricultural Land	506		869,564,400
	Public Land	1		1,521,187,800
B	Assets/Structures		Attachment 2.1	14,221,754,800
1	Housing (m2)	88		11,217,000,000
2	Breeding Facilities (m2)	38		79,360,000
3	Auxiliaries (m2)	56		587,674,000
4	Brick Wall (m)	95		1,861,776,000
5	Yard (m2)	95		412,224,800
6	Gate (unit)	54		63,720,000
C	Crop and Trees		Attachment 2.2	2,687,869,000
1	Tree	125	2,640 hills of trees	145,108,000
2	Crop (Paddy)	506	174,041m ²	2,542,761,000
D	Sub-Total 1		D = A+B+C	148,379,026,000
E	Income Restoration			3,391,293,200
1	Relocation Allowance	38	3,000,000 VND per HH	114,000,000
2	Life stabilization Allowance	16	30kg rice/person/months x 6 months	216,000,000
3	Transitional Allowance	506	36,000 VND per m2	2,608,693,200
4	House Renting for Relocated HHs	38	600,000 VND per main HH x 6 months	136,800,000
5	Assistance for Vulnerable HHs	21	4,000,000 VND per HH	84,000,000
6	Other Allowances	38	3,100,000 VND per HH	117,800,000
7	Bonus for hand over the land on time	38	3,000,000 VND per HH	114,000,000
F	Sub-Total 2		F = D + E	151,770,319,200
G	Management Cost			28,836,360,648
1	EMA (4%)		4%*F	6,070,812,768
2	Administrative Cost (5%)		5%*F	7,588,515,960
3	Contingency (10%)		10%*F	15,177,031,920
H	Total		H = F + G	180,606,679,848
	Total Resettlement Cost in VND			180,610,000,000
	Total Resettlement Cost in US \$			8,810,244

I. Institutional Arrangements

14. The Provincial People's Committee of Quang Tri is the Executing Agency and the Department of Planning and Investment is the Implementing Agency. A PMU will be established for the Project and will be responsible for the updating of the resettlement plan.

The PMU will designate a resettlement staff to implement the RP. The EA will ensure that the designated staff has relevant experience in any ADB assisted projects has the capacity to implement the RP.

15. At the provincial level, the Quang Tri Provincial People's Committee, through the Provincial Resettlement Committee (PRC) will coordinate with the local CRC, who will assist in implementation of the updated resettlement plan.

J. Implementation Schedule

16. The Project will be implemented over 5 years. However, the implementation of the RP will take about 12-15 months as reflected in the indicative schedule below.

ES Table 4: Indicative Implementation Schedule

Land Acquisition and Resettlement Activities	Starting Date	Completion Date
RP Updating		
Establish Resettlement Committee/Land Fund Development Centre	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 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 24
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	Month 4	Month 4
Grievance Redress Mechanism	Month 4	Month 6
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
RP Implementation		
Disbursement of Compensation and Payment to AHs	Month 6	Month 9
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 progress reports –quarterly	Month 6,9,12,15,18,21	Month 24
Submission of external monitoring reports –semi annual	Month12,18	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.

K. Monitoring and Reporting

17. 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.

18. Internal Monitoring is the responsibility of EA/IA and PMU with assistance from the Provincial People's Committee and support from the project supervision consultants. The PMU - QT will also engage an external monitoring agency to verify the results of the internal monitoring and carry out a 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 - QT will consolidate the results of the quarterly internal monitoring reports and the semi annual external verification reports of the external experts and submit semi-annual reports to ADB.

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 which include Dong Ha, Lao Bao and Moc Bai are strategically located along the transport corridor in the GMS.

2. The focus on corridor towns 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.

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, Lao Bao and Southern Economic Corridor (SEC) which include 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 projects will cover 3 towns located along the EWEC and SEC in Viet Nam. The Provincial People's Committees of Quang Tri and Tay Ninh fully recognize 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 CTDP is designed to facilitate the transformation of transport corridors into economic corridors that would attract further investments in economic and environmental infrastructures to spur economic growth and sustained development. The expected impact of the CTDP will result in the corridor towns becoming the nucleus of economic activities, thereby contributing to the emergence of economic growth centers along the transport corridors in the GMS. The outcomes of the CTDP will lead to provision of adequate urban and infrastructure and essential services to facilitate growth and increase urbanization.

6. 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

7. 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. 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 conclusions are that, there would be IR impacts with selected priority subprojects in Dong Ha City, Quang Tri province. While IR impacts will be triggered by temporary and permanent loss of assets, these can be fully mitigated through preparation of the resettlement plan in accordance with ADB SPS.

8. During preparation phase, great efforts to minimize IR were carefully considered in the alignment selection for the proposed roads or site selection for water supply plant, waste water treatment plant. Alternative options and alignments to minimize resettlement impacts were examined to ensure that the selected option resulted to less IR impact.

9. Overall, the RP 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 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 (or project preparation stage) which is to be updated at the detailed design stage prior to implementation.

11. This resettlement plan identifies the physical and socio-economic impacts resulting from the proposed land acquisition and presents mitigation measures to restore, if not improve the standards of livings of those affected as well as provide a means for their meaningful consultation and participation in the process.

12. The overall objective of the RP is to ensure that AHs will not be disadvantaged by the subproject and that it will contribute to the improvement on the overall quality of life of AHs. This can be achieved through the provision of an appropriate compensation 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

1) Rationale

13. One of the development objectives of the urban road improvement is to facilitate the linkage with EWEC and expedite the transformation of transport corridors into economic corridors. The urban road system upgrading and improvement will contribute to the economical and technical infrastructure strengthening, particularly to the establishment of transport and traffic network for at least 30.000 local people in 7 wards in Dong Ha City. This subproject will also provide favorable environment through traffic association between Dong Ha city and other towns as well as ASEAN cities in EWEC.

2) Description of the Works

14. This subproject involves road expansion and asphaltting of 20kms local road in Dong Ha City, along with provision of drainage system, street lighting and planting of ornamental plants and trees along the roadside. The proposed roads will traverse residential and private land affecting 982 households (3928 APs).

Table 2-1: Proposed Road Networks

No	Sub- Project/ Location	Length (m)	Affected Households				
			Width (m ²)		For Relocation	No Relocation	Total
			Existing	Proposed	AHs	AHs	AHs
1	Hoàng Diệu 1	1,80	7.0	34.0	2	90	92
2	Hoàng Diệu 2	3,04	5.0	20.5	2	115	117
3	Bà Triệu	5,21	9.0	20.5	7	250	257
4	Thanh Niên	2,35	8.0	20.5	5	162	167
5	P 2 - Đông Lương	6,55	5.0	20.5		256	256
6	Truong Chinh	.950	7.0	16.0	9	28	37
7	Le Thanh Tong	.660	5.0	26.0	8	48	56
	Total	20.56			33	949	982
	Total APs				132	3796	3928

B. Hieu River Embankment and Protection

1) Rationale

15. One of the barriers that obstruct the development growth in Dong Ha City is “chronic” flooding in rainy season. The city is surrounded by three swift-flowing rivers which overflow the embankments and cause flooding affecting the residential areas and commercial facilities. In order to minimize negative economic impacts of perennial flooding, the requirement is to put up embankment protection and flooding control measures. This subproject also targets to assist Dong Ha City in becoming an attractive and competitive city for regional trade and investments; particularly in terms of trade and tourism, thus, the river embankment protection and flood control subproject is necessary for Dong Ha City.

16. The subproject targets to provide facilities to protect people from riverbank erosion and diminish flooding in the city. This subproject also aims to improve aesthetic landscape for Dong Ha. The goals are not only the protection and flood controlling measures but also

creating a tourist attraction and providing a rescue point as well as safe evacuation during emergencies caused by floods, through river embankment system.

17. The embankment and road protection will ensure the safety for local people and commercial facilities in low-lying and permanent flooding areas, at the same time, facilitate their convenient access to economic services. It is estimated that there are 60.000 beneficiaries in the internal wards of Dong Ha city and neighboring areas including residents in Dong Thanh ward which is located in the north of Hieu River and residents in the South including Ward 1, Ward 2, Ward 3 and Ward 4.

2) Description of the Works

18. Based on the engineering design, the river protection embankments will be constructed on both sides of the Hieu riverbanks. The purpose are to: (i) protect river embankment, create river-bed stability, protect life, land and properties in the riparian area; (ii) keep the drainage corridors away from trespassers by increasing the river-bed depth and reduce damages in case of major flooding occurred in Hieu River and (iii) create architectonic landscape for the city. Under the river embankment sub-project, there are 193 AHs (772 APs) that will be affected

19. The river embankment specifications are: (i) Left embankment length (in the South): 2.500m; (ii) Right embankment length (in the North): 6.500m; (iii) Embankment starting point to Railway Bridge (following upstream way): 2000m long; (iv) The embankment ending point: 1000m long from Dong Ha bridge, with its slope of 1.75o, its pitch from 3.0m to 3.6m and the peak width of 8.0m.

20. This subproject consists of road upgrading and the route delineation of 02 connecting routes for flooding prevention and controlling purposes. The total investment fund planned for this subproject is estimated at 10.12 million USD.

C. Dong Ha River Port Rehabilitation

1) Rationale

21. The development objectives of this subproject are to (i) provide essential urban economic infrastructure; (i) promote business and commercial services in Dong Ha city as well as along the EWEC; (ii) become a pilot initiatives for the private sector to participate in river port activities.

22. Overall, the Dong Ha river port restoration will promote commercial trading and services along the EWEC and ensure the safety of local people and commercial facilities not only in Dong Ha city but also in suburban areas. Only 1 household will be affected under the Dong Ha river port rehabilitation who owns trees and crops in public land

2) Description of the Works

23. Restoration activities will be conducted such as dredging river bed (for 300-500 ton ships) and constructing of new warehouses and other essential facilities.

24. Economic benefits include improving quality of loading good services, opening traffic flows along the river, increasing goods and cargo transport volume, control regulations and record of all incoming/outgoing goods. The subproject aims to also promote the coordination between traffic infrastructure and commercial convenience through logistics center, all of which should conform to border regulations and procedures as well as the modern system of customs and quarantine. The river port is expected to generate economic and social benefits resulting from improved traffic flows and facilitate a systematic transport of goods and commodities.

CHAPTER III: SCOPE OF LAND ACQUISITION AND RESETTLEMENT

A. Methodology

25. 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.

26. Local enumerators were trained who conducted the inventory on land and assets (IOL) and socio-economic survey (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**.

27. In order to determine the scale of impact on land and other assets, the IOL survey team was assisted by the Resettlement Unit of Dong Ha 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.

28. 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.

29. 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

30. Prior to the conduct of the IOL, a consultation meeting was held 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 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).

31. The cut-off date is then established as the last date the IOL was completed which was on October 30, 2011. A validation of the list of APs will be undertaken during the detailed measurement survey (DMS) following approval of the project feasibility, to firm up the exact number of APs. It must be noted that the figures used to calculate the APs are based on average household members of 4.0, thus the exact numbers will be drawn during the DMS. Summary of Land Acquisition and Resettlement Impacts Affected Households

32. **River Embankment.** Under the river embankment sub-project, there are 193 AHs (772 APs) that will be affected. Of these, 87 AHs (348APs) will lose residential land of which 5 AHs (20 APs) will permanently fully lose residential land permanently, requiring resettlement. Some 106 AHs (424 APs) will permanently lose a partial of their private agricultural land but will remain in their current location.

33. **Urban Roads.** The IOL has identified a total of 982 AHs (3928APs) within the proposed urban roads. Of this, 949 AHs (3796 APs) will partially lose agricultural and residential land but will not be resettled while the 33 AHs (132 APs) will be displaced with the permanent acquisition of residential land. Some 111 AHs (444 APs) will lose partial of agricultural measuring 46,865m² and 289 AHs (garden land. About 582 AHs (2328 APs) will lose residential land, which include the 33 AHs (132 APs) who will permanently lose their residential land, requiring resettlement. (Table 3-1)

34. **River Port Rehabilitation.** Only 1 household will be affected under the Dong Ha river port rehabilitation who owns trees and crops in public land.

Table 3-1: Affected Households

No	Sub-Project	Public	Affected Households on Private Land									Total Affected Households			
			Agriculture			Garden Land			Residential			For relocation		No Relocation	
		M2	M2	AHs	APs	M2	AHs	APs	M2	AHs	APs	AHs	APs	AHs	APs
River Embankment		125355	25599	106	424				25785	87	348	5	20	188	752
Urban Roads															
1	Hoàng Diệu 1	6,480.0				19,595	32		11,905	62	248	2		90	
2	Hoàng Diệu 2	25,533.0				22,738	20		14,649	95	380	2		115	
3	Bà Triệu	33,291.0				26,851	108		24,468	149	596	7		250	
4	Thanh Niên	15,843.6				12,604	74		8,859	93	372	5		162	
5	P 2 - Đông Lương	39,493.4	44,842	102		7,348	37		9,647	117	468			256	
6	Truong Chinh	3,730.0	873.	2		2,457	9		2,056	26	104	9		28	
7	Le Thanh Tong	3,805.0	1,150	7		1,265	9		4,874	40	160	8		48	
	Total	128,176	46,865	111	444	92,858	289	1156	76,458	582	2328	33	132	949	3796
River Port		20,000												1	4
Total		273531	72464	217	868	92858	289	1156	102243	669	2676	38	152	1138	4552

1) Impact on Residential Land

35. **River Embankment.** Five AHs (20 APs) out of 87 AHs (348 APs) will permanently lose their residential land with an aggregate area of 683m². Acquired land is over 60% of residential land holding and the remaining area is no longer viable for residential use. The 82 AHs (328 APs) will lose a partial of residential land with an aggregate area of 25,102 m². The remaining land areas of the 82 AHs are still viable for residential use which is over 60m² for each household.

36. **Urban Roads.** The 582 AHs (2328APs) will lose residential land. Of this, 33 AHs (132APs) will permanently lose about 6,594m² of residential while the 549 AHs (2196APs) will partially lose about 69864m². Of the 549 AHs, only 352 AHs (1408 APs) have LURC which entitles these households to compensation on land. The policy in the province specifies the viability of establishing a residential plot at 60m². Displaced households requiring resettlement will be provided with options for compensation which include cash compensation or resettlement in the existing resettlement site of Dong Ha which is within the urban center of Dong Ha.

37. **River Port Rehabilitation.** No residential land will be acquired under the river port rehabilitation.

Table 3-2: Affected Residential Land

No	Sub Project/ Location	Partial		Full		Remaining Residential Land	
		M2	AHs	M2	AHs	Not Viable (<60m2)	Viable (>60m2)
						AHs	AHs
A.	River Embankment	25,102	82	683	5	5	82
B.	Urban Road - Dong Ha		-				-
	Hoàng Diệu 1	11,525.0	60	380.0	2	2	60
	Hoàng Diệu 2	14,280	93	369.0	2	2	93
	Bà Triệu	22,303	142	2,165	7	7	142
	Thanh Niên	8,161	88	698.0	5	5	88
	P 2 - Đông Lương	9,647	117				117
	Truong Chinh	728	17	1,328	9	9	17
	Le Thanh Tong	3,220	32	1,654	8	8	32
	Total–Urban Roads	69,864	549	6,594	33	33	549
C.	Dong Ha River Port	-	-	-	-	-	-
	Grand Total	94,966	631	7,277	38	38	631

Source: PPTA Survey, Oct 2011

2) Impact on Productive Agricultural Land – Private

38. **River Embankment.** Productive lands belonging to 106 AHs (424 APs) measure about 25,599 m2 which are basically planted with various types of crops which include 97 fruit trees, 125 timber woods and crops and vegetables.

39. **Urban Roads.** Similarly, productive lands belonging to 111 AHs (444 APs) have been identified where the majority of agricultural lands to be acquired are settled in P2 Duong Luong. The IOL has identified about 487 fruit trees, 2,640 units of timber wood, other plants, crops and vegetables.

40. **River Port Rehabilitation.** Land under this sub-project belongs to the government. However, the IOL has identified 16 fruit trees and 129 timber woods belonging to private households. The loss of crops and trees will be paid to land users as specified in the project policy.

Table 3-3: Productive Land and Type of Crops

No	Sub-Project/ Location	Agriculture -Private Land			Type of Crops			
		Total	<10%	>10<30%	Fruits	Timber	Other	Crops/ Vegetables
		M2	AHs	AHs	Hills	Hills	Shrubs	M2
A.	River Embankment	25,599	106	-	97	125	6	125,355
B.	Urban Road - Dong Ha			-				
	Hoàng Diệu 1			-	15	29		
	Hoàng Diệu 2			-	17	25	3	
	Bà Triệu			-	61	84	10	
	Thanh Niên			-	38	50	11	
	P 2 - Đông Lương	44,842.0	102	-	55	82	7	44,842
	Truong Chinh	873.0	2	-	12	50	12	873
	Le Thanh Tong	1,150.0	7	-	289	2,320	70	1,150
	Total B	46,865	111	-	487	2,640	113	46,865
C.	Dong Ha River Port							
	Dong Ha River Port				16	129		
	Grand Total	72,464	217	-	600	2,894	119	72,464

41. Overall, a total of 7,2 hectares of private agricultural land will be acquired belonging to 217 AHs, where the 111 AHs will be affected by urban road subproject and 106 AHs by Hieu river embankment subproject.

3) Impact on Public Land

42. Total land to be affected by the three subprojects is 54 hectares (541,096m²). The 34.4 hectares will be acquired for urban roads, 17.6 hectares for the river embankment and 2 hectares for the river port..

43. **River Embankment.** Of the 176,739m² of land required for the river embankment, affected public land comprises about 125,355m² (71%).

44. **Urban Roads.** In the proposed urban roads, public land comprises 128,176m² (72%) out of 176,739m² required for urban roads.

45. **River Port Rehabilitation.** The 20,000m² of land required for river port rehabilitation all belongs to public land. Under the project policy, No compensation will be paid to public land.

Table 3-5: Summary of Impacted Land

Sub-Projects	Agricultural Land	Garden Land	Residential Land	Public Land	Total (m2)
Urban Road	46,865	92,858	76,458	128,176	344,357
River Embankment	25,599		25,785	125,355	176,739
Dong Ha port				20,000	20,000
Total	72,464	92,858	102,243	273,531	541,096

Source: PPTA Survey, Oct 2011

Table 3-6: Details on Affected Public Land

No	Sub-Project/ Location	Total (m2)
A.	River Embankment	125,355
B.	Urban Road - Dong Ha	
	Hoang Dieu 1	6,480.0
	Hoang Dieu 2	25,533.0
	Ba Trieu	33,291.0
	Thanh Nien	15,843.6
	P 2 – Dong Luong	39,493.4
	Truong Chinh	3,730.0
	Le Thanh Tong	3,805.0
	Total Urban Road	128,176
C.	Dong Ha river port	
	Dong Ha river port	20,000.0
	Grand Total	273,531

4) Impacts on Houses

46. **River Embankment.** There are 33AHs (132 APs) on the river embankment that will lose about 1209m² of housing structures. Of these, 28 AHs (112 APs) will be partially affected measuring 796m² still have remaining residential land to rebuild their structures. The 5 AHs (20 APs) with affected housing structures (413m²) will need to be resettled as the main house will be fully affected.

47. **Urban Roads.** There are 33 AHs (1326 APs) whose main housing structures that will be fully affected has an aggregate area of 4045m². These households will be resettled. In consultation with the DRC in Dong Ha, displaced households will be provided with options to suit their preference; to either receive cash compensation or a land in the government's resettlement site. The resettlement site is currently being developed located within the city center and accessible to basic facilities. In consultation with the AHs, there was expressed preference to avail of the lot in the resettlement site, although some would prefer cash compensation and manage on their own. Relocated households will be allowed to keep the salvaged materials for them to use. The 21 AHs (84 APs) with partially affected structures measuring 778m² will remain in the area as they still have remaining land to rebuild their dwelling unit.

Table 3-7: Impact on Main Structures

No	Sub-Project/ Location	Main Structures					
		Partially Affected		Fully Affected		Total	
		M2	AHs	M2	AHs	(AHs)	M2
A.	River Embankment	796.0	28	413.0	5	33	1209
B.	Urban Road						
	Hoang Dieu 1			236.0	2	2	236
	Hoang Dieu 2			312.0	2	2	312
	Ba Trieu	300.0	9	834.0	7	7	1134
	Thanh Nien	228.0	7	550.0	5	12	778
	P 2 – Dong Luong	250.0	5			5	250
	Truong Chinh			928.0	9	9	928
	Le Thanh Tong			1,185.0	8	8	1185
	Total B	778.0	21	4,045.0	33	51	4823
C.	Dong Ha river port	378	1				378
	Grand Total	1,952	50	4,458	38	88	6410

5) Impacts on Secondary Structures

48. The IOL iterated impacts on various secondary structures which include breeding facilities (256 m2), toilet (963 m2); gate (54 units) gate (40 units) and yard (5,759 m2) and walls (4,851 m2).

Table 3-8: Impact on Secondary Structures

No	Sub/Project/ Location	Secondary Structures				Others					
		Breeding Facilities		Toilets		Gate		Yards		Walls	
		M2	AHs	M2	AHs	Unit	AHs	M2	AHs	M2	AHs
A.	River Embankment	63.0	10	97	9.0	14	14	402.4	16.0	1,577.0	22.0
B.	Urban Road - Dong Ha										
	Hoang Dieu 1	12.0	1			2	2	56.0	5.0	230.0	6
	Hoang Dieu 2			52	5	2	2	80.0	8.0	244.0	10
	Ba Trieu			34	4	7	7	105.2	8.0	367.0	11
	Thanh Nien	18	4	26	3	5	5	86.8	3.0	589.0	13
	P 2 – Dong Luong	22	5	30	4	4	4	53.7	3.0	435.0	9
	Truong Chinh	141.0	18	320	13	14	14	367.5	3.0	563.0	14
	Le Thanh Tong			405	18	6	6	255.0	8.0	300.0	9
	Total Urban Road	193	28	867	47	40	40	1,004	38	2,728	72
C.	Dong Ha River Port							4,352	1	546.0	1
	Grand Total	256	38	963	56	54	54	5,759	55	4,851	95

6) Impacts on Crops

49. A summary of the impacts on trees and crops are set out in the table below for all sub-projects. Overall, the IOL has identified a total of 2,894 timber trees, 600 fruits and 325,995m² of vegetable crops. Losses by individual AHs are set out in the AHs-LAR database as an **Appendix** to the RP.

Table 3-9: Impacts on Trees and Crops

Sub-Projects	Timber	Fruits	Others/shrubs	Paddy/Veg
	(Hills)			(m ²)
Urban Road	2,640	487	113	175,041
River Embankment	125	97	6	150,954
Dong Ha Port	129	16		
Total	2,894	600	119	325,995

Source: PPTA Survey, Oct 2011

7) Impacts on Businesses

50. There is no business establishment that will be affected by the project.

8) Impacts on Communal Resources

51. There are no communal resources and/or historical/cultural which are expected to be impacted by land acquisition.

CHAPTER IV: SOCIO-ECONOMIC INFORMATION AND PROFILE

A. Socio-Economic Information of Affected Persons (APs)

52. In order to gain an understanding on the socioeconomic condition of the affected households under the proposed subprojects, a socioeconomic survey (SES) was undertaken in October 2011 covering the 1175 (100%) affected households within the primary impact areas of the proposed sub-projects. The major findings are highlighted below.

B. Household Demographic

53. A total of 1175 household respondents (out of 1176 AHs) were surveyed. Of these, 901 respondents (77%) are males and 274 (23%) are females. One respondent represents each affected household, which is usually the head of household. In the absence of the household head, the wife or a person of age who can represent the family was interviewed.

54. Total household members of 1175 households are 4764, with an average size of 4.05. This is lower compared to the average household size of 5.2 persons per household, which is a typical size for a peri-urban area in Viet Nam.

55. Table 4-1: Gender of Household Respondents and Households Size

Sub-Project	Total Respondents	Male	Female	Household Members	HH Size
River Embankment	193	126	67	738	3.8
Urban road	982	775	207	4026	4.09
Total	1175	901	274	4764	4.05
Percent	100	77%	23%		

C. Livelihood and Income

56. The SES showed that there are varied occupations among household members. The majority (926 APs) are engaged in agriculture production while the rests are working on sales/trade (48 APs) government employees (28APs) hired labor (37 APs). With respect income, APs engaged in agricultural production have lower income compared to formal jobs, which is about VND12,000,000/pers/annum (US\$600), or VND Million 1,000,000 (US\$50)/pers/month or VND 33,000 (US\$1.66)/pers/day. This figure is higher than the established poverty line of DOLISA for urban area, stipulated VND 500,000 (US\$ 25) per capita per month. These findings reveal that AHs do not belong to the category of poor families.

Table 4-2: Sources of Income and Average Yearly Income

Sub-Project	Agriculture Related	Trade or Sales	Casual Work	Govt. Employee	Hired Labor or Services	Rent/ Pension	Total
River Embankment	65	17	6	25	37	36	
Urban Road	861	26	42		37	9	
Total	926	43	48	25	74	45	

Average Income/yr (VND)/pers	12,000,000	20,000,000	30,000,000	32,000,000	24,000,000	20,000,000	
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D. Education

57. In terms of education, the survey results indicate that there is generally high percentage of AHs respondents (73.5%) who have attended formal education. Among household members, the majority (approx 46%) have at least reached high school. All of them have completed secondary and primary school. A very small number is reported being illiterate (about 1.3%).

58. Women APs tend to have lower status in all levels of education. In comparison with men, the disparity is high among women in completing high secondary school. The difference of education a between men and women is not very much in primary and secondary education. For urban road subproject, high school and upper, the women's education is clearly lower that men's, for secondary school, women are below 3% in comparison with men's (21.5%). For higher university education vocational, business or teachers training college ratio is only 3% among women compared to men (6.2%).

59. Men have attained more than women in educational attainments such as lower secondary and upper secondary school. Only in post-secondary education are men and women almost equally represented.

Table 4-3: Educational Status of Households

Sub-Project	None	Primary	Completed Primary	Secondary School	Completed High Secondary School	Tertiary (including university, vocational, business or teachers training college)	Total
River Embankment	2	6	17	30	126	6	187
Female (person)		2	7	11	47		67
Male	2	4	10	19	79	6	120
Urban Road	15	63	60	97	731	9	966
Female (person)		36	29	15	126	1	207
Male	5	37	31	82	605	8	768
Total Percent	1.0	6.9	6.5	10.8	73.5	1.3	100%

E. Ownership of House

60. Within the urban road, the majority of the affected structures are classified as category 4, which are made of brick house with concrete roof. The 582 AHs have land use certificate which implies rightful use to land and structures. The Project will compensate affected structures at replacement value as specified in the entitlement policy. A relocation allowance will be provided to 33 AHs in urban roads and 5 AHs in river embankment who will be relocated.

F. Vulnerable Households

61. Based on the results of the census survey, about 21 APs have been identified as vulnerable comprising of households headed by women (4) poor households with less than VND 500,000 monthly income (6) household head is soldier (2) disabled (1) and household head over 60years (1). The 18 vulnerable APs are from the urban road while 3APs are from the river embankment. A special allowance has been incorporated for these types of households as specified in the entitlement policy.

Table 4-3: Vulnerable Households

Sub-Project	HHS headed by women	Poor Households	Soldiers	Disabled (HH)	Old Age (>60 years old)	Total
River Embankment	1	2	0			3
Urban Road	3	4	2	1	2	18

G. Ethnic Minorities

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

CHAPTER V: INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

A. Identification of Project Stakeholders

63. 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.

B. Consultation Undertaken During Resettlement Plan Preparation

64. Disclosure of information and consultations are conducted during preparation and implementation of subprojects to ensure that AHs and other stakeholders have timely 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 was done to ensure that the AHs are 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.

65. 64. In compliance to ADB's SPS and Viet Nam's participatory process, consultation during 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

66. 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 and their inputs were considered in the RP. Disaggregation of gender data were done reflecting in the socioeconomic information.

• FGDs and Key Informants' Interview

67. 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

68. 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.

69. Overall, consultations during the preparation of the draft resettlement plan consisted of:

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

70. Consultation will be done all throughout the implementation of the RP. 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**.

C. Consultations with Institutional Stakeholders

71. 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 DPI, Dong Ha City People's Committee, and representatives of Centre for Land Fund Development;

Commune Level: People's Committees of nine (09) communes in the project area as well as relevant functional offices and mass organizations.

D. Consultations with AHs

72. The DP public consultations consisted of a total of nine (9) meetings to which all DP households were invited to attend at each ward/commune at convenient locations. 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.

(i) Perceived positive impacts

Urban Roads

- Better road for transporting of good;
- Create easier mobility for people;
- Save time and effort to go to school, market, other places;

- Increase trading of good with other towns;
- Increase land value; 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; and
- The people can benefit from livelihood and crop production training, awareness raising which are proposed to be conducted during the project implementation.

River Port

- Facilitate easier transportation movement and trading; and
- Economic opportunities for people utilizing the river port to sell good

(ii) Perceived negative Impacts

River Embankment, Urban Roads, River Port

- Anticipating traffic accidents during road construction;
- Presence of outsiders creating tension among local;
- Land acquisition of land and structures; and
- Cutting down of trees and crops.

(iii) Issues Raised

- Basis of compensation on land, structures;
- Provision for harvesting of crops and fruit trees;
- Timeframe for implementation; and
- Availability of resettlement site and assistance during transfer.

(iv) Recommendations

On traffic accident: The Project needs to ensure appropriate signage on on-going construction to alarm students and pedestrian on the construction activities

Problems on presence of outsiders creating social problems: Local authorities needs to ensure peace and order Contractors will have to coordinate with local authorities on the existing manpower to ensure there will be no competition on purchasing of local goods. An awareness raising campaign against HIV/Aids needs to be undertaken as part of the Gender Action Plan.

Disruption on daily mobility of people: An alternative road must be provided to allow daily mobility of households.

Compensation: The Project will compensation lost assets based on replacement cost and provide rehabilitation measures to restore lost income and assistance during transfer.

73. In addition, the participants also suggested that they should participate in the project implementation, i.e.; (i) during the resettlement implementation, the AHs 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 implementation of 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).

74. During loan implementation, households 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.

75. 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.

E. Planned Consultation and Disclosure Measures

76. Consultations will be conducted with all APs. 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.

77. Disclosure of RP to APs will be done upon ADB's and approval. The RC will disclose: (i) draft updated 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. Key information in the updated RP to be disclosed to the affected households will include: (i) compensation, relocation and rehabilitation options, (ii) DMS results, (iii) detailed asset valuations, (iv) entitlements and special provisions, (v) grievance procedures, (vi) timing of payments, and (vii) displacement schedule.

78. 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:

- 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.

79. 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.

CHAPTER VI: GRIEVANCE REDRESS MECHANISMS

80. 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.

81. A well-defined grievance redress and resolution mechanism will be established to address DP 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.

82. 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. DP 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 DP.

83. 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 DP 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.

84. A 3-staged 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 Commune or Ward Resettlement Committee (CPC). The complaint will be discussed in an informal meeting with the AP and the CPC. It will be the responsibility of the CPC 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 CPC within 15 days of registering the complaint, the AP can appeal to the City People's Committee (City Resettlement Committee (CPC-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 RC 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 CPC-CRC or in the absence of any *response*, the AP can appeal to the Provincial People's Committee (PPC-PRC) The PPC-PRC will review and issue a decision on the appeal within 30 days from the day it is received.

85. AP may file a case to the court of law if not satisfied with PPC-PRC decision. The procedure described above is consistent with the legal process for resolution of disputes in Viet Nam. However, filing a case to the Court of Law could be done in parallel with accessing the project-level GRM

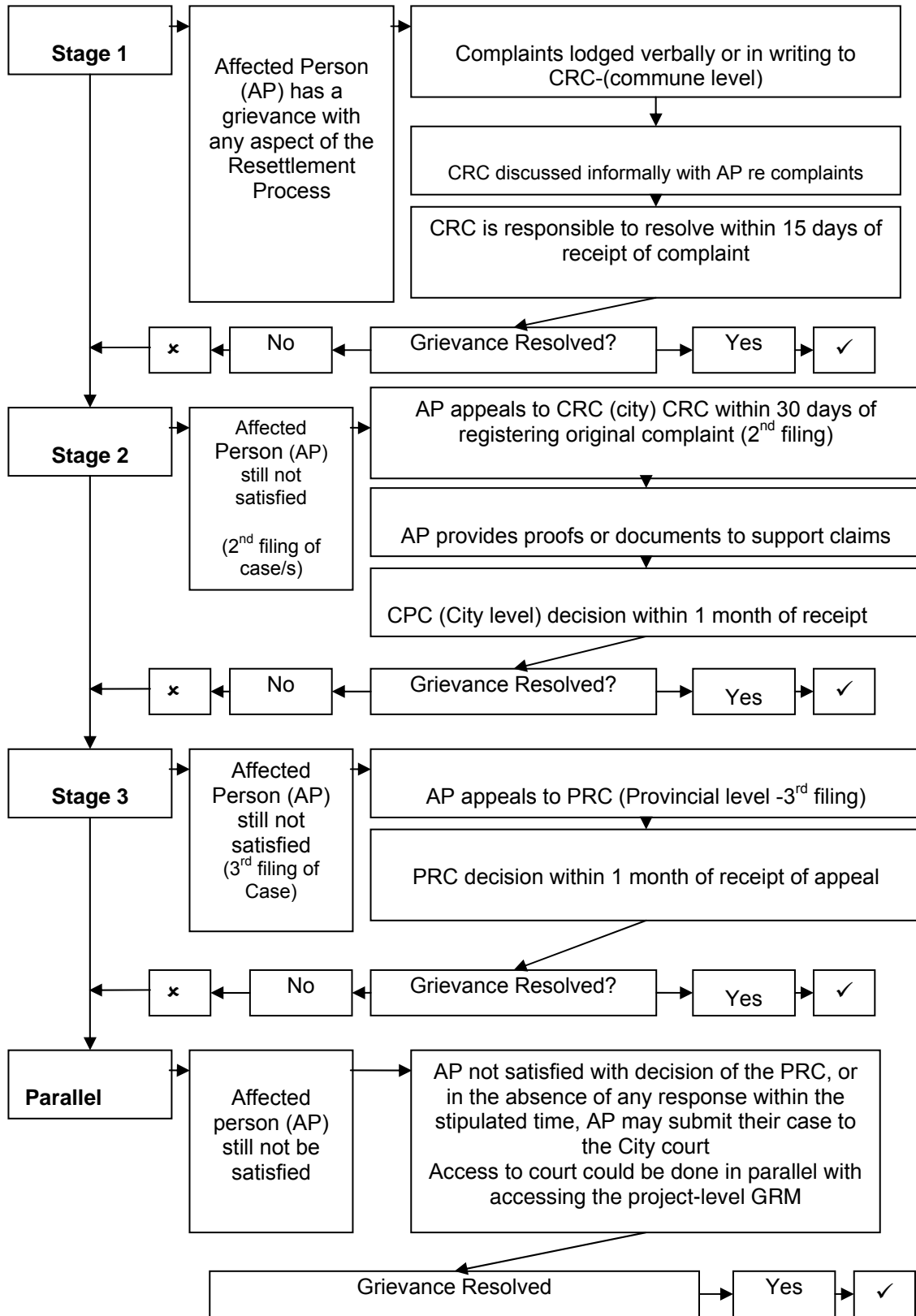
86. The EMO will be responsible for checking the procedures for and resolutions of grievances and complaints. The EMO may recommend further measures to be taken to redress unresolved grievances. The Project Supervising Consultants will provide the

necessary training to improve grievance procedures and strategy for the RC staff as and when required.

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

88. 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

89. 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).

B. Relevant Vietnamese Legislation

90. 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.

91. 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.

92. 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.

93. 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.

94. 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.

95. Quang Tri Provincial People's Committee Decision 02/2010/QD-UBND of 25/01/2010 (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.

C. ADB Safeguard Policies and Requirements

96. The Safeguard Policy Statement (SPS 2009) was approved by the ADB Board of Directors on 20 July 2009 which became effective on 20 January 2010. This includes new Involuntary Resettlement Safeguards. The SPS and the safeguard requirements on involuntary resettlement supersede the ADB's Policy on Involuntary Resettlement (1995) and the new Operations Manual section will supersede the Operations Manual on Involuntary Resettlement (OM/F2, 2006). For projects that take place after January 2010, the new SPS will apply.

97. The objectives of the ADB' SPS concerning Involuntary Resettlement are to avoid or minimize the impacts on people, households, businesses and others affected by the acquisition of land and other assets, including livelihood and income, in the implementation of development projects. Where resettlement is not avoidable, the overall objective of the ADB safeguards is to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups by compensating for lost assets at replacement costs and by providing, as necessary, various forms of support.

98. The main policy principles are to:

- a. Screen the project early on to identify past, present, and future involuntary resettlement impacts 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 impacts and risks.
- b. 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 impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
- c. 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.
- d. 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.

- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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 impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
- k. Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
- l. Monitor and assess resettlement outcomes, their impacts 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.

99. The ADB also issued safeguard requirements for Indigenous Peoples (ADB' SPS Requirement 3). In this safeguard, the term Indigenous refers to a distinct, vulnerable, social and cultural group possessing the following characteristics in varying degrees: (i) self-identification as members of a distinct indigenous cultural group and recognition of this identity by others; (ii) collective attachment to geographically distinct habitats or ancestral territories in the project area and to the natural resources in these habitats and territories; (iii) customary cultural, economic, social, or political institutions that are separate from those of the dominant society and culture; and (iv) a distinct language, often different from the official language of the country or region.

100. The objective of this new safeguard requirement is to design and implement projects in a way that fosters full respect for Indigenous Peoples' identity, dignity, human rights, livelihood systems, and cultural uniqueness as defined by the Indigenous Peoples themselves so that they (i) receive culturally appropriate social and economic benefits, (ii) do

not suffer adverse impacts as a result of projects, and (iii) can participate actively in projects that affect them.

101. Other policies of the ADB that have a bearing on resettlement planning and implementation are the (i) Public Communications Policy (March 2005) and OM Section L3/BP (September 2005), and (ii) Accountability Mechanism (OM Section L1/BP, dated 29 October 2003).

102. The ADB's Policy on Gender and Development adopts gender mainstreaming as a key strategy for promoting gender equity and for ensuring that women participate and that their needs are explicitly addressed in the decision-making process. For projects that have the potential to have substantial gender impacts, a gender plan is prepared to identify strategies to address gender concerns and the involvement of women in the design, implementation and monitoring of the project.

D. Reconciliation of the Government and Policy on Resettlement of ADB

103. The resettlement and compensation policies for the VIE: GMS Corridor Towns Development Project are to be in accordance with ADB requirements and laws of the Government of the Socialist Republic of Vietnam. 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 and ADB Policy on Involuntary Resettlement.

104. 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.

105. 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 final Updated RP.

106. 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

Key Issues	National Laws	ADB' SPS	Project Policy
Definition of Severely Affected Person	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.
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 bench-mark 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	Compensate all affected persons, including those without title to land, for all of	Compensation for the buildings, regardless of ownership situation, will be

	<p>plans or the right of way announcements will be assisted between 60% - 80% of replacement cost.</p> <p>Houses and structures constructed after land use plans or the right of way announcements will be provided assistance on case – by – case basis.</p>	<p>their losses at full replacement cost.</p> <p>All project affected persons will be entitled to compensation irrespective of the legal status in both rural and urban areas</p>	<p>made based on replacement cost.</p>
Articles regarding resettlement assistance	<p>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.</p> <p>Decree 17/2006 also have this article and long term support for the poor (at least three years and maximum of 10 years)</p>	<p>It is necessary to apply resettlement support for the affected people who are 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 poor and the vulnerable.</p>	<p>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.</p>
Unregistered businesses	<p>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.</p>	<p>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.</p>	<p>Those who are economically displaced, but who are not formally registered (e.g. unregistered businesses, employees without labor contracts) will be assisted as appropriate to ensure that their income sources are restored to at least pre-project levels.</p> <p>Improve the standards of living of the displaced poor and other vulnerable groups, including women</p>
Entity that conducts the valuation of acquired assets	<p>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.</p> <p>Qualified organizations may</p>	<p>Qualified and experienced experts will undertake the valuation of acquired assets</p>	<p>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</p>

	provide consultancy on land prices (Article 57, Land Law)		PPC approval.
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E. Project Policies

107. 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 recognizable 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.

F. Principles for Valuation

108. 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 labor 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

109. 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 compensated at replacement value improved.

110. 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.

Item	Type of Loss	Application	Entitled Persons	Compensation Policy	Implementation Issues
1a	Loss of land	<p>Productive land –partially or fully affected, permanent.</p> <p>(i) agricultural land</p> <p>(ii) orchard land, and, garden land</p>	<p>a. Owners with LURC, eligible to acquire LURC according to Government regulations, or otherwise legalizable under Government regulations.</p> <p>506 AHs</p> <p>317 AHs</p>	<p>(i) 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>(ii) Assistance equivalent to 30-70% of the value of residential 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>(iii) Assistance for livelihood restoration programs if loss is more than 10% of land holdings;</p> <p>For allowances due to severe loss, see item 8 and 10 below;</p>	<p>If the area of the remaining land is no longer viable, (less than 60% of land holdings) and if the AHs 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, AHs are to settle the dues or deducted from compensation</p>
			<p>b. User with lease or temporary rights</p>	<p>(i) No compensation for land,</p> <p>(ii) Compensation for investment costs for land and/or remaining contract period;</p>	<p>DRC or CRC will determine the value of investments on the affected land in consultation with the AH.</p>
			<p>c. Non-titled user not eligible to become</p>	<p>(i) No compensation for land;</p> <p>(ii) Compensation for non-</p>	

				land they are entitled to receive cash assistance as per PPC decision.	
1a	Loss of Land	Residential land -Partially affected:	a. Owners with LURC, eligible to acquire LURC according to Government regulations, or otherwise legalizable under Government regulations 352 AHs	(i) 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).	Minimum permitted residential lot size is according to provincial regulations.
			b. Non-titled user 317 AHs	(i) No compensation for land (ii) Compensation for non-land assets (structures, crops, trees).	
1b	Loss of Land	Residential land-fully or partially affected – permanent (ii) Requiring relocation	a. Owners with LURC, eligible to acquire LURC according to Government regulations, or otherwise legalizable under Government regulations. 38AHs	Residential plot at a resettlement site. One resettlement lot should not less than 60m ² in urban area and 80m ² in rural area; (i) AHs shall be entitled to a minimum of one resettlement lot; (ii) Where extended families jointly reside on the same acquired lot and would be eligible for separate household registration books, or if there are multiple households jointly holding the same LURC then additional resettlement lots will be granted.	Resettlement sites are to have adequate infrastructure and access to social services. Depending on the area, category and location of affected land, AHs may be entitled to additional resettlement lots as specified in the relevant PPC decision. Where the entitlement for number of lots granted are less than the actual number of

entitled to is otherwise less than the minimum amount of one lot, shall receive the balance of the value of the lot as assistance. If they do not receive a resettlement lot they will receive the equivalent value of the difference between the amount of compensation/ assistance and the minimum value of one resettlement lot as cash. [ND 69/2009:19(1)]

Cash compensation

Cash compensation at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs) should AHs not elect to receive a resettlement lot.

Lot development grant

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.

- For allowances associated with relocation of house, see item 8 below

consideration will be given to grant priority access of remaining households to purchase resettlement plots and facilitate suitable payment arrangements as needed.

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.

2	Loss of Structure	Residential, business and secondary structures (partially or fully affected) Full structures Partial /secondary	Owner of structures regardless of tenure status 38 AHs 55 AHs	<p>(i) Fully affected: Cash compensation at replacement cost equivalent to current market prices of materials and labor without depreciation or deductions for salvaged building materials for the affected portion at the time of compensation.</p> <p>(ii) Partially affected: Cash compensation for the portion of structures lost or replacement of structure ; plus cash compensation equivalent to the actual cost of repair (materials and labor).</p> <p>•</p>	
4	Loss of crops and trees	Loss or damage to assets Trees Crops	Owners regardless of tenure status 125 AHs 506 AHs	<p>(i) Annual crops and aquaculture products, cash compensation equivalent to annual yield of crops based current market value of crops/aquaculture products at the time of compensation;</p> <p>(ii) For perennial crops trees, cash compensation at replacement cost equivalent to current market value given the type, age and productive value (future production) at the time of compensation.</p> <p>(iii) Timber trees based on diameter at breast height at current market value.</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 on market cost of ripened crops/fruit for any unharvested crops that were planted prior to the land acquisition announcement.</p>
5.	Loss of Public facilities	Loss of or damage to	Relevant agencies	Cash compensation to cover the cost of restoring	Relocation or reconstruction of

Transition Assistance

6	Displacement from residential housing	Severe impacts on house	Relocating households regardless of tenure status 38 AHs	<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>(ii) 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</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.
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				<p>Shall receive the following amounts for a period of 12 months:</p> <ul style="list-style-type: none"> • Urban areas: VND 800,000/month; • Rural areas: VND 600,000/month <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 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> <ul style="list-style-type: none"> • any one vocational training course within the province free of charge; • Income restoration programs sponsored under the project. 	
7	Loss of Income/ livelihood due to relocation of business	Severe impacts on businesses	AHs losing business Income 1 AH	<p>Business Transport allowance</p> <p>To transport business equipment/ inventory. For businesses operating from</p>	

				<p><i>Business stabilization allowance</i></p> <ul style="list-style-type: none"> 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. For non-registered businesses: cash assistance equivalent to the minimum wage for a period of 4 months. <p><i>Business rental assistance</i></p> <p>Affected businesses renting business premises will be entitled to cash assistance equivalent to 6 months rent.</p> <p><i>Vocational training and income restoration</i></p> <p>All owners/partners of the affected business (registered or non-registered) are entitled to participate in:</p> <ul style="list-style-type: none"> any one vocational training course within the province free of charge; 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.</p>
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8	Special Assistance			
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	Vulnerable households	Loss of land and non-land assets and	Affected vulnerable groups	<p><i>Special allowance</i></p> <p>Poor households shall</p>
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households as defined in the RP shall also receive a grant of VND 7 million.

House upgrade assistance

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.

Disabled AHs shall receive assistance to upgrade their houses to provide for appropriate accessibility (e.g. wheelchair access).

Vocational training and income restoration

In addition to other income restoration entitlements mentioned elsewhere vulnerable and female headed households will be entitled to:

- One additional vocational training course per household member within the province free of charge;
- Additional income restoration program assistance sponsored under the project.

Others

Special assistance will be provided to vulnerable families with social allowance (poor families, soldiers, war heroes, war invalids, etc) as per

The floor area of house to be thus upgraded from category V to category IV is 60m² per DP household.

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.

	Impact			entitlement as above will be applied to new AHs that will emerge due to changes on scope of work.	will not apply to new occupants after the cut-off date
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CHAPTER IX: RELOCATION OF HOUSING AND SETTLEMENTS

A. Relocation Options

111. Physically displaced households are to be provided with various options for compensation

- Option 1: AHs have the option of self-relocation, where AHs arrange their own relocation utilizing the compensation and lot development cash grant.
- Option 2: AHs have the option of fully assisted resettlement in the form of provision of a lot in a resettlement site with replacement of housing.
- Option 3: AHs have the option of partial assistance on resettlement where they are provided with a lot in a resettlement site and arrange for the construction of their own house.

112. Some 38 AHs in the three sub projects are expected to be relocated. During the conduct of the IOL, the 38 households expressed their preference for a residential lot at a resettlement site for them to either construct their own house or be provided with a complete package of house and lot prior to relocation.

113. Resettlement is not only physical displacement and relocation of residence but invariably also represents dislocation of established social and mutual support networks which typically play a critical role in the daily functioning and well being of households. This is particularly true of rural communities, vulnerable households as well as female headed households (which are typically reliant on the support of close social networks for socialization of their children). The implementation of assisted resettlement will need to be cognizant of the disruptive social impact of relocation by minimizing social dislocation as much as possible. The needs and preferences of AHs to be co-located with others in their social network such as kin and neighbors will be accommodated within site allocation arrangements as much as possible. The practice of “drawing lots” to allocate resettlement lots randomly is to be applied as a last resort rather than a default measure.

B. Transitional Relocation Assistance

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

(i) Transport Allowance

115. 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) Life Stabilization Allowance

116. 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

117. AHs that will opt for self-relocation are entitled to receive a lot development grant² based on the PPC decision. The grant is aimed at assisting AHs with the costs of site preparation (leveling, 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

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

C. Resettlement Sites

119. An existing resettlement site is presently being developed for ADB financed project Central Region Urban Environment Improvement Program (CRUEIP) inside the Dong Ha City, with area of 20ha and capacity of 400 land plots since 2010. The DRC of Dong Ha has given their assurance to accommodate the 38 AHs that will be displaced from the proposed subprojects. The resettlement site is characterized by the following elements:

- Development of access road to the town center
- Distance of 2 kilometers to the center and basic services
- Near health facilities and school
- Provision of electricity and water
- Alloted area of 60m² per household

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

- CHAPTER X: INCOME RESTORATION AND REHABILITATION

A. Impacts and Risks to Livelihoods

120. 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 be having 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.

121. The crucial role that women's productive work plays in the socio-economic wellbeing of the household can often be overlooked when DP livelihoods are only examined at the household level. The nature of women's work can often be quite different to that of men. The implications for resettlement are that contrast in the general characteristics in productive work, mean that women can experience different risks and impacts on livelihoods compared to men. Work located in close proximity to the home tends to be the income sources most severely affected by resettlement impacts. Women's separate incomes, while generally lower than those of men, are an important element for empowerment within the household and make a significant contribution to household wellbeing. Overall lost incomes for women pose significant risks in terms of increased time, poverty, disempowerment within the family as well as impoverishment of households.

122. In terms of absolute numbers, the most severely impacted categories of livelihood are farming and daily labor (42% and 36%, respectively, of total affected income sources), followed by waged, service and trade. The numbers of daily labor and waged employment expected to be impacted are either due to loss of productive resources of the place of work or resettlement beyond their regular commuting distance (i.e. for persons currently travelling 0-4km to place of work). Based on interviews with AHS, obtaining daily labor work is heavily reliant on localized social networks of people in the community to refer work. The disruption to AHS' social networks caused by relocation can therefore produce a significant impact on those reliant on daily labor as either main or supplementary source of income.

B. Eligibility Criteria for Income Restoration and Rehabilitation

123. 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

C. Income Restoration Measures

124. 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"> ▪ Stabilization allowance (income support) for 6-24 months ▪ Relocation allowance
(b) Vulnerable households -21 AHs (84 APs)		<ul style="list-style-type: none"> ▪ Income restoration allowance (equivalent to 3 times the PPC value of affected land)
(c) AHs losing residential land but no relocation 16 AH (64 APs)		<ul style="list-style-type: none"> ▪ Vocational training entitlements

D. Description on type of Assistance

- Transitional Stabilization Assistance

125. 125. 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 residential land (no relocation) 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

126. 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

1. The 38 relocating AHs and 21 vulnerable households 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**

130. 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 needs 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 t 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

131. 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.

CHAPTER XI: RESETTLEMENT BUDGET AND FINANCING PLAN

A. Funding Source

132. The funds to be used for land acquisition, compensation for housing, asset and other related costs will be provided from ADB (ADF) budget.

B. Replacement Cost Survey

(i) Principles

127. 133. 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.

(ii) Process and Survey Methodology

128. 134. 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.

129. 135. 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 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.

136. A replacement cost study will further be done during the detailed measurement study (DMS) which will be used as basis to calculate the compensation in compliance with ADB SPS.

C. Resettlement Budget Estimate

130. 137. The resettlement budget is estimated at **VND 180.6 Billion** equivalent to approximately USD8.8 million. The table below summarizes the resettlement budget estimate. The structure of the budget summary corresponds to the entitlement for land and other benefits.

131. 138. 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).

Table 11-1: Resettlement Budget Estimate

NO	Items	No. HHs	Description	Amount
A	Land		Attachment 1	131,469,402,200
	Residential Land	669		88,896,980,000
	Garden Land	289		40,181,670,000
	Agricultural Land	506		869,564,400
	Public Land	1		1,521,187,800
B	Assets/Structures		Attachment 2.1	14,221,754,800
1	Housing (m2)	88		11,217,000,000
2	Breeding Facilities (m2)	38		79,360,000
3	Auxiliaries (m2)	56		587,674,000
4	Brick Wall (m)	95		1,861,776,000
5	Yard (m2)	95		412,224,800
6	Gate (unit)	54		63,720,000
C	Crop and Trees		Attachment 2.2	2,687,869,000
1	Tree	125		145,108,000
2	Crop (Paddy)	506		2,542,761,000
D	Sub- Total 1		D = A+B+C	148,379,026,000
E	Income Restoration			3,391,293,200
1	Relocation Allowance	38	3,000,000 VND per HH	114,000,000
2	Life stabilization allowance	16	30kg rice/person/months x 6 months	216,000,000
3	Transitional Allowance	506	36,000 VND per m2	2,608,693,200
4	House Rental for Relocated HHs	38	600,000 VND per main HH x 6 months	136,800,000
5	Assistance for Vulnerable HHs	21	4,000,000 VND per HH	84,000,000
6	Other Allowances	38	3,100,000 VND per HH	117,800,000
7	Bonus for hand over the land on time	38	3,000,000 VND per HH	114,000,000
F	Sub-Total 2		F = D + E	151,770,319,200
G	Management Cost			28,836,360,648
1	EMA (4%)		4%*F	6,070,812,768
2	Administrative cost (5%)		5%*F	7,588,515,960
3	Contingency (10%)		10%*F	15,177,031,920
H	Total Cost in VND		H = F + G	180,606,679,848
	Total Cost in US \$			8,810,244

CHAPTER XII: INSTITUTIONAL ARRANGEMENTS

A. The Peoples Committee

132. The Provincial People's Committee of Quang Tri (PPC) is the executing agency (EA) and will oversee all subproject activities related to RPs. The Department of Planning and Investment is the implementing agency (IA).

B. Project Management Unit

133. Under the IA, a Project Management Unit – Quang Tri (PMU-QT) (or called PMU) will be established by the EA. The PMU-QT will take a very active role in the preparation and implementation of the Project, including RP supervision. One social/ resettlement specialist will be employed full time on the project during resettlement preparation and implementation stages. The PMU needs to ensure that the focal person and staff have experience and knowledge in resettlement implementation, if not, appropriate capacity building will have to be undertaken before implementation. The PMU will provide technical assistance to the local administrative authorities, regarding resettlement planning and implementation. Together with the Project Supervision Consultants, 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 to the EA.

C. Resettlement Committee

134. The Dong Ha City's Land Fund Development Centre (LFDC) has been established under the Dong Ha City People's Committee tasked to oversee the land acquisition and compensation. The specific tasks of the LFDC include the following: (i) coordinate and manage resettlement activities with PMU-QT, 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.

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

- Prepare individual "AH 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 AHs regarding payment schedule at least two (2) weeks in advance.
- Present proposed compensation amounts to AHs and explain in detail the AH'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

136. The concerned local administrative authorities which include the People committee of communes and district play a very important role in the planning and implementation of resettlement-related activities. 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 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

137. 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 Vietnam such as community based organizations (CBOs). Fatherland Front, Women's Union, Farmer's Union and other organizations operating in the project areas.

138. Provide appropriate training for livelihood to AHs.in coordination with other relevant agencies.

139. Coordinate other support and assistance to agricultural related inputs and training to assist AHs in farming, or other income generating activities

140. Assist in linkage social welfare program that will benefit affected households

F. Project Implementation Support Consultants

141. 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. The Terms of reference for the proposed posts are attached as Appendix G. 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 DP 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

(i) Establishment of Compensation Committees

142. Following the approval of the project loan, the Land Fund Development Centre (LFDC) will be established under the Provincial People's Committee. The LFDC will be complemented by a resettlement committee for each subproject in each level, i.e., commune, district; city. Members of the resettlement and compensation committee will be determined by the Quang Tri Provincial People's Committee after the project loan is approved.

143. The implementation of the updated RP (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.

(ii) Conduct of Detailed Measurement Survey

144. 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.

145. During the DMS, all AHs are required to submit copies of LURCs or any legal papers to show the RC proofs as basis in the preparation of the Compensation Plan. All DMS forms shall be reviewed and signed by AHs. AHs will be informed of their right to note any objections to the DMS assessment on the form.

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

147. 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.

148. During the DMS, data collection will incorporate criteria to identify vulnerable persons beyond those who fall below the official poverty level and identify other vulnerable groups such as female headed households (especially those with large number of dependents, low income households, affected livelihoods, elderly residing alone, disabled and landless households).

(iii) Conduct of Replacement Cost Study

149. A private land appraiser 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

150. The RP will be updated following the 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.

151. It is estimated that compensation and relocation of households will be completed within a period of 18-22 months. of project implementation as detailed in **Table 13-1** below.

Table 13-1: Indicative Implementation Schedule

Land Acquisition and Resettlement Activities	Starting Date	Completion Date
RP Updating		
Establish Resettlement Committee/Land Fund Development Centre	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 AHs 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
ADB review and approval of RP implementation and confirmation of “No Objection” for Notice of Possession of Site to Civil Works Contractor.	Month 6	
RP Implementation		
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	Month8
Relocation of AHs and Clearing of land	Month 6	Month 9
Implementation of Income Restoration Measures/Programs	Month 7	Month 18
Submission internal progress reports (quarterly)	Month 10, 13,16 14,17	Month 18 Month 22
Submission of external monitoring reports (semi-annual)	Month 16,22	Month 22
External monitor assess compliance to Project policies and submit findings to ADB.	Month 16	Month 22

* 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

152. 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

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

154. The EA will consolidate quarterly internal monitoring reports and semi-annual external verification reports and submit semi- annually 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.

155. The objectives of the internal monitoring 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 the problems.

156. 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 DP settlements and business enterprises;
- Reaction of AHs, in particular, to resettlement and compensation packages; and
- Re-establishment of income levels.

Internal Monitoring Indicators

157. 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.

(i) Internal Monitoring Data Collection and Report

158. 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.

159. On a semi-annual basis, the EA will prepare a resettlement monitoring report. The EA will consolidate the reports of the internal monitoring and monitoring verification by the external expert and report to ADB semi-annually 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, DP 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

160. The objectives of the external monitoring are to verify results of the internal monitoring and other information such as stated below:

- (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.

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

(i) External Monitoring Objectives, Indicators and Issues

162. A part from reviewing and assessing the activities during RP updating, the general objective for external monitoring is to 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 labor, 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.

(ii) External Monitoring Methodologies

163. 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.

(iii) Database Management and Storage

164. The EMO will maintain computerized resettlement databases that will be updated every six months. They will contain files of each DP 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.

(iv) Reporting

165. 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.

166. 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

Type	Indicator	Examples of Variables
PROCESS INDICATOR	Consultation, Participation	Number of consultation and participation programs held with various stakeholders
	Procedures in Operation	<ul style="list-style-type: none"> • Census and asset verification/quantification procedures in place • Effectiveness of compensation delivery system • Number of land transfers effected • Coordination between implementing agencies and other agencies
OUTPUT INDICATOR	Buildings	<ul style="list-style-type: none"> • Number, type and size of private houses/structures acquired • Number, type and size of community buildings acquired
	Trees and Crops	<ul style="list-style-type: none"> • Number and type of private trees acquired • Number and type of government/community trees acquired • Number and type of crops acquired • Crops destroyed by area, type and number of owners
	Compensation and Rehabilitation	<ul style="list-style-type: none"> • Number of households affected (land, buildings, trees, crops) • Number of owners compensated by type of loss • Amount compensated by type and owner • Number and amount of payment paid

		<ul style="list-style-type: none"> • Household compensation payments made to both male and female heads of households • Number of persons with severely affected livelihoods provided with income restoration assistance; • Types of livelihood restoration assistance provided by number of persons and types of livelihoods impacted; • Disbursement of livelihood restoration assistance by type of assistance, types of impacted livelihoods and number of beneficiaries; • Data to be disaggregated by gender
IMPACT INDICATOR	Restoration of Livelihoods	<ul style="list-style-type: none"> • Level of restoration of impacted livelihoods/income sources by type of impacted livelihood; • Effectiveness of income restoration measures to create/restore livelihoods;
	Changes to Status of Women	<ul style="list-style-type: none"> • Participation in community-based programs • Participation in commercial enterprises • Changes in livelihood activities, income and control of self earned income
	Changes to Status of Children	<ul style="list-style-type: none"> • School attendance rates (male/female) • Education achievement levels (male/female) • Health and access to health services (vaccinations up to date, health monitoring, malnutrition rates 0-5 years.)
	Settlement and Population	<ul style="list-style-type: none"> • Growth in number and size of settlements; • Satisfaction with resettlement site living conditions; • Maintenance of establishment of new social networks; • Growth in local market areas;

No	Project areas	ATTACHMENT 1: UNIT COST OF LAND –Dong Ha											
		Residential land			Garden land			Agricultural land			Public land		
1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Unit	Unit price (VND)	Total (VND)	Unit	Unit price (VND)	Total (VND)	Unit	Unit price (VND)	Total (VND)	Unit	Unit price (VND)	Total (VND)
A	River Embankment Component	25,785		15,351,580,000				25,599		307,184,400	125,355		752,131,800
1	Ward 1	4,505.6	800,000	3,604,480,000							16,221.0	6,000	97,326,000
	Ward 3	11,073.5	600,000	6,644,100,000				4,738.5	12,000.0	56,862,000	20,909.5	6,000	125,457,000
2	Ward 3			-				9,568.0	12,000.0	114,816,000	35,273.0	6,000	211,638,000
3	Ward 2	10,206.0	500,000	5,103,000,000				5,914.0	12,000.0	70,968,000	19,734.0	6,000	118,404,000
4	Dong Giang ward							5,378.2	12,000.0	64,538,400	33,217.8	6,000	199,306,800
B	Urban road Component	76,458		73,545,400,000	92,858		40,181,670,000	46,865		562,380,000	128,176		769,056,000
1	Hoang Dieu	26,554		40,587,000,000	42,333.0		25,523,550,000				32,013.0		192,078,000
	from No.1 Highway to Pham Ngu Lao str.	8,543	3,500,000	29,900,500,000	10,302.0	1,575,000	16,225,650,000				3,946.0	6,000	23,676,000
	From Pham Ngu Lao to railway bridge	3,362	1,000,000	3,362,000,000	9,293.0	450,000	4,181,850,000				2,534.0	6,000	15,204,000

	From railway bridge to Cam Lo district	14,649	500,000	7,324,500,000	22,738.0	225,000	5,116,050,000				25,533.0	6,000	153,198,000
2	Ba Trieu	24,468		22,375,400,000.0	26,851.0		10,103,355,000.0				33,291.0	6,000	199,746,000
	From Dong Ha market to Thanh nien bridge	4,436	1,500,000	6,654,000,000	3,675.0	675,000	2,480,625,000						
	From Thanh nien bridge to railway bridge	9,659	1,000,000	9,659,000,000	8,987.0	450,000	4,044,150,000						
	From railway bridge to 968 road	4,783	800,000	3,826,400,000	5,692.0	360,000	2,049,120,000						
	From 968 road to end of road	5,590	400,000	2,236,000,000	8,497.0	180,000	1,529,460,000						
3	Thanh Nien	8,859	500,000	4,429,500,000	12,604.0	225,000	2,835,900,000				15,843.6	6,000	95,061,600
4	P 2 - Dong Luong	9,647	300,000	2,894,100,000	7,348.0	135,000	991,980,000	44,842	12,000.0	538,104,000	39,493.4	6,000	236,960,400
5	Truong Chinh road	2,056	400,000	822,400,000	2,457.0	180,000	442,260,000	873	12,000.0	10,476,000	3,730.0	6,000	22,380,000
6	Le Thanh Tong road	4,874	500,000	2,437,000,000	1,265.0	225,000	284,625,000	1,150	12,000.0	13,800,000	3,805.0	6,000	22,830,000
C	Dong Ha Port										20,000		
1	No. 2 Ward										20,000		
	TOTAL	102,243	-	88,896,980,000	92,858	-	40,181,670,000	72,464	-	869,564,400	273,531	-	

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