

Resettlement Plan

June 2012

VIE: GMS Corridor Towns Development Project

MOC BAI TOWN, TAY NINH PROVINCE

CURRENCY EQUIVALENTS

(as of 4 June 2012)

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

ABBREVIATIONS

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

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

GLOSSARY

Cut-off Date	–	This refers to the date prior to which the occupation or use of the project area makes residents/users of the same eligible to be 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	–	In the case of affected household, it includes all members residing under one roof and operating as a single economic unit, who are adversely affected by a project or any of its components.
Detailed Measurement Survey	–	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	–	Means the community already in residence at a proposed resettlement or relocation site.
Income Restoration	–	This is the re-establishment of sources of income and livelihood of the affected households.
Inventory of Losses (IOL)	–	This is the process where all fixed assets (i.e. lands used for residence, commerce, agriculture, including ponds; dwelling units; stalls and shops; secondary structures, such as fences, tombs, wells; trees with commercial value; etc.) and sources of income and livelihood 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 data.
Severely Affected Households	–	This refers to affected households who will (i) being physically displaced from housing (ii) lose 10% or more of their productive assets (income generating),
Vulnerable Groups	–	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

- (i) The fiscal year (FY) of the Government of Viet Nam ends on 31 December.
- (ii) In this report, "\$" refers to US dollars.

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EXECUTIVE SUMMARY

A. Scope of the Draft Resettlement Plan

1. This Resettlement Plan (RP) is prepared for the sub-projects of Moc Bai under the Corridor Towns Development Project (TA 7644 REG). The three (3) subprojects include (i) urban road network; (ii) water supply system, and, (iii) waste water treatment plant. 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; (v) rehabilitation measures, institutional mechanism and monitoring and evaluation. The Draft RP will be disclosed to the affected people through consultation meetings. The Project management Unit (PMU) in consultation with the ADB; shall prepare a Project Information Booklet (PIB) which will distributed to the AHs before updating of the RP.

2. During loan implementation, following the completion of the detail design, a detailed measurement survey (DMS) will be undertaken to validate the affected households and organizations and actual impact on their land and assets. Households who were not included prior to the cut-off date set at November 30, 2012, which is the last date of the inventory of land (IOL) and socioeconomic survey (SES) were undertaken, will not be entitled to compensation. The Draft RP will be updated and finalized. Similarly, the PIB will also be updated and distributed to the AHs if there are any related changes. The updated 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.

B. Project Description

3. In Moc Bai, the proposed sub projects include: (I) Urban road network; (ii) Water supply system and (iii) Wastewater treatment plant.

1) Urban Road Network

4. The subproject targets to construct six (6) new urban internal roads in Moc Bai Town, with a total length of about 14.8kms. This subproject will involve the construction and asphaltting of road expansion in Moc Bai town, along with drainage structures and lighting system. This subproject indicative investment fund is estimated at US\$ 26.62 million through ADF.

ES Table 1: Proposed Urban Road Network

No	Name of Road	Length	Width		Category of land		No of AHs		Total	
			Existing	Proposed	Public (m ²)	Private (m ²)	A ¹	B ²	AHs	APs*
1	Rd 1A	3.03kms	30m	30m	26,208	65,647		10	10	57
2	Rd 1B	2.20kms	30m	30m	24,034	40,153	3	41	44	251
3	Rd 51	2.94kms	20.5m	30m	22,721	57,471		49	49	279
4	Rd 10	2.26kms	17.5m	20.5m	22,314	42,831	2	44	46	262
5	Rd11	2.18kms	17.5m	17.5m	21,442	41,116	3	55	58	331
6	Rd 65	2.2kms	34.0m	34.0	27,623	55,819	2	35	37	210
Total		14.8			144,342	303,037	10	234	244	1390

**based on average size of household, requiring validation and updating during DMS*

2) Water Supply System

5. The physical outputs will include:

- (i) Development of water sources - additional 24 boreholes with a capacity of 8,000m³;
- (ii) Raw water system. Establishment of 08 (among 24 existing pumping stations of deep well) with each capacity of 60-65m³/h. Pipeline system has diameter of 150-500mm with its total length of about 3,500m;
- (iii) Water treatment plant: A new water plant (with capacity of 7000m³/day) will be established near the current Ben Cau water plant;
- (iv) Water distribution network: The distribution network includes pipeline system with size from 100mm to 500mm and total length is about 45km;
- (v) Installation of flow meter.

3) Wastewater Treatment Plant

6. The physical outputs are: (i) collection system ; (ii) booster pump station (iii) transmission pipeline and (iv) wastewater treatment plant with a capacity of 9000m³/day.

¹ A= for relocation

² B= No relocation

C. Categorization and Impact by Sub-Project

7. The proposed sub project include 14.8 kms of (i) 6 various urban roads, (ii) water supply and (iii) wastewater treatment plan and (iv) material recovery facility. Road projects are specified in government's master plan, thus prohibiting encroachment on government's specified ROW. The impact of urban roads are mostly limited to secondary structures. The proposed site for wastewater treatment plant is barren with limited impact on trees and productivity. While there are 10 AHs (57 APs) that will be fully displaced, the government has provided options on compensation which include cash.or in – city resettlement which is 2 kilometers away from the AHs current location. The 2.8 hectares required for water supply belong to public land. Options on the location of the material recovery facility (MRF) are currently being assessed and a due diligence report will be provided accompanying this document. Overall, the proposed subprojects are under category "B" as per ADB SPS given the limited magnitude of IR impact.

8. **LAR Impact due to Urban Roads.** Per results of the IOL carried out in October 2011, a total of 244 households (1391 APs³) will be affected by the project, of which the 234 AHs (1333 APs) will be affected with a partial loss of residential and agricultural land, but will remain in their current location. Of the 244 AHs, some 28 AHs (159 APs) will lose residential land measuring 7,245m², of which 10 AHs (57 APs) will lose their residential land fully and permanently requiring resettlement. The 10 AHs (57 APs) will be provided with option to receive cash compensation or resettlement at the government's resettlement site which is just 2 kilometers away from their existing location. Preference for compensation varies among AHs but the majority expressed their desire to relocate on the government's resettlement site. A total of 216 (1231 APs) AHs out of 234 AHs will lose partial of agricultural land measuring 303,037m². Productive land to be acquired is less than 10% thus the 216 AHs will not be severely affected. The sub-project will trigger limited impact on main housing and secondary structures that are within the ROW of the subproject. The 10 AHs (57 persons) will totally lose their main structures with an aggregate area of 635m². In consultation with the 10 AHs, they agreed to relocate to Ben Cau District resettlement area which is about 2-3 kms from their existing location and is within the Moc Bai urban town. (Appendix Table ES1 & 2)

9. **Vulnerable Households:** A total of 10 vulnerable AHs were identified as vulnerable. These include households headed by women (5) and soldiers (5). According to Viet Nam's regulation, vulnerable households will be provided with special assistance.

10. **LAR impact on Wastewater Treatment Plant:** The land to be acquired for the subproject is about 5 hectares belonging to private land. Some 15 AHs (72 APs) own the land but there is limited production as the quality of land is poor. (Appendix ES Table 1)

11. **IR Impact on Water Supply:** The land to be acquired for the water supply subproject belongs to public land measuring 28,134m². Only one (1) household will be affected with the loss of 50m² of residential land. There will be significant impact on loss of 2125 timber trees and 225 fruit trees. The 28,134m² of ogvernemnt land is fully planted with crops and vegetables belonging to the affected household. (Appendix ES Table 1)

³ The number of APs is an estimate based on average size of households. This would require validation and updating of the RP during DMS.

D. Socio-Economic Conditions

12. The socioeconomic survey results SES showed that there are varied occupations among households. The majority (86%) are engaged in agriculture production while the rests are engaged in trade, hired labors or service. Average yearly income of households engaged in agricultural related work is VND10 Million per annum/per person (US\$ 500), which is about VND 832,000(US 41.6)/pers/month) or VND 27,600 (US\$1.38)/person/day. This figure is about 30% higher than the average monthly income for poor households set by DOLISA for Moc Bai which is VND500,000(US\$ 25)/pers/month. While this finding show that affected households do not belong to poor households, some vulnerable households have been identified during the IOL such as households headed by women (5) and households headed by soldiers (5). These vulnerable households are provided with special assistance as set out in the entitlement policy.

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	Total
Urban Road	216	13			15		244
WWTP	10	2	1	1		2	16
Average Income/yr/ /ers in VND	10,000,000	15,000,000	24,000,000	24,000,000	10,000,000	10,000,000	

E. Consultation and Information Disclosure

13. In the preparation of this Resettlement Plan, consultation meetings were held, for each of the subprojects. Representatives of communal leader, village leader, local NGOs and AHS were consulted and their views were taken. The consultation meetings have been documented and incorporated as part of the RP. Overall, 150 participants attended the meeting by both men and women. Consultation will be carried out throughout RP implementation. The disclosure of the updated RP to APs will be carried out prior to its submission to ADB for review and approval. The District Resettlement committee (DRC) will disclose: (i) draft RP (ii) final updated RP approved by the EA and ADB, and (iii) any revisions on the updated RP as a result of changes in scope or design layout. Key information in the updated RP to be disclosed to the affected households will include: (i) compensation, relocation and rehabilitation options, (ii) DMS results, (iii) detailed asset valuations, (iv) entitlements and special provisions, (v) grievance procedures, (vi) timing of payments, and (vii) relocation schedule. 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) and distributed to AHS. Social monitoring reports will also be made available to affected households and will be uploaded on ADB website.

F. Grievance Redress

14. A well-defined grievance redress and resolution mechanism will be established to address AHS grievances and complaints regarding land acquisition, compensation and resettlement in a timely and satisfactory manner. The grievance redress mechanism is based on

a four staged process at various levels of local government, which follows the government's regulation in filing grievances. The City Resettlement Committee (CRC) is responsible to resolve issues related to land acquisition and compensation. If efforts to resolve disputes in the commune or district levels using the grievance procedures remain unresolved or unsatisfactory, APs may file their cases to the city, then to provincial resettlement Committee if the complaints could not still be resolved. APs have the right to directly to elevate their complaints to the higher court if complaints are not resolved by the DRC, CRC or PRC. The country's legal system may be accessed by any AP at any point in time and filing a case to the Court of Law could be done in parallel with accessing the project-level GRM.

G. Legal Framework

15. 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.

H. Entitlements

16. The project entitlements adopted are based on ADB Safeguard Policy Statement, Government laws, Tay Ninh Province People's Committee Decisions on land acquisition, resettlement and assistance, and ADB-funded projects in Viet Nam. 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 at October 30, 2012. Relocation of Housing and Settlements

17. Alternative options will be provided to relocating households which include (i) cash compensation or (ii) full or partial assistance for establishment of housing unit in the resettlement site in Ben Cau. The DRC has confirmed provision of resettlement site to displaced households. In consultation with the AHs, the majority expressed their preference is to relocate at the resettlement site in Ben Cau.

I. Income Restoration and Rehabilitation

18. The AHs will be provided 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 income restoration activities including vocational training, micro-finance loans and agricultural extension support.

J. Resettlement Budget and Financing Plan

19. The RP is estimated at VND 55.5 Million equivalent to approximately US\$ 2.7 Million. It covers compensation costs for land and assets, allowances and income restoration measures/programs, administration costs, internal and external monitoring, and contingency. The cost of consultation and grievance will be covered from administration charges. The resettlement budget is proposed for funding through the ADF.

Table A12.2 – Summary of IR Mitigation Costs, Moc Bai

Summary by item	US\$	VND
Compensation costs (land, structures, trees)	1,396,429.71	28,626,808,980
Livelihood restoration + allowances	841,404.50	17,248,792,320
Administration charges (Implementation costs)	223,783.42	4,587,560,130
Contingency	246,161.76	5,046,316,143
Total RP cost estimate	2,707,779.39	55,509,477,573

K. Institutional Arrangements

20. The Provincial People's Committee of Tay Ninh is the EA and a PMU, under the Tay Ninh Economic Zone Authority will be established for the Project who will be responsible for the updating of the resettlement plan. A resettlement unit will be established in the PMU to coordinate the resettlement activities with the DRC. A Project Implementation Support Consultants will be hired to assist the PMU in the implementation of the RP. The PMU will designate a resettlement staff to implement the RP in coordination with The District Resettlement Committee (DRC). The PMU will ensure that the designated staff has relevant experience in any of ADB assisted or ODA projects involving resettlement.

L. Implementation Schedule

21. The Project will be implemented over 5 years. The resettlement component is expected to be implemented within a period of 24 months.

ES Table 4: Indicative Implementation Schedule

Land Acquisition and Resettlement Activities	Starting Date	Completion Date
RP Updating		
Establish Resettlement Committee	Month 1	Month 1
Mobilize Project Supervision Consultants (resettlement)	Month 1	Month 1
Carry out necessary training/capacity building to RC and PIU	Month 1	Month 1
Engage external monitor	Month 1	Month 1
Conduct of land survey	Month 1	Month 2
Coordination and confirmation with Tay Ninh 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
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	Month 9
Implementation of Income Restoration Measures/Programs	Month 6	Month 18
Relocation of AHs and Clearing of land	Month 10	Month 13
Submission internal progress reports (quarterly)	Month 6,9,12,15,18,21	Month 24
Submission of external monitoring reports (semi –annual)	Month 12,18	Month 24
External monitor assess compliance to Project policies and	Month 12,18	Month 24

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

M. Monitoring and Reporting

22. 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.

23. Internal Monitoring is the responsibility of EA/IA and PMU with assistance from the and support from the Project Implementation Support Consultant. The PMU - MB will prepare quarterly internal monitoring report. The PMU - MB will also engage an external monitoring agency to verify the results of the internal monitoring and to 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 will consolidate the results of the internal monitoring and the external verification of the external monitoring and submit the reports to ADB semi annually.

	Sub Project/	Length	Width		Public land		Private Land		Private land		Affected Households			
			Location	Existing	Proposed	Agriculture		Agriculture	Residential	For relocation		No relocation		
						M2	AH			M2	AH	M2	AHs	AHs
A	Waste water treatment Plant													
							50,000	15					15	
	Total A						50,000	15		-			15	
B	Urban Road -Moc Bai													
	1A	3028	300	30.0	26,208		65,647	10					10	57
	1B	2198	30.0	30.0	24,034		40,153	40	327	4	3	17	41	234
	51	2944	20.5	20.5	22,721		57,471	49					49	279
	ĐD.10	2267	17.5	17.5	22,314		42,831	36	2880	10	2	11	44	250
	ĐD.11	2,178	17.5	17.5	21,442		41,116	50	3855	8	3	18	55	313
	ĐN.65	2,236	34.0	34.0	27,623		55,819	31	363	6	2	11	35	199
	Total B	14,851			144,342		303,037	216	7425	28	10	57	234	1333
C	Water Supply													
	Moc Bai				28,134			1					1	
	Total C				28,134			1	-	-		-	1	
	Grand Total	14,851			172,476		353,037	232	7,425	28	10		250	

Appendix ES Table 2: Impact on Agricultural Land

	Sub Project/	Agriculture -Private Land				Type of Crops								
		Location	Total	<10%	>10<30%	>30%	Fruits		Timber		Other		Crops/Vegetables	
							M2	AHs	AHs	AHs	Unit	AHs	Unit	AHs
A	Waste Water Treatment Plant													
	Moc Bai	50.0	15	0	0	212		215					50,000	

	Total A	50,000	15	0	0	212		215			50,000	
B	Urban Road - Moc Bai			0	0							
	1A	65,647	10	0	0	218		79			65,647	
	1B	40,153	40	0	0	217		111		2	40,153	
	51	57,471	49	0	0	262		257			57,471	
	ĐD.10	42,831	36	0	0	304		268		5	42,831	
	ĐD.11	41,116	50	0	0	255		254		2	41,116	
	ĐN.65	55,819	31	0	0	276		265		3	55,819	
	Total B	303,037	216	0	0	1,532		1,234		12	303,037	
C	Water Supply			0	0							
	Moc Bai		1	0	0	227		2,125				
	Total C		1	0	0	227		2,125				
	Grand Total	353,037	232	0	0	1,971		3,574		12	353,037	

CHAPTER I: INTRODUCTION

A. Project Background

1. The GMS Corridor Towns Development Project (ADB TA 7644-REG) is intended to promote the transformation of transport corridors in the Greater Mekong Sub-region (GMS) into full fledged economic corridors by improving urban infrastructure and building institutional capacity in selected corridor towns in Viet Nam. The participating corridors towns of Dong Ha, Lao Bao and Moc Bai are strategically located along the transport corridor in the GMS.

2. The focus on corridor 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. The corridor towns can play an important role for a cluster of settlements in their respective hinterland.

3. The key challenges facing the corridor towns arise from inadequate urban infrastructure investments and the limited institutional capacities at provincial and district levels to provide essential urban services. As such, the improvement of transport connectivity along East-West Economic Corridor (EWEC) which covers Dong Ha and Lao Bao and Southern Economic Corridor (SEC) which covers Moc Bai is expected to result in increased movement of people, goods and services. It is envisaged to create considerable development opportunities on the part of the provincial and district governments to provide sufficient urban infrastructure and formulate a planned development infrastructure support to meet the expected demands as a result of increased trade and traffic flows along the transport corridors in Viet Nam.

4. The proposed project will cover the 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 its growing urbanization and economic growth.

B. Objectives and Outcomes of the Project

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

C. Addressing Safeguard Impact

6. The FS phase of the PPTA includes a number of activities and tasks covering technical, economic/financial, and safeguards components. In respect of safeguards, the PPTA has carried out the environmental and social assessments for each priority subproject (including involuntary resettlement and indigenous people (if any) as appropriate in accordance with Government and ADB policies and guidelines on such assessments.

7. During the preparation of the FS, field studies were completed which included a screening and scoping of IR impact of the components of each of the priority subprojects (refer to Section 2). The overall conclusions are that, there would be IR impact with selected priority subprojects in Moc Bai town, Tay Ninh province. While IR impact will be triggered by temporary and permanent loss of physical and economic assets these can be dealt with through preparation of the resettlement plan in accordance with ADB SPS. 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 impact were examined to ensure that the selected options result to less IR impact.

8. 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

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

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

CHAPTER II: DESCRIPTION OF THE SUB-PROJECTS

A. Urban Road Network

(i) Rationale

11. One of the priority infrastructure investments indicated in the Master Plan of Moc Bai is the improvement of urban roads and drainage structures. The improvement of urban road network in Moc Bai aims to provide easy and convenient access for local residents and the business sector to economic service participation resulting in stimulating local economic development activities in Moc Bai town. This sub-project is necessary in addressing mobility and accessing social and economic services in the town center.

(ii) Description of the Physical Works

12. The subproject targets to construct six (6) new urban internal roads in Moc Bai town, with a total length of about 14.8 kms. This subproject will involve the construction and asphaltting of road expansion in Moc Bai town, along with drainage structures and lighting system. The proposed roads are identified in Table 2-1, showing the impact on each road and the type of land to be acquired. The proposed road will affect a total of 244 AHs (1390 APs)

Table 2-1: Proposed Urban Road Network

No	Name of Road		Width		Category of Land		No of AHs			
			Existing	Proposed	Public (m ²)	Private (m ²)	For Relocation	No Relocation	Total AHs	Total APs*
1	Rd 1A	3.03kms	30m	30m	26,208	65,647		10	10	57
2	Rd 1B	2.20kms	30m	30m	24,034	40,153	3	41	44	251
3	Rd 51	2.94kms	20.5m	30m	22,721	57,471		49	49	279
4	Rd 10	2.26kms	17.5m	20.5m	22,314	42,831	2	44	46	262
5	Rd 11	2.18kms	17.5m	17.5m	21,442	41,116	3	55	58	331
6	Rd 65	2.2kms	34.0m	34.0	27,623	55,819	2	35	37	211
Total		14.8			144,342	303,037	10	234	244	1390
Total APs							57	1333	1390	

*based on average size of household size of 5.7requiring updating during DMS.

B. Water Supply System

(i) Rationale

13. In the SEC, Moc Bai is one of the emergent border gate corridor towns in Viet Nam. According to the 2009 Population and Housing Census, local current population is approximately 25,000 people, and it is expected to increase to 70,000 people by 2020. The average urbanization rate accounts for around 1.7%/year during the past 5 years and it is expected to remain the same rate in coming years. As a result, urbanizing border towns

including Moc Bai which is receiving large migration inflows is experiencing congestion resulting to a number of social and environmental impact which include increased unemployment and increased domestic waste, creating environmental problem. One household (7 persons) that is settled on private land will be affected with the partial loss of residential land measuring 356m² and secondary structure . This sub-project aims to restore existing water supply system in Ben Cau and establish water supply system in order to improve and increase the capacity to 7,000m³/day.

14. Expected Impact/Benefits; (i) Water demand of Moc Bai Economic area will be met and about 60,000 residents will be supplied with safe drinking water which will contribute reduction in cost in health care, reduce waterborne diseases; (ii) sufficient supply to meet the demands of both industrial and public activities.

(ii) Description of the Works

15. The physical outputs include:

a) **Water source:** Currently, there is only one water system and treatment plant in Ben Cau. The existing water wells in Ben Cau are not sufficient to meet the present demand of the populace. Water demand is projected at 30,000m³/day by 2020. There is a need to increase development of 24 more wells with productive capacity of about 8,000 m³/day to supply the current needs.

b) **Distribution of water system:** Establishment of 08 distribution network with capacity of 60-65m³/h for each and pipeline system with diameter of 150-500mm. Total length required is about 3,500m.

c) **Water treatment plant:** The new water treatment plant (with capacity of 7000m³/day) will be constructed near the current Ben Cau water plant. The water treatment plant will include: aeration, contactor & deposit basin, rapid filter (sand) reservoirs, water treatment pump station, chemical system transformer lifebuoy and local road.

d) **Installation of water flow meter** connecting to 15000 households.

16. The proposed expansion of current water supply plant together with the establishment of a new plant and pipeline network will require an investment fund estimated at US\$ 7.84 million to be derived from ADF.

C. Wastewater Treatment Plant

(i) Rationale

17. Currently, Moc Bai Border Gate Economic Zone has no wastewater collection system as well as wastewater treatment plant. As such, a wastewater treatment plant is proposed to prevent water pollution, preserve the quality of water and mitigate adverse impact such as contamination due to improper solid waste disposal in the zone. 15 AHs (72 APs) have private agricultural land measuring 5 hectares will be affected.

(ii) Description of the Works

18. The physical outputs of the WWTP include:

- (i) Collection system
 - Gravity pipe will collect sewage from each household
 - Pipe size ranges from DN150 to DN600 with its total length of 72000m
 - Separate systems for each different purpose such as specific rainwater drainage system.
 - (ii) Booster Pump Station – provision of nine pump stations to be constructed on flat terrain which include:
 - Transmission pipeline - operated under the boosting pump's pressure with about 200-500mm in diameter and total length of 9250m.
 - (iii) Wastewater Treatment Plant – a new WWTP with a capacity of 9000m³/day will be constructed near Road 786. The features will include: sedimentation tank, oxidation basin, secondary sedimentation tank; contactor tank, chemical system (chlorine and Alum charging), pump station; sludge compacting tank; drying ground; transformer machine.
19. Overall, the investment fund is estimated at 7.84 million USD proposed under ADB-ADF.

CHAPTER III: SCOPE OF LAND ACQUISITION AND RESETTLEMENT

A. Methodology

20. 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.

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

22. In order to determine the scale of impact on land and other assets, the IOL survey team was assisted by the Resettlement Unit of Moc Bai who provided the team with a cadastral map. The cadastral map specifies the category of land to be affected as well as land ownership. The technical design was overlaid on the cadastral map to identify the exact location of affected households and the scale of impact. This method enabled the survey team to interview the rightful owners of land as indicated in the cadastral map.

23. The IOL and census were conducted from September to November 2011 to identify the magnitude of resettlement impact simultaneously with the socio-economic and public consultation. These activities were done on the basis of preliminary design. The IOL documented the losses and impact 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 impact on livelihood activities – type, dependency, how impacted, restoration measures required; and
- Any other impact or losses.

24. Each of the IOL survey form was entered into a database, and analyzed to establish the profile of AHs and determine the losses and impact in order 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 impact do not disadvantage women and other vulnerable group.

B. Cut-Off Date

25. Prior to the conduct of the IOL, a consultation meeting was done with the local commune officials to discuss the procedures of the survey and information on the cut-off date. The cut-off date refers to the date prior to which the occupation or use of the project area makes users of the same eligible to be categorized as affected people. Persons not covered in the census after the cut-off date 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).

26. The cut-off date is then established as the the last date the IOL is completed which is October 30, 2012. A validation of the master list of APs will be undertaken during the detailed measurement survey (DMS) following approval of the project feasibility. Summary of Land Acquisition and Resettlement Impact

(i) Affected Households

27. **Urban Roads:** The proposed urban roads will affect a total of 244 households estimated at 1390 APs. The numbers of APs are estimates, based on average size of 5.7 per household for urban road and 4.8 for WWT.. The exact number will be validated during the Detailed Measurement Survey (DMS) and updating of the RP. Of the 244 AHs, some 10 AHs (57 APs) will permanently lose their land and structures requiring resettlement. The remaining 234 AHs (1333 APs) will lose agricultural land only. About 28 AHs (156 APs) that are settled in privately owned land will be affected with a partial loss of land and secondary structures, while 216 AHs (1230 APs) will lose private agricultural land only. All affected households will be paid compensation at replacement value of assets. The 10 AHs requiring resettlement will be provided with options for compensation which include cash compensation or resettlement in the existing Site at Ben Cau. Details on the compensation and relocation strategy are provided in Section 9 Relocation Strategy.

28. **Wastewater Treatment Plant:** Within the scope of the proposed wastewater treatment plant, some 15 AHs (72 APs) have private agricultural land measuring 5 hectares. Households will not be displaced but will settle in the remaining land.

29. **Water supply:** One household (7 persons) that is settled on private land will be affected with the partial loss of residential land measuring 356m² and secondary structure. structures. The affected household will not be displaced and there is still remaining land where the AH can rebuild the lost structures.

30. **Overall, the proposed sub projects will affect a total of 260 AHs (1469 APs).**

Table 3-1: Affected Households in Urban Roads

No	Name of Road	Affected Households - Urban Roads									Total	
		Public (m ²)	Private land Agriculture		Private Land Residential		For Relocation		No Relocation			
			AHs	APs	AHs	APs	AHs	APs	AHs	APs	AHs	APs ⁴
1	Rd 1A	0	10	57	-		0		10	57	10	57
2	Rd 1B	0	40	228	4	23	3	17	41	234	44	251
3	Rd 51	0	49	279	-		0		49	279	49	279
4	Rd 10	0	36	205	10	57	2	11	44	250	46	262
5	Rd 11	0	50	285	8	47	3	18	55	313	58	331
6	Rd 65	0	31	176	6	33	2	11	35	199	37	210
Total			216	1230	28	160	10	57	234	1333	244	1390
Water Supply		0	1	7	-	-	-	-	-	-		7
WWTP		0	15	72	-	-	-	-	-	-	16	72
Total			232	1309	28	160	10	57	234	1333	260	1469

(ii) Affected Land

a) Residential Land

31. **Urban roads:** A total of 7,425m² of residential land will be affected belonging to 28 households (159 APs). Of these, the 10 households (57 APs) will be fully affected with the loss of residential land. The remaining 18 (103 APs) AHs will be partially affected and will remain in their current location where the remaining part of land is still viable (60m²) to build the portion of structure lost. The 10 households are to be severely affected with the loss of main housing structures and land, requiring resettlement. In consultation with the 10 AHs, they agreed to relocate to Ben Cau District resettlement area which is about 2-3 kms from their existing location and is within the Moc Bai urban town.

32. There are no residential lands that will be affected in the WWTP and Water supply sub projects.

⁴ Number of APs is based on household size of 5.7 for urban road and 4.8 for WWTP as per SES results requiring validation during DMS.

Table 3-2: Status on the Remaining Residential Land

Sub Project	Partial		Full		Remaining Residential Land	
	M ²	AHs	M ²	AHs	Viable (>60 m ²)	Not viable (<60 m ²)
Urban Road					AHs	AHs
1A						
1B	300	1	27	3	1	3
51						
ĐD.10	2,630	8	250	2	8	2
ĐD.11	2,880	5	975	3	5	3
ĐN.65	286	4	77	2	4	2
Total	6,096	18	1,329	10	18	10
Total APs		102		57	102	57

b) Agricultural Land - Private

33. **Urban Roads:** The sub project will trigger limited impact on productive agricultural land with an aggregate area of 303,037m² belonging to 216 AHs (1230 APs). As noted, there is a high proportion of agricultural and state managed land, because a large portion of the proposed routes traverse mostly productive land (paddy) which utilizes the existing road for its expansion. Productive lands are planted with various crops such as 1532 of various fruit trees; 1234 units of timber and other types of trees. However, areas of land to be acquired from households does not exceed 10% of land holdings, thus AHs will not be severely affected in terms of loss of productive land. Affected households will be compensated for loss of crops and land at replacement cost as specified in the entitlement policy.

34. **Wastewater Treatment Plant:** The acquisition of 5 hectares of land for the WWTP will trigger limited impact on private agricultural land of 15 AHs (72 APs) as the quality of land is poor. The IOL has identified 212 various types of fruit trees and 215 units of timber, along with varied vegetables and crops.

35. **Water Supply:** Only one AHs (7APs) will be affected with the loss of crops which is planted in government land. The IOL has identified 227 fruit trees and 2125 of timber woods.

Table 3-3: Impact on Private Agricultural Land

Sub-Project/ Location	Agriculture Land Private		Type of Crops			
	Total	<10%	Fruits	Timber	Other	Crops Vegetables
Urban Road	M2	AHs	Unit	Unit	Unit	M2

1A	65,647	10	218	79		65,647
1B	40,153	40	217	111	2	40,153
51	57,471	49	262	257		57,471
ĐD.10	42,831	36	304	268	5	42,831
ĐD.11	41,116	50	255	254	2	41,116
ĐN.65	55,819	31	276	265	3	55,819
Total	303,037	216	1,532	1,234	12	303,037
Water Supply		1	227	2,125		
WWTP	50,000	15	212	215		
Grand Total	353,037	232	1,971	3,574	12	353,037

c) Public Land

36. **Urban Roads:** Overall, a total of 144,342m² of public land will be affected by the sub-project. No compensation will be required for public land.

37. **Water Supply:** A total of 28,134m² of public land will be utilized for the subproject. No compensation will be required for public land. However, compensation for crops planted by 1 household will be duly compensated as provided in the project policy.

38. Overall, total lands to be affected by the three subprojects are 53.2ha (532,543m²), which include 7,425m² (1.4%) residential land; 353,037m² (66.5%) of privately owned agricultural land and 170,081m² (32.1%) of public land (state managed). As noted, there is a high proportion of agricultural and state managed land, because a large portion of the proposed routes traverse mostly productive land (paddy) that utilizes the existing road for its expansion.

Table 3-4: Summary of Impacted Lands

Sub-Projects	Agricultural Land	Residential Land	Public Land	Total (m2)
Urban Road	303,037	7,425	144,342	454,804
1A	65647		26,208	
1B	40153	327	24,034	
51	57451		22,721	
DD.10	42831	2880		
DD.11	41116	3,855	21,442	
D.N65	55819	363	27,623	
Water Supply			28,134	28,134
Waste Water Treatment	50,000			50,000

Total	353,037	7,425	172,475	532,937
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Source: PPTA Survey, Oct 2011

39. The IOL results showed that all of the 28 households losing residential land are legitimate owners of private residential land, having land use rights certificates (LURC). Similarly, the 231 households losing agricultural land have LURC.

Table 3-5: Status of Agricultural and Residential Land

Sub-Projects	Residential Land		Agricultural Land	
	With LURC	w/o LURC	With LURC	w/o LURC
Urban Road	28	160	216	1230
Water Supply			1	7
Waste Water Treatment			15	57
Total	28	160	232	1294

Source: PPTA Survey, Oct 2011

40. Overall, the IOL affirms that none of the AHs will lose more than 10% of productive land holding, thus the impact on agricultural land is not significant.

(iii) Affected Structures

41. **Urban Roads:** The subproject will trigger IR impact on 10 AHs that will permanently lose their housing structures with an aggregate area of 487m². Only one house will be affected in the WWTP with an area of 635m². Eight (8) houses out of 10 are classified as category 4 structures (lower standard permanent structures), The remaining 1 unit is classified as category 5 (temporary) and 2 units are classified as standard house structures (categories 1 - 3).

42. **Wastewater Treatment Plant:** There are no structures that will be affected in the proposed wastewater treatment plant.

43. **Water supply:** The proposed water supply will utilize government land. Only 1 household will be affected with the loss of housing structure built on government land measuring 356m² of land.

Table 3-6: Affected Residential Structures

Sub-projects	Impact on Housing (m ²)			Houses Totally Affected (AHs)	
	Affected House	Partially Affected House	Totally Affected House	Can Rebuild on Remaining Res Land	Required to Relocate
Urban Road	487		487	17	10
Water Supply	356	356		1	
Waste Water Treatment	-				

Total	843	356	487	18	10
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Source: PPTA Survey, Oct 2011

(iv) Impact on Secondary Structures

44. The IOL iterated impact of secondary structures belonging to 28 households which include toilet (114m²); 12 gates; cement yards (2971) and walls (3,193m²).

Table 3-7: Impact on Secondary Structures

Sub-Project	Toilet		Gate		Yards		Walls	
	M2	AHs	Unit	AHs	M2	AHs	M2	AHs
1A								
1B	25.5	1	5	5	73.0	5	372.0	5
51	-	-	-	-	-	-	-	-
ĐD.10	20.0	1	3	3	66.7	5	657.0	10
ĐD.11	43.5	1			54.3	3	456.0	8
ĐN.65	25.0	1	2	1	231	8	142.0	4
Total B	114	4.0	10	9	425	21	1,627.0	27
Water Supply			2	1	2,546	1	1,566.0	1
WWTP	-	-	-	-	-	-	-	-
Total	-	-	2	1	2,546	1	1,566.0	1
Grand Total	114	4	12	10	2,971	22	3,193	28

Source: PPTA Survey, Oct 2011

(v) Impact on Businesses

45. There is no business establishment or any structure utilized for business which is expected to be impacted by land acquisition.

(vi) Impact on Communal Resources

46. There are no communal resources and/or historical/cultural structures which are impacted by land acquisition.

CHAPTER IV: SOCIO-ECONOMIC INFORMATION AND PROFILE

A. Overview of Household Respondents

47. In order to gain an understanding on the socioeconomic situation of affected households, a socioeconomic survey (SES) survey was undertaken in October 2011 covering the 260 (100%) affected households within the primary impact areas of the proposed sub-projects. The major findings are highlighted below.

(i) Household Demographics

48. Among the 259 surveyed household respondents, 190 persons (73%) are males and 69 (27%) are females. Total household members are 1469 with an average size of 5.2 persons per household, which is a typical size for a peri-urban area in Viet Nam.

49. There is a variation on age group among household members, but the majority of household members (45.5%) belong to age group 17-25 followed by age group 46-65 (36%). The rest are spread below 16 years old (7%) and 26-25 years old (11.4%).

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

Sub Project	Total Respondents	Male	Female	HH Size
Urban Road	24	177	67	5.7
WWTP	15	13	2	4.8
Total	259	190	69	5.2
Percent	100	73%	27%	

Table 4-2: Age Group

Sub -Project	Below 16	17-25	26-45	46-65	Above 65	HHs Size
Urban Road	89	654	143	509	2	5.7
WWTP	16	15	24	17	0	4.8
Total	105	669	167	526	2	5.2
Percent	07	45.5	11.4	36	.1	
Total Household Members: 1469						

(ii) Livelihood and Income

50. The SES showed that there are varied occupations among households. The majority (86%) are engaged in agriculture production, and remaining works for others as trades, hired labors or service for domestic work. Average yearly income of the 226 AHs engaged in agricultural related work is VND10Million/per/annum (US\$ 500) which is about US\$ 41 per month. This figure is higher than the established income for poor household by DOLISA in Moc Bai which is VND 650,000/per/capita month (US\$ 32.5)/per/month. This implies that AHs of the

sub-projects do not belong to the category as poor. However, there are vulnerable households which have been identified which included soldiers (5) and households headed by women (5).

Table 4-3: 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
Urban Road	216	13			15		244
WWTP	10	2	1	1		2	16
Average Income/yr in (VND)	10,000,000	15,000,000	24,000,000	24,000,000	10,000,000	10,000,000	

(iii) Education

51. In terms of education, the survey results indicate that there is generally high percentage of household members who have attended formal education. Of the 260 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%)

52. Women APs tend to have lower access to primary education. In comparison with men, the level of educational achievement of women is lower. The difference of education achievement 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 than men's, for secondary school, women's is below 3% in comparison with men's (21.5%). For education of university, vocational, business or teachers training college ratio of woman is only 3% and ratio of male is 6.2%

53. 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 equally represented.

Table 4-4: 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
Urban Road	0	1.7	73.2	13.6	6	5.5	100
Male		1.7	69.5	11.5	11.1	6.2	100
Female	0	1.4	83.6	3	9	3	100
WWTP	0	7.1	35.7	50		7.2	100
Male		8.4	25	58.3		8.3	100

Female			100				100
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(iv) Ownership of House

54. The investment on housing is limited to temporary materials thus within the proposed COI of the sub-projects, the majority of the housing structures are classified as Category 4. The affected households are aware of the government's implementation of the Master Plan, thus households are prepared for the eventual removal from the sub-project area when required.

(v) Ownership of Consumer Goods

55. The survey shows that, in general, the ownership of consumer goods in the Project area are relatively sufficient and readily available as indicated by 92.8% of households have televisions; 71.3% have motorbikes; 62.4% have fixed telephones; 63% have DVD players, and, on average, there are three electric utilities per household.

(vi) Vulnerable Households

56. Based on the results of the census survey about 4% of the affected households fall below the poverty line, stipulated by DOLISA at VND 500,000 (US\$ 25) for urban areas and VND 400,000 (US\$ 20) per capita per month for rural areas. There are in total 10 vulnerable households identified of which 5 are headed by women, and soldiers 5. These categories of households have been included in special assistance benefits as specified in the entitlement policy.

Table 4-5: Vulnerable Households

Sub-Project	HHS headed by women	IP Households	Soldiers	Disabled (HH)	Total
Urban Road	5	0	5	0	10

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

(vii) Attitude Towards the Project and Land Acquisition

58. The perceptions on the proposed sub-projects are drawn from the FGDs and Key Informant's and the SES questionnaire. Overall, the respondents were generally supportive of the project. However the main issues raised which are common among those that will be resettled are on compensation, the loss of income/livelihood, separation from kin living nearby, and delays in implementation. It was discussed that compensation will follow the resettlement policies established by the province of Tay Ninh and the ADB's SPS.

CHAPTER V: INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

A. Identification of Project Stakeholders

59. 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

60. Disclosure of information and consultations were 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.

61. Consultation will be conducted all through out the RP implementation. During the RP preparation, consultations consisted of the following:

- One (1) consultation meeting with institutional stakeholders (dated October 2011);
- Two (2) consultation meetings with AHs (October 2011); participated by 20 participants
- 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.

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

(i) Consultations with Institutional Stakeholders

63. 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: Tay Ninh, Tay Ninh Economic Zone Management Unit, and representatives of Ben Cau districts;

Commune Level: People's Committees of Loi Thuan communes in the project area as well as relevant functional offices and mass organizations.

1. Consultations with AHs

64. The consultation meetings took place at the commune consisting of 20 participants. Two (2) meetings were done, one for each subproject. 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.

65. A summary on the perceptions, issues and recommendations are as follows.

(i) Perceived positive impact

a) **Urban Roads**

66. Roads will provide safer traffic condition for local people. Improved water supply; waste water collection and treatment will help improve the standard of living of local people.

- People will have better access to schools by making roads easier to navigate specially during rainy season. Easier and safer for children to go to school.
- Better transportation and/or improved water supply and sanitation contributes in promoting product exchanges and trading activities and facilitates the movement of products from source to markets.
- The people within the project area can earn additional income from jobs in construction work and for providing lodging and food to Contractors and construction workers coming from outside.
- The people can benefit from livelihood and crop production training, awareness raising; which are proposed to be conducted during the project implementation.

b) **Waste Water Treatment and Water Supply**

- The project will improve environmental condition for local people.
- Waste water treatment project will help to improve drainage and sewerage for project province.
- Sufficiency of safe water for everyone

- Improved sanitation condition

(ii) Perceived Negative Impact

a) Urban roads, Water Supply and Waste Water Treatment Plant

- Number of traffic accidents may increase due to road construction
- Presence of outsider such as construction workers in the area may create social problems such as drug addiction and prostitution, trafficking of women and children and eventual spread of communicable diseases.
- Disruption in daily living of people during construction period like their mobility in going to school and market due to presence of construction materials

(iii) Issues Raised

- Compensation – may not be at current price and not paid on time
- Relocation – 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

Increased social problems: Contractors will have to coordinate with local authorities on the existing manpower to ensure that 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.

67. In addition, the participants also suggested that they should participate in the project implementation, i.e.; (i) during the resettlement implementation, the APs should be informed, consulted prior to compensation implementation and they should be represented as a member in the District Resettlement Council which will participate in 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).

68. 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 impact or addressing impact will be carefully taken into account. During RP updating, separate meetings will be held with women. The updated Resettlement Plan (approved) should be prepared following the detailed design and disseminated to the affected communities and uploaded on the ADB's website.

C. Planned Consultation and Disclosure Measures

69. 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 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.

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

- Brief description of the Project
- Implementation schedule
- Project impact;
- Entitlements and rights of AHs;
- Resettlement and rehabilitation policies for all types of impact;
- 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.

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

CHAPTER VI: GRIEVANCE REDRESS MECHANISMS

72. 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.

73. A well-defined grievance redress and resolution mechanism will be established to address AHs 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.

74. 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. AHs 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 AHs.

75. 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 AHS 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.

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

- (i) Stage 1: Complaints from APs are in the first instance lodged verbally or in written form with the Ben Cau District resettlement committee (DRC) The complaint will be discussed in an informal meeting with the AH and the DRC. It will be the responsibility of the DRC 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 DRC within 15 days of registering the complaint, the AH can appeal to the City Resettlement Committee (CRC). The AH must lodge the complaint within 30 days of registering the original complaint and must produce documents that support his/her claim. The CRC will provide a decision within 1 month of receiving the appeal.
- (iii) Stage 3: If the AH is not satisfied with the decision of the CRC or in the absence of any response, the AHs can appeal to the Provincial People's Committee (PPC). The PPC will review and issue a decision on the appeal within 30 days from the day it is received.

77. If the AHs are still not satisfied with the decision of PPC or in the absence of any response within the stipulated time, the AHs as a last resort may submit his/her case to the court. The procedure described above is consistent with the legal process for resolution of

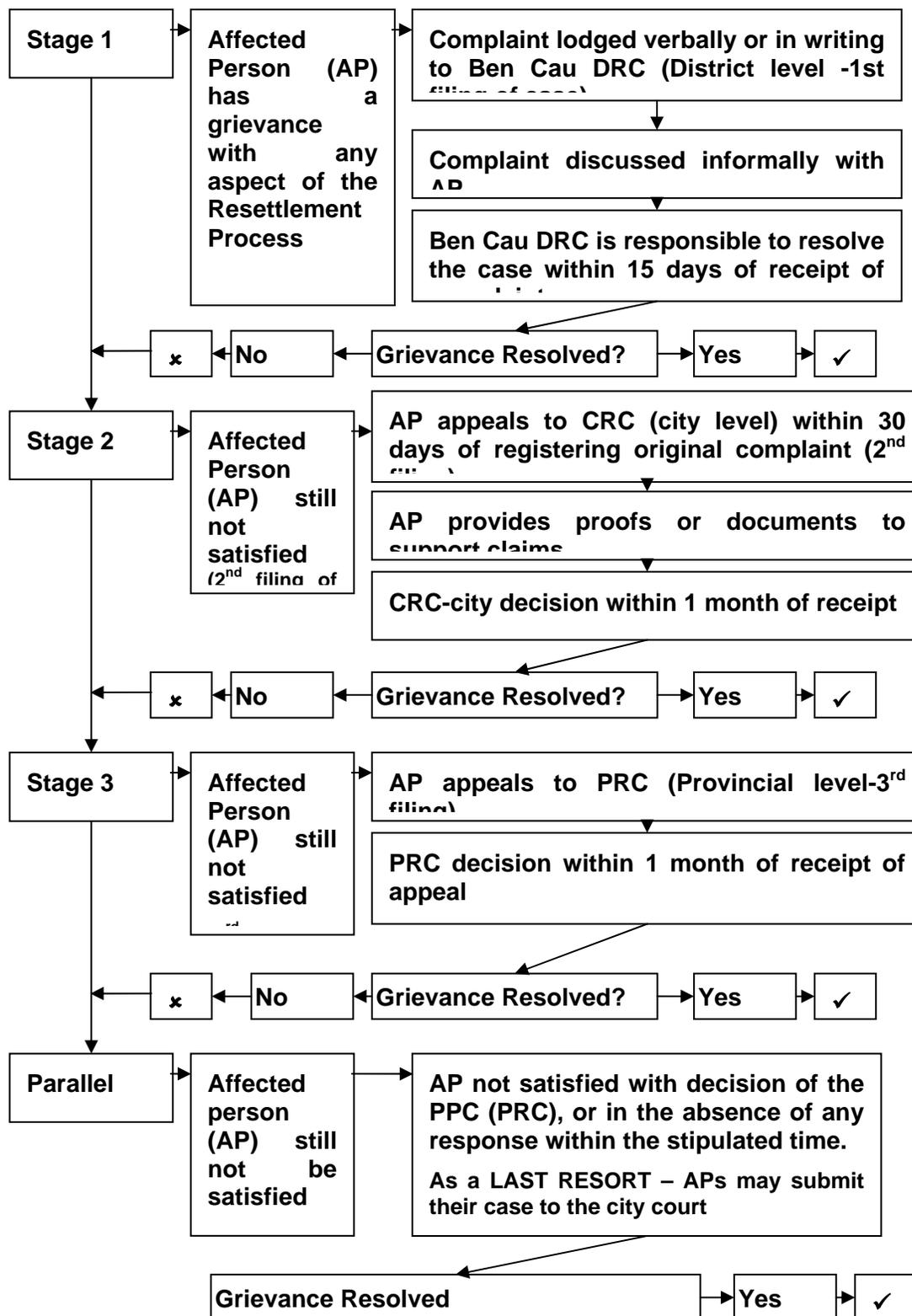
disputes in Viet Nam. Grievance mechanism shall not impede the court of law. The country's legal system can be accessed by an AP at any point in time.

78. The External Monitoring Organization (EMO) will be responsible for checking the procedures for and resolutions of grievances and complaints. The EMO may recommend further measures to be taken to redress unresolved grievances. The Project Supervising Consultants will provide the necessary training to improve grievance procedures and strategy for the RC staff as and when required.

79. The Executing Agency will shoulder all administrative and legal fees that will be incurred in the resolution of grievances and complaints whether the APs win their case or not. Other costs incurred by legitimate complaints will also be paid by the Project.

80. Throughout the grievance redress process, the responsible committee will ensure that the concerned APs 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

81. 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).

(i) Relevant Vietnamese Legislation

82. 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.

83. 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.

84. 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.

85. 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.

86. 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.

87. Tay Ninh Provincial People's Committee Decision 44/2010/QD-UBND of 19/08/2010 (decision regarding compensation, support and resettlement where the state acquires land in Tay Ninh Province) provides details for the application of compensation, assistance and eligibility regimes set out in Decree 69/2009.

(ii) ADB Safeguard Policy and Requirements

88. The new ADB Safeguard Policy Statement (SPS 2009) was approved by the ADB Board of Directors on 20 July 2009 which became effective on 20 January 2009. 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.

89. The objectives of the ADB' SPS concerning Involuntary Resettlement are to avoid or minimize the impact 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.

90. The ADB SPS 2009 policy principles include the following:

- a. Screen the project early on to identify past, present, and future involuntary resettlement impact and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impact and risks.
- 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 impact 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 impact, 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 impact on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

91. 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.

92. 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 impact as a result of projects, and (iii) can participate actively in projects that affect them.

93. 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 impact, 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.

B. Reconciliation of the Government and policy on resettlement of ADB

94. The resettlement & compensation policy of Moc Bai urban roads, wastewater plant and water supply must comply with requirement of ADB' SPS and Vietnamese Laws. Under the ADB policy, it is a condition for 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.

95. With the promulgation of the Decrees No. 197/2004/ND-CP the policies and practices of the national government have become more consistent with ADB's social safeguards policies. Nonetheless, provisions and principles adopted in the RP for the proposed project will supersede the provisions of relevant decrees currently in force in Viet Nam wherever a gap exists, consistent with Decree No. 131/2006/ND-CP (November, 2006).

96. In Article 32, Decree No. 197/2004, it is clear that: "In addition to the support specified in article 27, 28, 29, 30 and 31 of the Decree, based on local actual condition, the Chairman of provincial People's Committee will set out the decision on other support solutions for stabilizing the life and production activities of the people whose land is recovered; other special circumstances will be submitted to the Prime Minister for his decision." Any gaps which are not mentioned in the updating the Resettlement Plan, necessary changes should be done in the final updated RP.

97. The following table describes the difference between Laws and Decree of the government and ADB' SPS related to resettlement and compensation as well as the means of addressing these gaps.

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

Key Issues	National Laws	ADB' SPS	Project Policy
Definition of Severely Affected Person/s	<p>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.</p> <p>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.</p>	The severely affected households are the ones who are forced to relocate or whose 10% of assets used for production or making benefit are lost.	Means AHs who will (i) lose 10% or more of their total productive landholding and/or assets, (ii) have to relocate; and/or (iii) lose 10% or more of their total income sources due to the Project.
Unregistered businesses.	Decree 69/2009, Article 20(2) states only registered businesses are eligible for assistance. When the land used by a registered economic organization, production household, business household and the business and production must be suspended, the user shall be compensated with 30% (the highest) of the after tax income in one year subject to average income in the last 3 continuous years as certified by the tax department.	In the case of economically displaced persons, regardless of whether or not they are physically displaced, the borrower/client will promptly compensate for the loss of income or livelihood sources at full replacement cost. The borrower/client will also provide assistance such as credit facilities, training, and employment opportunities so that they can improve, or at least restore, their income-earning capacity, production levels, and standards of living to pre-displacement levels.	Those who are economically displaced, but who are not formally registered (e.g. unregistered businesses, employees without labor contracts) will be assisted as appropriate to ensure that their income sources are restored to at least pre-project levels. Improve the standards of living of the displaced poor and other vulnerable groups, including women
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	All compensation should be made based on the principle of replacement price. This is a method of assets assessment in	Payment for land will be based on the principle of replacement cost.

Key Issues	National Laws	ADB' SPS	Project Policy
	<p>prices by establishing ranges for all categories of land and land prices in each category. The price limit would not be allowed to exceed a benchmark price by more than 20 per cent nor undercut the benchmark price by more than 20 per cent. However, in remote, isolated areas, or an area with socio-economically difficult conditions, poor infrastructure, when the actual price of land in the market is lower than minimum price limit in the Decree, the PPC will adjust the specific price to be applied locally and report it to the Ministry of Finance.</p>	<p>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</p>	
Houses and structures	<p>Decree 197/2004, Article 18 and 20: Houses and structures constructed prior to land use plans or the right of way announcements will be assisted between 60% - 80% of replacement cost.</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>Compensate all affected persons, including those without title to land, for all of their losses at 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>Compensation for the buildings, regardless of ownership situation, will be 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 whose 10% or more of effectively income-generating asset is lost and / or is removed. Focusing on strategies to avoid further impoverishment and create new opportunities to improve the condition of the 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>
Entity that conducts the valuation of	<p>Provincial and cities people's committee under central authority will establish specific</p>	<p>Qualified and experienced experts will undertake the valuation of acquired</p>	<p>A qualified appraiser will be engaged to conduct replacement cost surveys</p>

Key Issues	National Laws	ADB' SPS	Project Policy
acquired assets	<p>land prices based on the principles stated in clause 1, Article 56, Land Law.</p> <p>Qualified organizations may provide consultancy on land prices (Article 57, Land Law)</p>	assets	for the project which will be used as input by the District Compensation Boards for determining compensation amounts for PPC approval.

C. Project Policies

98. The Project will follow the principles of ADB safeguard policy.
- a. Involuntary resettlement and impact 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, preserved.
 - i. Culturally appropriate and gender-sensitive social impact assessment and monitoring will be carried out in various stages of the project.

D. Principles for Valuation

99. 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

100. The project entitlements developed and presented in the entitlement matrix below correspond to the impact 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.

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

Table 8-1: Entitlement Matrix

Item	Type of Loss	Application	Entitled Persons	Compensation Policy	Implementation Issues
1a	Loss of land	Productive land - partially or fully affected, permanent.	<p>a. Owners with LURC, eligible to acquire LURC according to Government regulations, or otherwise legalizable under Government regulations.</p> <p># 231 AHs</p>	<p>Cash compensation for acquired land at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs);</p> <p>Assistance equivalent to 30-70% of the value of 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>If loss is equivalent to 10% or more of total agricultural land: assistance for livelihood restoration programs;</p> <p>For allowances due to severe loss, see item 8</p>	<p>If the area of the remaining land is no longer viable, (less than 60% of land holdings) and if the AH so agrees, then the remaining portion of land will be acquired according to the project's compensation/ assistance regime.</p> <p>AHs are obliged to pay pre-existing outstanding financial obligations to the state related to affected land from land compensation.</p>

				and 10 below;	
1b	Loss of land	Residential land - Partially affected: (i) With structures where remaining land is sufficient to rebuild a house (ii) Not requiring relocation	a. Owners with LURC, eligible to acquire LURC according to Government regulations, or otherwise legalizable under Government regulations. #18 AHs	Cash compensation based on replacement cost. The amount of the compensation should not be less than the minimum wage for those whose labor is displaced from the affected land. AHs being thus displaced for periods in excess of one year will be entitled to participate in vocational training programs.	Minimum permitted residential lot size is according to provincial regulations.
1c	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. # 10 AHs	Residential plot at a resettlement site One resettlement lot is not less than 60m ² in urban area and 80m ² in rural area; AHs shall be entitled to a minimum of one resettlement lot; 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 households of an

				<p>AHs who receive resettlement land but the value of the compensation and assistance they are entitled to be 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)]</p> <p>Cash compensation</p> <p>Cash compensation at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, and administration costs) should AHs not elect to receive a resettlement lot.</p> <p>Lot development grant</p> <p>Those entitled to receive a resettlement lot, but choose not to receive such shall receive a lot infrastructure development grant as per relevant provincial decision, not less than VND 45 million per resettlement lot that they would have otherwise been entitled to.</p>	<p>extended family living separately on the acquired land, favorable consideration will be given to grant priority access of remaining households to purchase resettlement plots and facilitate suitable payment arrangements as needed.</p> <p>The allocation of resettlement lots will take account of the needs of extended families to be co-located. In this regard special attention will be paid to the elderly residing separately, female headed households and vulnerable AHs.</p>
2	Loss of structure	Residential , business and secondary structures - partially or fully affected	Owner of structures regardless of tenure status #28 AHs	Fully affected: Cash compensation at replacement cost equivalent to current market prices of materials and labor without depreciation or deductions	

				<p>for salvaged building materials for the affected portion at the time of compensation.</p> <p>Partially affected: Cash compensation for the portion of structures lost plus repair compensation equivalent to the actual cost of repair (materials and labor).</p>	
3	Loss of crops and trees	<p>Loss damage assets or to</p> <p>Trees</p> <p>Crops</p>	<p>Owners regardless of tenure status</p> <p># 63 AHs</p> <p>#232 AHs</p>	<p>Annual crops and aquaculture products, cash compensation equivalent to annual yield based on current market value of crops/aquaculture products at the time of compensation;</p> <p>For perennial crops trees, cash compensation at replacement cost equivalent to current market value given the type, age and productive value (future production) at the time of compensation.</p> <p>Timber trees based on diameter at breast height at current market value.</p>	<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>
Transitional Allowance					
4	Displacement from residential housing	<p>Severe impact on house</p> <p>Requiring resettlement</p>	<p>Relocating households regardless of tenure status</p> <p>#10 AHs</p>	<p>1. Transport allowance as follows:</p> <p>Cash allowance sufficient for the transport of household effects to the new residences to be not less than the following:</p> <p>Those relocating within the province: VND 5,000,000 per household;</p> <p>Those relocating outside Tay Ninh Province: VND</p>	<p>Transport allowance to be provided to AHs displaced from rented accommodation and those temporarily displaced from owned residential accommodation in addition to those permanently displaced from owned accommodation.</p>

				<p>10 million per household</p> <p>2. Stabilization assistance</p> <p>Cash grant stabilization assistance allowance to support the household during the period of transition while establishing a new house to be not less than the following:</p> <p>-Those required to relocate: cash allowance equivalent to 30kg of rice per household member for a period of 6 months.</p> <p>-Those relocating on the same land lot: cash allowance equivalent to 30kg of rice per household member for a period of 3 months</p> <p>3. Rental assistance</p> <p>For those without alternative accommodation and are:</p> <p>(a) Awaiting for resettlement land/house at a resettlement site; and (b) Awaiting finalization of construction of replacement house not on a resettlement site</p> <p>Shall receive the following amounts for a period of 12 months:</p> <p>Urban areas: VND 800,000/month;</p> <p>Rural areas: VND 600,000/month</p> <p>For AHs (a) and (b) if after 6 months the resettlement house is still not ready or for AHs who are still</p>	
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				<p>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> <p>any one vocational training course within the province free of charge;</p> <p>Income restoration programs sponsored under the project.</p>	
5	Loss of income during transition	loss of income from productive land	Loss of income from less than 10% of productive land 232 AHs	Cash assistance of P48,000 per square meter of land lost	
Special Assistance					

6	Poor and vulnerable households	Loss of land and non-land assets and relocation.	Affected vulnerable groups regardless of severity of impact 10 AHs	<p>Special allowance</p> <p>Poor households shall receive a grant of VND 7 million as per PPC Decision.</p> <p>Other vulnerable households as well as female headed households as defined in the RP shall also receive a grant of VND 7 million.</p> <p>House upgrade assistance</p> <p>Vulnerable households and female headed households with less than a category IV house or who are compensated for a house of less than category IV shall receive additional assistance to enable them to upgrade their house to category IV standard.</p> <p>Disabled APs shall receive assistance to upgrade their houses and provide for appropriate accessibility (e.g., wheelchair access).</p> <p>Vocational training and income restoration</p> <p>In addition to other income restoration entitlements mentioned elsewhere vulnerable and female headed households will be entitled to:</p> <p>One additional vocational training course per household member within the province free of charge;</p> <p>Additional income</p>	<p>The floor area of house to be thus upgraded from category V to category IV is 60m² per AHS household.</p> <p>Design of replacement houses provided to elderly AHs or AHs with disability is to take account of accessibility needs (e.g., minimizing steps and provision of ramp access or any unanticipated impact during construction).</p>
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				<p>restoration program assistance sponsored under the project.</p> <p>Special Assistance</p> <p>Special assistance will be provided to vulnerable families with social allowance (poor families, soldiers, war heroes, war invalids, etc) as per provincial policies in addition to the above entitlements.</p>	
7	Unforeseen Impact			<p>Appropriate mitigation measures and same entitlement will be applied to new AHs that will emerge due to changes on scope of work.</p>	

CHAPTER IX: RELOCATION OF HOUSING AND SETTLEMENTS

A. Relocation Options

102. 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.

103. Some 10 households are expected to be relocated. During the conduct of the IOL, the 10 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.

104. 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 socialisation 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 resettled with others among their social network such as kin and neighbours 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

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

2. Transport Allowance

106. 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 Tay Ninh Province: VND 5 million per household
- b) Those relocating outside Tay Ninh Province: VND 10 million per household

3. Stabilization Allowance

107. 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 30kgs 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).

4. Lot Development Grant

108. AHs that will opt for self-relocation are entitled to receive a lot development grant⁵ based on the PPC decision. The grant is aimed at assisting AHs with the costs of site preparation (levelling, etc) as well as ensuring access to basic services such as water and electricity that would have otherwise been provided at a resettlement site.

5. Rental Assistance

109. 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

110. Currently, Moc Bai has an existing resettlement site which is included in the town's master plan. This is in preparation for the resettlement of AHs in their various projects. The location is inside the city so there will be no major economic dislocation. The site has an area of 12has and capacity of 300 land plots designed in 2009. Land acquisition is not required, because the area belongs to public/ state owned land. For the 10 AHs affected by the WWTP, they will be eligible for a lot in the resettlement site, along with other supporting allowances, to restore their living condition to pre-project level, or even better. The resettlement site is characterized by the existing road that connects to basic services, availability of electricity and a facility for water which is currently being planned for installation.

⁵ The Lot Development Grant is also referred to as "infrastructure development assistance" in the PPC decision.

CHAPTER X: INCOME RESTORATION AND REHABILITATION

A. Impact and Risks to Livelihoods

111. The adverse impact on income is one of the most significant effects of resettlement for men and women, the effects 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.

112. The crucial role that women's productive work plays in the socio-economic well-being of the household can often be overlooked when AHs 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 impact on livelihoods compared to men. Work located in close proximity to the home tends to be the income sources most severely affected by resettlement impact. 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.

113. The SES survey results showed that among the AHs, those who are engaged in farming have lower income compared to other formal jobs. There is a need to enhance economic activities particularly for these AHs.

Table 10-1: Sources of Income

Sub-Project	Agriculture Related	Trade or Sales	Casual Work	Govt. Employee	Hired Labor or Services	Rent/ Pension	Total
Urban Road	216	13			15		244
WWTP	10	2	1	1		2	16
Average Income/yr in (VND)	10,000,000	15,000,000	24,000,000	24,000,000	10,000,000	10,000,000	

B. Eligibility Criteria for Income Restoration and Rehabilitation

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

10 AHs who will experience involuntary resettlement

21 AHs considered as vulnerable households.losing

231 AH losing agricultural land (less than 10%)

C. Income Restoration Measures

115. 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 Affected households	Income Restoration Measures
1. (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 agricultural land	<ul style="list-style-type: none"> ▪ Vocational training entitlements ▪

D. Description on type of Assistance

- **Transitional Stabilization Assistance**

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

- Relocation allowance

117. 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

118. Although the IOL shows that there are AHs that would will not lose more than 10% of land, relocating AHs experiencing impacts on livelihoods and displaced employees will be entitled to participate in one short term vocational training course (up to 6 months) free of

charge. The main State provider of vocational training is the Provincial Department of Labor, War Invalids and Social Affairs (DOLISA). DOLISA's training programs consist of three main forms of vocational training consisting of (i) regular training programs at vocational training centers (short courses of up to 3 months as well as long courses of up to two years); (ii) industry specific training programs geared towards specific needs of local industries to support their recruitment intakes; and (iii) outreach rural training programs targeted to the needs and capacities of trainees in rural communities (such as cottage based livelihoods, light industry, basic mechanics, etc). The Women's Union is also a frequent service provider of vocational training (principally for women) based around specially funded programs they identify as priority needs of women.

E. Other forms of assistance

(i) Priority employment for skilled AHs in the Project

119. 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

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

(iii) Agricultural development fund

121. An agricultural development program will be established especially targeting farmers who remain in the project area and whose lands are partially affected. The agricultural development program will provide support for extension programs that will enable affected farmers to increase productivity from smaller productive land areas. One such program identified in the preparation of the resettlement plan is the development of vegetable production. Safe vegetables cultivation provides an opportunity to significantly increase farm profitability. The program will establish model farms in each commune; provide equipment for vegetable processing, training for local agricultural technicians and farmers, and establishment of voluntary cooperatives to enable certification and marketing. Safe vegetable production is one of Quang Tri Department of Agriculture and Rural Development (DARD) priority areas of

interest. Based on consultations with households engaged in farming households in December 2010 this was the preferred option for farming livelihood restoration. The program would primarily be implemented by DARD (as an extension of their on-going program) with intermittent support from national specialists in the field of agricultural marketing and extension. This program would also facilitate the distribution of project benefits to the local communities by providing them with tangible and immediate benefits from improved transportation and market access. Currently Ho Chi Minh City is the largest market for clean vegetables which demand a premium price when properly certified and marketed.

(iv) Special Measures to Support Vulnerable Groups

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

F.

CHAPTER XI: RESETTLEMENT BUDGET AND FINANCING PLAN**A. Funding Source**

123. 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**

124. 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

125. 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 Tay Ninh province.

126. 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 Tay Ninh province. The following participatory process in the conduct of replacement cost was done:

- Meetings with stakeholders such as DOF of Moc Bai city, Tay Ninh 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.

127. 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

128. The resettlement budget is estimated at VND 55.9 million equivalent to approximately US\$ 2.72 million. These include cost of compensation, administration, allowances, monitoring and contingency. The cost of consultation and grievance redress mechanism will be covered from administration charges.

129. 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 Table 11-1.

Table 11-1: Resettlement Budget Estimate

NO	Items	No. HHs	Description	Amount US\$
A	Land		Attachment 1	24,681,972,900
	Residential Land	28		12,325,666,000
	Agricultural Land	231		12,356,306,900
	Public Land	1		-
B	Assets/Structures		Attachment 2.1	2,900,658,567
1	Housing (m ²)	28		1,764,540,000
2	Breeding Facilities (m ²)	0		
3	Auxiliaries (m ²)	4		123,120,025
4	Brick Wall (m)	28		817,408,142
5	Yard (mv)	20		185,390,400
6	Gate (unit)	10		10,200,000
C	Crop and Trees		Attachment 2.2	1,390,044,080
1	Tree	63		339,018,000
2	Crop (Paddy)	232		1,051,026,080
D	Income Restoration			17,248,792,320
1	Relocation Allowance	10	5,000,000 VND per HH	50,000,000
2	Life stabilization allowance	10	30kg rice per person/months x 6 months	135,000,000
3	Transitional allowance	231	48,000 VND per m2	16,945,792,320
4	House Rental for Relocated HHs	10	800,000 VND per HH	48,000,000
5	Assistance for Vulnerable HHs	10	4,000,000 VND per HH	40,000,000
6	Bonus for hand over the land on time	10	3,000,000 VND per HH	30,000,000
E	Sub-Total 1		E=A+B+C+D	46,221,467,867
F	Management Cost			4,622,146,787
	EMA (5%)		5%*E	2,311,073,393
	Administrative cost (5%)		5%*E	2,311,073,393
G	Sub-Total 2		G=E+F	50,843,614,654
H	Contingency (10%)		10%*G	5,084,361,465

I	Total in VND		I = H + G	55,927,976,119
	Total in US\$			2,728,293

CHAPTER XII: INSTITUTIONAL ARRANGEMENTS

A. The Project Steering Committee

130. The Provincial People's Committee of Tay Ninh (PPC) is the executing agency (EA) and will oversee all subproject activities including RPs. The Implementing Agency is the Tay Ninh Economic Zone Authority.

B. Project Management Unit

131. Under the IA, a Project Management Unit - Moc Bai (PMU-MB) will be established by the EA. The PMU-MB will take a very active role in the preparation and implementation of the Project, including RP supervision. One resettlement specialist will be employed full time on the project during resettlement preparation and implementation stages. The PMU needs to ensure that the designated staff has relevant experience in ADB assisted or ODA's projects in RP 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.

C. Resettlement Committee

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

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

- Prepare individual "AHs 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 APs and explain in detail the AHs 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

134. The concerned local administrative authorities which include the Peoples Committee from the communes and districts 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

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

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

F. Project Supervision Consultants

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

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

- Check the accuracy of the AHs 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. Establishment of Compensation Committees

137. Following the approval of the project loan, a resettlement committee will be established under the Provincial People's Committee. The Provincial Resettlement Committee will be complemented by a resettlement committee for each subproject in each level, i.e., commune, district and city. Members of the resettlement and compensation committee will be determined by the Tay Ninh Provincial People's Committee after the project loan is approved.

138. The implementation of the 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.

(i) Conduct of Detailed Measurement Survey

139. 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.

140. 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.

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

142. Any disagreement on the DMS and Compensation Plan will not be signed by the respective AHS until it is resolved either through direct discussion with relevant agency or following the grievance redress process.

143. 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.

144. 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).

(ii) Conduct of Replacement Cost Study

145. 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

146. 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.

147. It is estimated that the procedures for compensation and relocation of households will be completed in the first two years of project implementation as detailed in Table 13-1 below.

Table 11-1: Indicative Implementation Schedule

Land Acquisition and Resettlement Activities	Starting Date	Completion Date
RP Updating		
Establish Resettlement Committee	Month 1	Month 1
Mobilize Project Supervision Consultants (resettlement)	Month 1	Month 1
Carry out necessary training/capacity building to RC and PIU	Month 1	Month 1
Engage external monitor	Month 1	Month 1
Conduct of land availability survey	Month 1	Month 2
Coordination and confirmation with Tay Ninh 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, grievance mechanism	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
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	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	Month 2,18	Month 24
External monitor assess compliance to Project policies and submit findings to ADB.	Month 18	Month 24

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

CHAPTER IV: MONITORING AND REPORTING

A. Objectives

148. 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

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

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

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

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

(i) Internal Monitoring Indicators

152. 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.

(ii) Internal Monitoring Data Collection and Report

153. 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.

154. On a quarterly basis, the PMU will prepare a resettlement monitoring report and submit to the EA. The EA will consolidate the report of the internal monitoring and semi annual verification external reports and submit to ADB on a semi annual basis. The EA will notify ADB of approval by the EA of any changes, as required, to the implementation of the RP. The scope of the report will include:

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

C. External Monitoring and Evaluation

155. The main objective of the external monitoring is to verify results of internal monitoring. In addition, the project will establish a program for external monitoring and evaluation which includes the following specific objectives:

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

156. 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 semi -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

157. 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

158. 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

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

(iv) Reporting

160. Every six months, the EMO will submit an external monitoring report to the EA. 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.

161. 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 15-1: Monitoring and Evaluation Indicators

Type	Indicator	Examples of Variables
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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 • 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 for land –Moc Bai								
		Residential land			Agricultural land			Public land		
1	2	3	4	5	6	7	8	9	10	11
		Area (m2)	Unit Price (VND)	Amount (VND)	Area (m2)	Unit Price (VND)	Amount (VND)	Area (m2)	Unit Price (VND)	Amount (VND)
A	Waste water treatment Plant	-		-	50,000		1,750,000,000	-		-
1	Moc Bai				50,000.0	35,000	1,750,000,000			
B	Urban road Component	7,425		12,325,666,000	303,037		10,606,306,900	144,342		5,051,959,500
1	1A				65,647.0	35,000	2,297,645,000	26,207.7	35,000	917,269,500
2	1B	327.2	1,660,000	543,152,000	40,153.4	35,000	1,405,369,700	24,034.0	35,000	841,190,000
3	51			-	57,470.9	35,000	2,011,481,500	22,721.0	35,000	795,235,000
4	ĐD.10	2,879.5	1,660,000	4,779,970,000	42,831.0	35,000	1,499,083,600	22,314.0	35,000	780,990,000
5	ĐD.11	3,855.4	1,660,000	6,399,964,000	41,116.1	35,000	1,439,062,100	21,442.0	35,000	750,470,000
6	ĐN.65	363.0	1,660,000	602,580,000	55,819.0	35,000	1,953,665,000	27,623.0	35,000	966,805,000
C	Urban Water Supply Compon	-	-	-	-	-	-	28,134		900,288,000

	ent									
1	Moc Bai			-				28,134	32,000 .0	900,288,00 0
	TOTAL	7,425	-	12,325,666, 000	353,03 7	-	12,356,306, 900	172,47 6	-	

