

# Resettlement Plan of Duc Hoa Maincanal

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Document Stage: Final  
Project Number: 29296-02 VIE  
November 2010

## VIE: Phuoc Hoa Water Resources Project

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Ministry of Agriculture and Rural Development

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## CURRENCY EQUIVALENTS

### Currency Unit – Vietnamese Dong (VND)

For the purpose of calculations in this report, the rate of \$1.00 = 19,000 VND is used, being the Interbank rate at the time of report preparation, and the term “dollar” or symbol \$, when used, refers to United States Dollars

## ABBREVIATIONS

ADB	–	Asian Development Bank
AHH		Affected Household(s)
AP	–	Affected Person
BLIS	–	Binh Long Irrigation System
BVI	–	Black & Veatch International
CRC	–	Compensation, Support, and Resettlement Committee
CCRC	–	Commune Compensation, Support, and Resettlement Committee
DMS	-	Detailed Measurement Survey
DHIA		Duc Hoa Irrigation Area
DHIS	–	Duc Hoa Irrigation System
DMI	–	Domestic, Municipal, And Industrial
DPC	–	District People's Committee
DRC	–	District Compensation, Support, and Resettlement Committee
FS	–	Feasibility Study
GoV	-	Government of Vietnam
HCMC	–	Ho Chi Minh City
HH		Household(s)
ICMB9	–	Hydraulic Project Investment & Construction Management Board 9
IR/SS	–	Income Restoration and Social Support
LACS	–	Land Acquisition and Census Survey
LURC	–	Land Use Rights Certificate
MARD	–	Ministry of Agriculture and Rural Development
MO	–	Monitoring Organization
NEZ	–	New Economic Zones Program
na		Not available
OSDP	–	On Farm Social Development Program
PRC	–	Provincial Compensation, Support, and Resettlement Committee
PHWRP	–	Phuoc Hoa Water Resources Project
PIB	–	Public Information Booklet
PMB 416	–	Project Management Board 416
PMU	–	Project Management Unit
PPC	–	Provincial People's Committee
PPMB	–	Provincial Project Management Board
RSS	–	Resettlement and Social Support
SAH(s)		Severely Affected Household(s)
SAP(s)	-	Severely Affected Person(s)
SRV	–	Socialist Republic of Vietnam
SWOT	–	Strengths, Weaknesses, Opportunities, and Threats
TBIA		Tan Bien Irrigation Area
TBIS	–	Tan Bien Irrigation System
VAP(s)	-	Vulnerable Affected Person(s)

## **GLOSSARY**

Affected person (AP)	- Means any person or persons, household, firm, private or public institution that, on account of changes resulting from the Project, will have its (i) standard of living adversely affected; (ii) right, title or interest in any house, land (including residential, commercial, agricultural, forest, salt mining and/or grazing land), water resources or any other moveable or fixed assets acquired, possessed, restricted or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence or habitat adversely affected, with or without displacement. In the case of a household, the term AP includes all members residing under one roof and operating as a single economic unit, who are adversely affected by a subproject or any of its components.
Detailed Measurement Survey (DMS)	- With the aid of the approved detailed engineering design, this activity involves the finalization and/or validation of the results of the inventory of losses (IOL), severity of impacts, and list of APs earlier done during RP preparation. The final cost of resettlement can be determined following completion of the DMS.
Compensation	- Means payment in cash or in kind to replace losses of lands, housing, income and other assets caused by the Project. All compensation is based on the principle of replacement cost, which is the method of valuing assets to replace the loss at current market rates, plus any transaction costs such as administrative charges, taxes, registration and titling costs.
Cut-off date	Means the date of completing DMS for which land and/or assets affected by the Project are measured. The APs will be informed of the cut off date for each subproject component, and any people who settle in the subproject area after the cut off date will not be entitled to compensation and assistance under the subproject.
Entitlements	- Refers to a range of measures comprising compensation, income restoration support, transfer assistance, income substitution, relocation support, etc. which are due to the APs, depending on the type and severity of their losses, to restore their economic and social base.
Eligibility	- Means any person who have settled in the subproject area before the cut off date, that (i) loss of shelter, (ii) loss of assets or ability to access such assets, permanently or temporary, or (iii) loss of income sources or mean of livelihood, regardless of relocation...will be entitled to be compensation and/or assistances.

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.
Income restoration program	A program designed with various activities that aim to support affected persons to recover their income / livelihood to pre-project levels. The program is designed to address the specific needs of the affected persons based on the socio-economic survey and consultations.
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 (project area) are identified, measured, their owners identified, their exact location pinpointed, and their replacement costs calculated. Additionally, the severity of impact to the affected assets and the severity of impact to the livelihood and productive capacity of APs will be determined.
Land acquisition	- Refers to the process whereby an individual, household, firm or private institution is compelled by a public agency to alienate all or part of the land it owns or possesses to the ownership and possession of that agency for public purposes in return for compensation at replacement costs.
Rehabilitation	- This refers to additional support provided to APs losing productive assets, incomes, employment or sources of living, to supplement payment of compensation for acquired assets, in order to achieve, at a minimum, full restoration of living standards and quality of life.
Relocation	- This is the physical relocation of an AP from her/his pre-project place of residence and/or business.
Replacement cost	- Means the method of valuing assets at current market value, or its nearest equivalent, plus any transaction costs such as administrative charges, taxes, registration and titling costs.
Replacement Cost Study	- This refers to the process involved in determining replacement costs of affected assets based on empirical data.
Resettlement	- This includes all measures taken to mitigate any and all adverse impacts of a project on AP property and/or livelihoods, including

compensation, relocation (where relevant), and rehabilitation as needed.

- |                              |   |
|------------------------------|---|
| Resettlement Plan (RP)       | - This is a time-bound action plan with budget setting out compensation and resettlement strategies, objectives, entitlement, actions, responsibilities, monitoring and evaluation.   |
| Severely affected households | - This refers to affected households who will (i) lose 10% or more of their total productive land and/or assets, (ii) have to relocate; and/or (iii) lose 10% or more of their total income sources due to the subproject.  |
| 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, and (vi) indigenous people or ethnic minorities. |

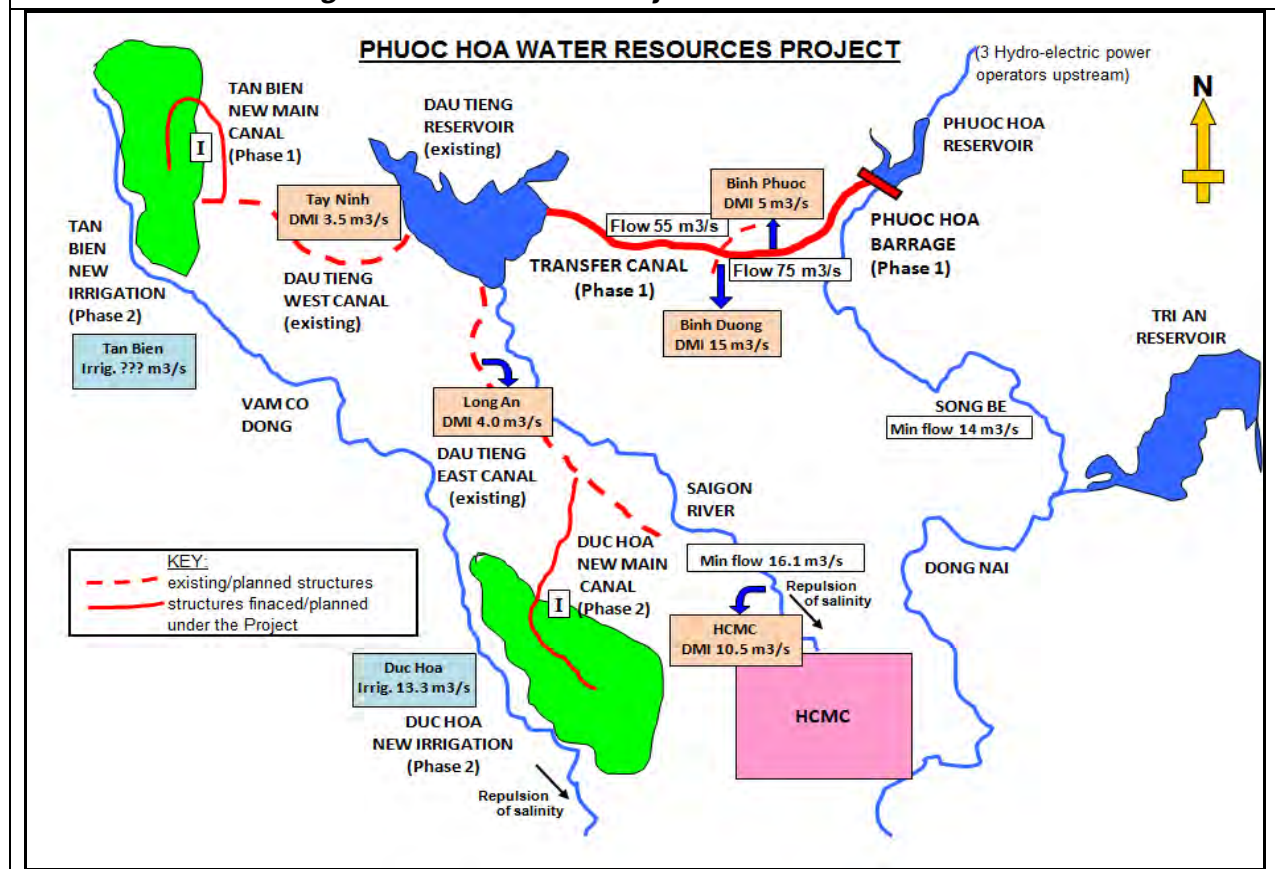
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Map 1: Phuoc Hoa Project Area



Diagram 1: Phuoc Hoa Project - Phase 1 and Phase 2



## Executive Summary

1. The Duc Hoa Main Canal is about 17.68 km in length, passing through Trang Bang district of Tay Ninh Province, Cu Chi district of HCMC and Duc Hoa district of Long An province, and will deliver water to the Duc Hoa Irrigation area benefitting a command area of approximately 14,000 ha. Up to 13,500 households are expected to benefit from the improved irrigation facilities. Construction should be completed by the end of 2013.

2. A total land area of approximately 118.15 ha will be permanently acquired from APs with the construction of this main canal (72.13 Ha), and for borrow pits (46.02 ha), and this will include 3.13 ha of residential land and 111.76 ha of agricultural land, 0.28 ha pond land and 1.04 ha forest land for compensation. There is 1.94 ha of streams and roads for which there is no compensation. There are expected to be 283 severely affected households, with 75 HHs losing their house and 5 HHs losing their shops. It is estimated that 239 HHs will lose more than 20% of their productive land. Compensation will be paid for some 10,512 m<sup>2</sup> of housing and structures, and 117 m<sup>2</sup> of shops. About 713,395 m<sup>2</sup> of crops will be compensated as well as about 73,548 trees. All in all, some 469 HHs will be affected in some way resulting in about 2,056 affected persons. There are no ethnic minorities, or indigenous households in the affected communes.

3. The Duc Hoa Resettlement Framework (RF), dated July 2010, was prepared in accordance with GoV Decree 69/2009/VD-CP and the ADB SPS in regards to the policies for compensation, assistance and resettlement. This subproject will comply with the conditions stated in that RF.

4. This Resettlement Plan will be submitted for reviews and approval to the ADB in August 2010. The DMS will be completed in October following approval of the detailed engineering designs and compensation payment will commence during the last quarter of 2010 and be completed by the end of the first quarter 2011.

5. Based upon the data supplied and the estimation of losses involved, an overall amount of 212,753,839,119 VND will be required in order to relocate, compensate and restore livelihoods of affected households. Of this, 35,390,080,000 VND is compensation for permanently acquired residential land, and 127,156,920,000 VND is for acquired agricultural land. Included in the overall compensation figure is an amount of 4,407,616,889 VND being implementation and management costs. The costs of preparing resettlement sites and building resettlement homes have not been included in this draft RP. A detailed analysis of costs is provided at Annex 3 to this draft RP.

<b>Total for Duc Hoa Main Canal</b>	<b>212,753,839,119</b>	<b>VND</b>
Agriculture land	127,156,920,000	VND
Residential land	35,390,080,000	VND
Other land	1,760,000,000	VND
Houses and Shops	16,347,639,000	VND
Structures	2,794,657,140	VND
Crops	1,474,282,700	VND
Trees	4,779,703,390	VND
Allowances	10,642,940,000	VND
OSDP costs	8,000,000,000	VND
Implementation	4,407,616,889	VND

## **I. Project Description**

6. The Phuoc Hoa Water Resources Project (PHWRP) is to provide an additional source of water in the Saigon and Vam Co Dong river basins for development of irrigated agriculture and to supplement existing supplies for salinity control and domestic, municipal, and industrial (DMI) use in Ho Chi Minh City (HCMC) and surrounding provinces. It will adopt an integrated development approach to increasing agricultural production by promoting efficient and sustainable management of the water resources.

7. Water resources infrastructure to be developed will include the Phuoc Hoa headworks which will inundate 685 hectares (ha) with average water level at plus 42.9m and a 40.5-kilometer (km) long transfer canal to divert and convey water from the Be River to the existing Dau Tieng Reservoir on the Saigon River in the neighboring basin. From there, it will be diverted through the existing Dau Tieng Irrigation System for multiple uses including irrigated agriculture and supplementary water for DMI use and salinity control in the Saigon and Vam Co Dong river basins. Two new irrigation areas will be developed under the Project: (i) Tan Bien Irrigation System (TBIS) in Tay Ninh Province with a net command area at full development of 13,390 ha, and (ii) Duc Hoa Irrigation System (DHIS) in Long An Province with a net command area at full development of 17,560 ha. A third irrigation area, Binh Long, was dropped at the mid term review (MTR) during Phase 1. The remaining total combined net irrigation command area at full development will be about 34,405 ha. In addition, the scheme will provide about 17.1 cubic meters per second of water to HCMC and neighboring provinces for DMI use.

8. The Duc Hoa Main Canal will provide irrigation to a total of 21,015ha – comprised of an existing 2,655 ha in Trang Bang District of Tay Ninh province, 800 ha in Cu Chi District of HCMC being an expansion of the irrigated area of Thai My commune, and 17,560 ha in the Duc Hoa Irrigation Area in Duc Hoa District of Long An province as well as water supply for an industrial park. The Duc Hoa Main Canal (hereafter used as Project) will be 17.68 km in length. Design discharge is calculated at 21.44 M3. The Duc Hoa main canal starts at km 33 +567 on the Dau Tieng east main canal and follows the existing canal alignment (N26) for some 8 kms passing through Loc Hung and An Tinh communes. The canal then crosses national road 22 and continues along the boundaries of Trang Bang and Linh Trung 3 industrial parks and crosses Thai My commune in Cu Chi District of HCM City. It will then cross Thay Cai canal by siphon into Tan My commune, ending at Km 17 +680 of Duc Hoa district of Long An province

9. The Duc Hoa Main Canal detailed design and costs were provided by HEC 1 in the Detailed Design General Report in April 2008 and approved following some modification by the Ministry of Agriculture and Rural Development (MARD) on 6 April 2005. As per the ToR for the Main Consultants of the Phuoc Hoa Water Resources Project, Black & Veatch International (BVI) was required to review the detailed design and bidding documents, which had been prepared by domestic consultants. BVI has reviewed all Duc Hoa Main Canal alignments, and BVI's suggestions for improvements were incorporated into a final draft of the detailed design made by HEC 1.

## II. Scope of Land Acquisition

10. The topography is comprised of basically flat lowlands. Natural ground elevation of the canal varies from +3.0m to +4.0m in the downstream. The canal sections at km 10+553, km 10+894 and the siphon proposed at Thay Cai is located in a wetland area and the Thay Cai canal bed itself is at elevation -2.5m. The preferred design option is to use a 2 steel pipe siphon which will be about 1,350 meters in length. The wetlands area may pose some difficulties for construction particularly after rains when the area is inundated. A bridge will also be constructed at km 2+238 and again this location is flat.

11. Based upon the Basic design, the Inventory of Losses (IoL) has been carried out and the scope of impact is as follows:

- (i) Land – some 3.13ha of residential land will be acquired and a total of 111.76ha of agricultural land also acquired. Approximately 0.28ha of pond area and 1.04ha of forest land will also have to be compensated. There are 1.94ha of stream and road areas for which no compensation need be paid.
- (ii) Trees and crops – about 713,395m<sup>2</sup> of crops and 73,548 trees will be lost and therefore compensated.
- (iii) Structures – 10,512m<sup>2</sup> of house structures and 117m<sup>2</sup> of shops will be affected, as well as some 19 graves and 47 wells all which will be compensated for.
- (iv) Incomes and businesses – owners of 5 shops will require compensation for lost earnings as well as assistance to re-establish their business elsewhere.

12. The Duc Hoa Main Canal subproject affects some 4 communes as shown below, for which the main agricultural crops are paddy, peanut, maize and some sugar cane. Other agricultural activities include livestock rising. Four of these communes are currently utilizing existing irrigation over a total area of 970 ha. The Project will create adverse impacts of involuntary resettlement.

13. An initial social survey and preliminary measurement survey started in early June 2010 and completed in July. Altogether, some 469 HHs (2056 APs) are affected; some 118.15 hectares will be permanently lost. Of this, some 75 HHs will have to move their dwellings and 5 move their shops, and some 283 households are severely affected by virtue of losing more than 20 percent of agricultural land holding or/and losing houses or shop.

14. In Loc Hung and An Tinh communes of Tay Ninh province, some 218 HHs will be affected, in Thai My commune of HCMC, some 45 HHs are affected and, in Tan My commune of Long An province some 206 HHs will be affected.

15. Table 1 shown below summarizes the land acquisition impact from the construction of the Duc Hoa Main canal, and Table 1 shows a summary of affected HHs, number of APs, and land to be acquired.

16. In addition to land permanently acquired, short term land acquisition will occur for access, storage yards, camp sites and any losses from this will be compensated. These short term acquisitions total around 14.5 ha.

# Resettlement Plan for Duc Hoa Main Canal

**Table 1a: Summary of Affected HHs and APs - Scope of Impact**

Duc Hoa Main Canal	I. Number of affected households							
	Severely affected				Light affected		Total of affected HHs and persons	
	Total of severely affected households	No.HHs loss their houses and have to move	No. HHs loss their shop	No. HHs loss over 20% agricultural land	No. of light affected HHs	No.of light affected persons	No. of HHs	No. of persons
<b>Tay Ninh province</b>								
Loc Hung commune	64	11	0	62	11	44	75	320
An Tinh commune	118	36	1	102	25	98	143	619
<b>Sub Total Tay Ninh</b>	<b>182*</b>	<b>47</b>	<b>1</b>	<b>164</b>	<b>36</b>	<b>142</b>	<b>218</b>	<b>939</b>
<b>HCMC</b>								
Thái Mỹ	38	13	2	26	7	30	45	185
<b>Sub Total HCMC</b>	<b>38*</b>	<b>13</b>	<b>2</b>	<b>26</b>	<b>7</b>	<b>30</b>	<b>45</b>	<b>185</b>
<b>Long An Province</b>								
Tân Mỹ	63	15	2	49	143	585	206	932
<b>Sub Total Long An</b>	<b>63*</b>	<b>15</b>	<b>2</b>	<b>49</b>	<b>143</b>	<b>585</b>	<b>206</b>	<b>932</b>
<b>Total All Provinces</b>	<b>283</b>	<b>75</b>	<b>5</b>	<b>239</b>	<b>186</b>	<b>757</b>	<b>469</b>	<b>2056</b>

\*Note: Includes HHs losing house and more than 20% productive assets.

17. In Tay Ninh some 30 HHs will lose over 20% of productive land and relocate their house or shop, in HCMC there are 3 such HHs and in Long An there are a further 3 HHs that will experience this double impact. 44 HHs will lose their shop or house only.

**Table 1b: Acquired land**

	II. Acquired land						
	Residential land (ha)	Agricultural land (ha)	Pond land (ha)	Forest land (ha)	Total of acquired land (ha)	Stream, roads no compensate (ha)	Total of acquired land (ha)
<b>Tay Ninh province</b>							
Loc Hung commune	0,58	18,5	0	0	19,08	0	19.08
An Tinhcommune	0,8	22,1	0	0	22,9	0	22.9
<b>Sub Total Tay Ninh</b>	<b>1.38</b>	<b>40.6</b>	<b>0</b>	<b>0</b>	<b>41.98</b>	<b>0</b>	<b>41.98</b>
<b>HCMC</b>							
Thai My	0.46	10.77	0	1.04	12.27	1.62	12.87
<b>Sub Total HCMC</b>	<b>0.46</b>	<b>10.77</b>	<b>0</b>	<b>1.04</b>	<b>12.27</b>	<b>1.62</b>	<b>13.89</b>
<b>Long An Province</b>							
Tan My Long An	1.29	60.39	0.28	0	61.96	0.32	62.28
<b>Sub Total Long An</b>	<b>1.29</b>	<b>60.39</b>	<b>0.28</b>	<b>0</b>	<b>61.96</b>	<b>0.32</b>	<b>62.28</b>
<b>Total All Provinces</b>	<b>3.13</b>	<b>111.76</b>	<b>0.28</b>	<b>1.04</b>	<b>116.21</b>	<b>1.94</b>	<b>118.15</b>

## Resettlement Plan for Duc Hoa Main Canal

**Table 1c: Other Affected Property**

III. Other affected properties						
	Houses and structures (m2)	Shops (m2)	Crops (m2)	Number of trees (tree)	Number of graves (no)	Wells (no)
<b>Tây Ninh province</b>						
Loc Hung commune	1786	0	169.983	3289	0	4
An Tinh commune	4903	20	153.931	7367	4	16
<b>Sub Total Tay Ninh</b>	<b>6689</b>	<b>20</b>	<b>323,914</b>	<b>10656</b>	<b>4</b>	<b>20</b>
<b>HCMC</b>						
Thai My	1,439	60	23,800	7,467	0	12
<b>Sub Total HCMC</b>	<b>1,439</b>	<b>60</b>	<b>23,800</b>	<b>7,467</b>	<b>0</b>	<b>12</b>
<b>Long An</b>						
Tan My	2,384	37	365,681	55,425	19	15
<b>Sub Total Long An</b>	<b>2,384</b>	<b>37</b>	<b>365,681</b>	<b>55,425</b>	<b>19</b>	<b>15</b>
<b>Total All Provinces</b>	<b>10,512</b>	<b>117</b>	<b>713,395</b>	<b>73,548</b>	<b>23</b>	<b>47</b>

**Table 1d: Summary of Productive Land Lost by HHs**

Productive Land Loss %	No. AHHs	% of Total AHHs
Less than 10%	112	26.35
11 to 20%	74	17.41
21 to 30%	39	9.18
31 to 50%	63	14.82
Over 50%	137	32.24
<b>Total</b>	<b>425</b>	<b>100%</b>

18. The number of affected HHs losing between 0 and 20% of productive land that are unable to sustain the household based on the remaining land, if any, will be identified during the DMS and final updating of this RP.

19. As shown above, the loss of 75 houses will result in the compensation of 10,512m<sup>2</sup> of housing structure and 5 shops some 117m<sup>2</sup> of structure. Housing structures include sheds, rice stores and other such buildings.

20. There are several vulnerable households within the number of severely affected households as shown below:

**Table 2: Vulnerable and Severely Affected households**

Location	IP/EM HH	Poor HH	Female Headed HH	Lonely HH	Policy HH	TOTAL
Loc Hung and An Tinh communes Trang Bang District Tay Ninh province	0	1	13	1	30	45
<b>Severely affected</b>	<b>0</b>	<b>1</b>	<b>13</b>	<b>0</b>	<b>23</b>	<b>37</b>
Thai My commune Cu chi district - HCM city	0	4	6	0	13	23
<b>Severely affected</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>7</b>	<b>12</b>
TaN My commune- Duc Hoa District- Long An province	0	2	13	1	16	32
<b>Severely affected</b>	<b>0</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>3</b>	<b>12</b>

### III. Entitlement Eligibility Requirements

21. Eligibility is determined with regards to the cut-off date, which is taken to be the date of completing DMS for which land and/or assets affected by the Project are measured. The APs will be informed of the cut-off date for each subproject component, and any people who settle in the subproject area after the cut-off date are not entitled to compensation and assistance under the subproject.

22. In addition, the extent of eligibility for compensation in regards to land is determined by legal rights to the land concerned. There are three types of Affected Persons: i) persons with Land Use Rights Certificates (LURCs) to land lost in entirety or partially, ii) persons who lost land they occupy in its entirety or partially who do not currently possess a LURC but have a claim that is recognizable under national laws, or, iii) persons who lost land they occupy in its entirety or partially who do not have any recognizable claim to that land. APs included under i) and iii) above are readily identifiable.

**Table 3: ownership land of affected persons by Duc Hoa main canal**

Commune	Agricultural land				Residential land			
	No.of affected HHs	No. HHs have LURC	No. HHs temporary LURC legalizable	No. HHs without LURC	No. of affected HHs	No. of HHs have LURC	No. HHs temporary LURC legalizable	No.HHs without LURC
<b>Tay Ninh Province</b>								
Loc Hung	44	42	2	0	12	12	0	0
An Tinh	124	119	5	0	44	44	0	0
<b>Total Tay Ninh</b>	<b>168</b>	<b>161</b>	<b>7</b>	<b>0</b>	<b>56</b>	<b>56</b>	<b>0</b>	<b>0</b>
<b>HCMC</b>								
Thai My	34	34	0	0	11	8	3	0
<b>Total HCMC</b>	<b>34</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>8</b>	<b>3</b>	<b>0</b>
Tan My	192	192	0	0	21	18	2	0
<b>Sub Total Long An</b>	<b>192</b>	<b>192</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>18</b>	<b>2</b>	<b>0</b>
<b>Total All Provinces</b>	<b>394</b>	<b>387</b>	<b>7</b>	<b>0</b>	<b>88</b>	<b>82</b>	<b>5</b>	<b>0</b>

Source: from a survey of survey team OSDP Tay Ninh and Long An June, July 2010

23. According to the OSDP team survey of APs, there are no households without a LURC, or without a legalizable claim to obtaining a permanent LURC.

#### IV. Socio Economic Information and Profile

24. The approval of the Duc Hoa Main Canal detailed design report was given by MARD in 2010. The preliminary survey for Duc Hoa Main Canal affected areas were carried out and finished during June and July 2010 by the OSDP teams, in which AHHs were identified based on the approved modified technical design.

25. Tay Ninh and Long An PPMBs co-ordinating with the Trang Bang, Cu Chi, and Duc Hoa District DRCs delivered the forms of household survey and self-property listing datasheet to 100 percent affected households. Those surveys collected data about: (i) affected households, (ii) vulnerable groups, (iii) choices of APs on resettlement options, (iv) suggestion of impact mitigation measures, (v) the reasonability/reasonableness of compensation rates of the Project. The following communes will be affected by the construction of the Duc Hoa main canal:

**Table 4: Affected Communes and Hamlets**

Province	District	Commune	Hamlet
Tay Ninh	Trang Bang	Loc Hung	Loc An
			Loc Thanh
		An Tinh	An Duoc
			Bau May
			Suoi Sau
HCMC	Cu Chi	Thai My	Thap
			Binh Thuong 1
			Binh Thuong 2
			My Khanh A
Long An	Duc Hoa	Tan My	Bau Cong

26. The Duc Hoa main Canal starts at the Dau Tieng East main canal and passes through land belonging to Loc An and Loc Thanh hamlets of Hung Loc commune. Loc Hung is a relatively remote village, 7 km far from the center of Trang Bang town. It is mainly an agriculture based community with significant poultry raising with associated small scale industries, businesses and services serving the people in the locality.

27. An Tinh commune is adjacent and to the east of Loc Hung, and the canal will pass through three hamlets of An Duoc, Bau May, and Suoi Sau. An Tinh commune is primarily dependent upon agriculture and animal husbandry, however this commune is close to an industrial park so there is a wider range of small businesses, commerce and services and the trades and handicraft industry provides many local employment and vocational opportunities.

28. Thai My commune lies across the district and provincial border in Cu Chi district of HCMC but is actually situated close to An Tinh. The main canal will cross the Thay Cai canal at a wetlands area and into through Bau Cong hamlet of Tan My commune. Tan My is a commune which is located in undulating land of Duc Hoa district, lying 4 km south from the center of Duc Hoa township. Most household livelihoods are agriculture based with most conducting poultry farming. There are small businesses and traders and services primarily serving the local community.

### Demographic information of affected communes

29. Communes affected by the Duc Hoa main canal are of the Kinh people and there are no ethnic minority households in the locality. The average household size is just over 4 persons per household as shown below.

**Table 5: Total population data from affected communes**

Commune	Number of hamlets	Number households	of	Number of people	Average persons/household
Loc Hung	10	4,300		17,497	4.06
An Tinh	9	5,013		20,410	4.07
Thai My	7	2,997		11,410	3.8
Tan My	6	3,136		13,262	4.22

Source: data from the CPCs provided in June, July 2010

**Table 6: Population characteristics of affected households by Duc Hoa main canal**

Communes	Number of AH/AP (Ppl/HHs)	Ethnic (Ppl/HHs)		Average size (ppl/HH)	Gender ratio of household leader (%)		Gender ratio of other member in household (%)		The average age in household (age)	
		Kinh	Ethnic		Man	woman	Man	woman	Head	Members
Tay Ninh province										
Loc Hung commune	320/75	320/75	0	4	76	24	51	49	54	36
An Tinh commune	619/143	619/143	0	4	69	31	49	51	55	37
HCMC province										
Thai My	185/45	185/45	0	4.11	80	20	36	64	57	31
Long An province										
Tan My	932/206	932/206	0	4.52	56	45	54	46	54	32
Total for Duc Hoa Main canal	2056/469	2056/469	0	4.38	70	30	48	53	55	34

Source: from a survey of survey team OSDP Trang Bang district – Tay Ninh province, from June and July, 2010

**Table 7: Land Areas of Affected Communes**

Commune	Total land (ha)	Area and percentage residential land (ha)	Area and percentage of agricultural land		Area and percentage forestry land	Area and percentage aquaculture land	Area and % other lands
			Tree crops	Annual crops			
Loc Hung	4,514.73	145.02	150.30	3,996.75	0.00	37.52	185.14
	100.00%	3.21%	3.33%	88.53%	0.00%	0.83%	4.10%
An Tinh	3,330.46	137.60	705.00	1,794.00	0.00	29.00	664.84
	100.00%	4.13%	21.17%	53.87%	0.00%	0.87%	19.96%
Thai My	2,414.09	66.42	908.67	934.52	0	17.75	486.73
	100%	2.75%	37.64%	38.71%	0%	0.74%	20.16%
Tan My	3,647.99	95.08	739.24	2,418.35	72.53	34.91	287.88

Source: data from the CPCs provided in June, July 2010

## Occupation and Income

30. Most of the affected communes by Duc Hoa main canal derive their incomes from agriculture, and some households have secondary sources from other activities jobs such as handicraft production, small shops and other non-agricultural families are engaged in trade and services. In Hung Loc several households are engaged in cottage industries such as brick production, and rice cakes. Some families in An Tinh commune derive income from traditional crafts such as weaving, making rice cakes, and due to their proximity to the industrial zone there is potential for more development of services and job creation such as guesthouses, hotels, cafes, printing, mechanical and electrical repair shops. In Tan My, a local handicraft still carried out by some households is bamboo weaving with sales mainly to local residents.

**Table 8: Main occupations in the affected communes**

Commune	Agriculture and livestock (% HH)	Handicraft (% HH)	Worker and State officials (% HH)	Commercial services (% HH)	Others (% HH)
Loc Hung	80.00%	0.62%	3.00%	14.38 %	2.00%
An Tinh	78.00%	2.00%	7.00%	10.68%	1.32%
Thai My	52.35%	36.64%	6.07%	2.94%	2.0%
Tan My	85.00%	3.00%	2.00%	9.00%	1.00%

Source: Data from CPCs provided in June 2010

31. In Tay Ninh, the OSDP surveyed 100% of the affected HHs and in Long An, about 66% of affected households were able to be interviewed

**Table 9: Main occupation of the Head of Affected Households**

Duc Hoa main canal	Farmers	Workers	Business/ Companies	officials, officials retirement	Other jobs	Total
<b>Tay Ninh province</b>	56%	3%	15%	4%	22%	100%
Loc Hung commune	60	2	7	2	11	82
An Tinh commune	63	5	26	6	36	136
<b>HCMC</b>	44%	7%	7%	2%	40%	100%
Thai My commune	20	3	3	1	18	45
<b>Long An Province</b>	89.71	1.47	2.94	1.47	4.41	100.00
Tan My commune	122	2	4	2	6	136
<b>Total of Duc Hoa Main Canal</b>	<b>200</b>	<b>12</b>	<b>39</b>	<b>11</b>	<b>70</b>	<b>332</b>

Other jobs including: housewives, work for somebody, wholesales, motobike taxi drivers

Source: OSDP Teams Tay Ninh and Long An June, July 2010

**Table 10: Average income of households in the affected communes (2009)**

Commune	Average income VND/household/year	Average income VND/person/year
Loc Hung	42,630,000	10,500,000
An Tinh	37,777,780	9,282,010
Thai My	64,600,000	17,000,000
Tan My	44,260,000	7,109,005

Source: data from the CPCs provided in June, July 2010

**Table 11: The average income of affected households by Duc Hoa main Canal**

Location	The average income of HH (VND/HH/year)	The average income of person (VND/person/year)
Tay Ninh province		
Loc Hung commune	45.150.666	11.359.189
An Tinh commune	73.635.979	21.932.484
Thai My - Cu Chi - Ho Chi Minh City	54,272,222	11,977,200
Tan My –Duc Hoa- Long An Province	44,712,382	10,208,307

Source: from a survey of survey team OSDP provinces, from June and July, 2010

32. It is important to note that this represents cash income only and does not include household consumption of crops and vegetables grown by the household. For example, most affected households grow their own rice and vegetables and will also have some fruit trees.

### Large Landowners

33. There are no large landholders in the affected communes. In Loc Hung commune no household owns more than 3 ha, and the average land held ranges from 5000 m<sup>2</sup> to 1 ha, which includes both productive and residential land. In An Tinh commune, which is more heavily populated, only about 5% of households own more than 1 ha, and 70% of households hold land ranging from 3000m<sup>2</sup> to just under 5000m<sup>2</sup>. The remaining households have between 1000m<sup>2</sup> to 2000m<sup>2</sup>. Household land ownership in Tan My commune, Duc Hoa District of Long An Province ranges from about 2 hectares (15%), between 1 to 2 ha (35%) and households with less than 1 hectare account for about 45%. Overall, there may be up to 5% of households in the commune who are either landless or have very small plots.

### Indigenous People and Minority Groups

34. According to data obtained from OSDP survey and confirmed by the Commune Peoples Committees and the OSDP survey in June 2010, there are no indigenous peoples resident in the affected communes.

### Living Conditions

35. **Road system:** most of the roads in affected villages are relatively good and the provincial and district level roads sealed. Roads between communes and hamlets are not sealed but are compacted with red gravel and provide year round access.

36. **Electricity:** most households in the project area are using electricity and in An Tinh and Thai My commune 100% of households are connected to the national grid. In Loc Hung and Tan My communes approximately 98% of households use electricity from the national grid. The remaining 2% are located too far from the commune and it is too expensive to connect. The commune authorities are applying for Government support to assist them in accessing the national grid.

37. **Domestic water supply:** most people in the area use water from drilled wells. In Hung Loc Hung commune 85% of households use drilled wells and in An Tinh commune 98% of households use wells, and in Tan My this is 93% of households. The remaining households mainly use water from dug wells and ponds. Most households assess the water quality through visually and according to odor, and in general are satisfied with the water quality. However, the

water has not been tested and there is no water supply development program in the commune. Some households have obtained loans from the Social and Policy Bank to drill their own wells. Thai My commune in Ho Chi Minh City has a clean water station in My Khanh A hamlet, at present the station provides clean water for disadvantaged people and has unused capacity.

38. **Water for agricultural production:** The two communes of An Tinh and Loc Hung in Trang Bang district, Tay Ninh province, use water from the Dau Tieng East main canal and canal N26 to irrigate agricultural land, while Thai My commune uses water for agriculture from the irrigation canal network that takes water from the Cu Chi East canal. In Tan My commune, there are about 1500 hectares of wetlands that use water from the Thay Cai canal. The remaining upland areas are without irrigation and mainly derive groundwater through drilled or dug wells.

39. **Agricultural produce:** The farmers in the affected communes mainly cultivate rice, beans, corn and other crops resulting in a high demand for water. Currently where sufficient water is available, such as Hung commune, Tinh commune, and in the wetlands area, people are able to cultivate three crops per year comprised usually of two rice crops and one other crop. Those communes with insufficient water usually cultivate two crops per year and use well-water for production. Many households in the area have planted fruit trees, such as in Loc Hung commune there are longan and mango fruits, in Tan My mainly mango, and in An Tinh there are about 10 hectares of rubber trees. Some of these fruit areas are irrigated.

40. **Education:** The four communes have preschool, primary (Category 1) and junior secondary (Category 2) schools. In An Tinh and Loc Hung communes have two schools of each category and Tan My just has one category 2 school. There are several preschools serving the communities and it is relatively convenient for people to take their children to school. In Loc Hung, there is a senior high school (category 3), whereas the other communes have no senior high school. The number of students attending primary and junior high school (up to Year 9), and attending kindergarten is 100%. Senior high school (up to Year 12) enrollment is over 90% of that age group's population. The remaining either work or undertake vocational training. The schools are of relatively good quality with full electricity, water and sanitation facilities. Loc Hung has a primary school that reaches the national standard. All communes have attained literacy to universal grade 1, and officials are promoting universal secondary education.

**Table 12: School age children enrolments**

Commune	Preschool % number of pupils	Primary school % number of pupils	Secondary school % number of pupils	High school % number of pupils
Loc Hung	100%	100%	99.80%	95.00%
An Tinh	100%	100%	99.60%	96.00%
Thai My	100%	100%	98%	n/a
Tan My	100%	100%	99.80%	n/a

41. **Health services:** In all communes affected by the Duc Hoa main canal there are clinics with staffed with doctors and nurses providing health services to communities. In Loc Hung and An Tinh communes there are clinics that reach the national standard, and in the remaining communes the infrastructure quality is relatively good. Loc Hung clinic has five medical beds with one doctor and two nurses. An Tinh clinic has 30 beds with one doctor and five nurses. Tan My clinic has 12 beds with one doctor and six nurses.

## Gender and Poverty Conditions

42. The provinces and currently implementing the Poverty Reduction Programs according to the Social Protection strategies of the Government of Vietnam in order to achieve the poverty reduction targets announced under the Government's Vietnam Decision 20/2007/QĐ-TT February 5, 2007 of the Prime Minister. These programs have achieved significant success during the implementation 2006 up to the present. The programs and initiatives include:

- Initiatives to reduce the overall poverty rate and support to increase the income of poor households have increased HH incomes by 145% in comparison with 2005
- Support to develop infrastructure in poor communes, communal areas and remote areas
- 100% poverty HHs are granted health insurance cards, when they get ill using this indicator and medical treatment insurance billing for poor households was reduced by 50%
- Poor households according to the general standard of the province are eligible for preferential loans of the bank for social policy business
- Support for replacing temporary houses with permanent housing
- Provision of scholarships and loans to poor students
- Capacity building for officials at all levels focusing on poverty reduction tasks
- Implementing agricultural extension training including fisheries and forestry, and other vocational training for poor households.
- Besides, implementation of Decree No. 67/2007/ND-CP April 13, 2007 on aid policy objects Social Protection.

43. Details of progress in the reduction of poverty and of poor households in affected communes are shown below:

**Table 13: Number of poor households in communes affected by the Duc Hoa main canal**

Year	Loc Hung No. poor households	An Tinh No. poor households	Thai My No. Poor households	Tan My No. Poor households
2006	128	189	0	211
2007	105	230	0	144
2008	101	284	0	109
2009	98	151	0	12

Source: Data from CPCs provided in June 2010

44. The communes inside the project area are currently providing the following support programs to poorer and vulnerable households as follows:

- Allocate health insurance cards to poor households
- Regular cash support allowances: 120,000 VND/month/single elderly, the elderly aged over 85 years old, the disabled and orphans.
- Regular support of 180,000 VND/month for seriously disabled persons, single people under the poverty line, single women raising children under 16 years of age, households with school age children attending school, vocational training

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applied to 18 years old, and those with chronic psychiatric diseases and those afflicted with HIV infection.

## **V. Legal Framework**

### **5.1. Asian Development Bank Policy**

45. The objectives of the ADB Involuntary Resettlement Policy are to avoid involuntary resettlement whenever possible; to minimize involuntary resettlement by exploring project and design alternatives; and to enhance, or at least restore, the livelihoods of all displaced and vulnerable persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups.

46. The policy indicates important elements in involuntary resettlement are (i) compensation for lost assets and loss of livelihood and income, (ii) assistance in relocation including provision of relocation sites with appropriate facilities and services, and (iii) assistance with rehabilitation so as to achieve at least the same level of well-being with the Project as before. The policy further stipulates that the absence of legal title to land cannot be considered an obstacle to compensation and rehabilitation privileges. All persons affected by the Project, especially the poorer, landless, and semi-landless persons should be included in the compensation, resettlement, and rehabilitation package. The Safeguard Policy stipulates that those APs who are unable to demonstrate a legalizable or recognizable claim to the land being acquired will be eligible for non-land assets only.

### **5.2. Vietnamese Acts and Bylaws**

47. In recent years, the Government has formulated several rules and regulations to protect the interests of displaced persons. Relevant acts and bylaws that govern various aspects of land acquisition and resettlement include:

- The Constitution of the Socialist Republic of Viet Nam, dated 15 April 1992, as amended by Resolution 51-2001-QH10 dated 25 December 2001 of Legislature (term 10<sup>th</sup>) of the National Assembly at its 10th session;
- Decree 22/1998/ND-CP (24/4/1998) regarding GoV compensation policy for land acquired by the State for public works construction;
- Circular 145/1998/TT-BTC (4/11/1998) from the Ministry of Finance providing guidelines for implementation of Decree 22;
- Circular 98/TT-BTC (14/10/2003) Ministry of Finance regarding the use of domestic budget in implementation and management of water resource development projects;
- The Land Law No. 13/2003/QH11 (December 2003);
- Decree 188/2004/ND-CP (November 2004) on methods for determining land process for various types of land;
- Circular 116/2004/TT-BTC (December 2004) on guiding the implementation of Decree 197;
- Decree 181/2004/ND-CP (October 29, 2004) on the implementation of the 2003 Land Law
- Circular 30/2004/TT-BTNMT on 01 November 2004 on the Guidance for Planning, Adjusting and Improving the Master Plan of Land Use
- Circular 01/2005/TT-BTNMT (13 April, 2005) on guiding the implementation of Decree 181
- Circular 116/2004/TT-BTC (December 2004) on guiding the implementation of Decree 197;

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- Decree 17/2006 to reconcile the 2003 Land Law and Decree 187 (November 2004);
- Resettlement Framework (RF) of the Phuoc Hoa Project, dated 2003
- Decision 4425/QĐ-BNN-XD issued on 7 October 2003 signed by minister of MARD to approve the Phuoc Hoa Project Resettlement Framework for Binh Duong and Binh Phuoc Tay Ninh, Long An and HCM project sites;
- Decree 197/2004/ND-CP dated 3 December 2004 on regulations of compensation, support and resettlement when State acquires land;
- Decision 773/QĐ-BNN-XD dated 6 April 2005 of MARD approving technical design and general budget estimation of Tan Bien Main Canal in Tay Ninh Province, of Phuoc Hoa Project;
- Decision 1082 QĐ-BNN-XD issued 16 May 2005 by MARD assigning roles and responsibility of concerned agencies for the Phuoc Hoa Project in Binh Duong, Binh Phuoc, Tay Ninh, Long An Provinces and Ho Chi Minh City
- Decision 3338/QĐ-BNN-TCCB dated 6 November 2006 by MARD assigning roles and responsibility for Management and Implementation of the Phuoc Hoa Project.
- Decision 3798/QĐ-BNN - TCCB dated 12 December 2006 by MARD assigning roles and responsibility for Management of loan used for Primary Canal Construction, Land Acquisition and Compensation of the Phuoc Hoa Project;
- Decree 84/2007/NĐ-CP issued on 25 May 2007, additionally stipulating the grant of land use right certificates, recovery of land, exercise of land use rights, order and procedures for compensation, support and resettlement upon land recovery by the State, and settlement of land-related complaint;
- Decree 69/2009/ND-CP dated 13 August 2009, Additional regulations on Land Use Plans, Land Prices, Land Acquisition, Compensation, Assistance and Resettlement.
- Decision 35/2010/QĐ-UBND –HCMC, 28/5/2010. Applying Decree 69/2009 regarding compensation, assistance and resettlement allowances.
- Decision 7/2010/QĐ-UBND, Long An, 1/3/2010. Applying Decree 69/2009 regarding compensation, assistance and resettlement allowances.

48. Decree 69/2009 specifically replaces Articles 10, 12, 14, 30, 52, 125, 126, 127 and 141 of Decree 181/2004/ND-CP, and Articles 3,6,19, 19, 27, 28, 32, 6, 39, 48 of Decree 197/2004/ND-CP. Decree also replaces Article 4 of Decree 142/2005/ND-CP, and Clause 1 of Article 2, and Clauses 5, 6 of Article 4 of Decree 17/2006/ND-CP, and Article 43, and Articles 48 to 62 of Decree 84/2007/ND-CP. Decree 69/2009 also replaces Point 2 of Clause 12 Article 1 of Decree 123/2007/ND-CP which were earlier amendments to Decree 188/2004/ND-CP. These replacements and additions provide further detail and clarity to Vietnamese regulations and bring GoV policy into closer alignment to ADB SPS (refer Table 14 below).

### 5.3. Gaps between ADB's and GoV Policy on Involuntary Resettlement

49. Generally, Decrees 197/2004/ND-CP and the more recent Decree 69/2009/ND-CP meet the objectives of ADB's Policy on Involuntary Resettlement, however, some small differences can be found regarding the compensation of APs without legal rights to land (Land Use Rights Certificates – LURC). Preliminary enquiries reveal no illegal land users have been found in the rural areas. Table 14 presents the main areas of possible discrepancy.

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**Table 14: Discrepancies Between Decree 197/CP, Decree 69/2009/CP and ADB Policy**

	<b>197/2004/ND-CP, 69/2009/ND-CP</b>	<b>ADB Policy (SPS 2009)</b>	<b>Project Policy</b>
<b>Severely impacted APs losing productive land</b>	<b>Decree 69/2009, Art 20:</b> For significantly impacted APs, Livelihood restoration measures cut in when AP loses at least 30% of productive agriculture land.	The involuntary resettlement impacts of an ADB-supported project are considered significant if 200 or more persons will experience major impacts, which are defined as (i) being physically displaced from housing, or (ii) losing 10% or more of their productive assets (income generating).	As agreed with ADB in Phase 1 (26/9/2003), this trigger will be 20% of productive land but special assistance will be provided for any AP HH losing 10% to 19% of productive land whose remaining land cannot sustain the HH.
<b>APs without LURC</b>	<b>Decree 69/2009: Article 23:</b> Persons whose main income is derived from agricultural production whose land is acquired by the Government and cannot satisfy LURC and compensation conditions stipulated in Article 8 of Decree No. 197/2004/ND-CP and Articles 44, 45 and 46 of Decree No. 84/2007/ND-CP will be referred to the Provincial Peoples' Committee for consideration of the level of assistance to be provided in conformity with the locality's actual conditions(eg: HCMC Decision 35/2010/QD-UBND provides compensation for loss of housing, structures, crops and relocation assistance).	Those APs without legal title to land will be included in consultations. Ensure that APs without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets including dwellings, structures and other improvements to land such as crops, irrigation, at full replacement cost. Safeguards cover involuntary restrictions on land use or on access to legally designated parks and protected areas. Covers temporary and partial losses.	Project affected people, without legal or recognizable legal claims to land acquired, will be equally entitled to participation in consultations and project benefit schemes where possible, and be compensated for their lost non-land assets such as dwellings and structures occupied before cut-off date. They will be entitled to resettlement assistance and other compensation and social support to assist them to improve or at least restore their pre-project living standards and income levels.
<b>Compensation for lost land</b>	<b>Article 9, Decree 197:</b> The compensation rates for land shall be determined by the PPC in accordance with the Government regulations for the type of land which has been used for at the time of land acquisition. <b>Decree 69/2009, Art 11, Art 16,</b> Compensation is land for same-use land or if not available the AP can be compensated in cash based upon the	Land based livelihoods restoration based upon land based strategies where possible , or cash compensation at replacement value provided loss of land does not undermine livelihoods for those with legal rights to land.. Provide adequate and appropriate replacement land. If land not available non-land based options built around opportunities for employment, self-employment	Where appropriate land based compensation is not viable , replacement cost surveys have been carried out and will be carried out by the project staff to ensure that project rates for all categories of loss will be equivalent to replacement cost at

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	197/2004/ND-CP, 69/2009/ND-CP	ADB Policy (SPS 2009)	Project Policy
	market transfer price of such land at the time of the decision to acquire. Compensation limited to the allowable land quota, unless land over limit due to inheritance or legally transferred from other persons, or unused land developed according to the land use plan approved by the authorities. If not, compensation only for improvements on that land.	should be provided in addition to cash compensation for land and non-land assets lost.	current market value, to be updated at the time of compensation and combined with other assistance and livelihood restoration measures to ensure full restoration and improvements. Provided ap has legal or recognizable claim compensation is for full amount of land acquired.
<b>Differences between compensation rates and market rates</b>	<b>Dec 69/2009 Art 14(2):</b> if compensation is through new land or allocation of land at a resettlement area or by housing and the replacement is valued at less than the land acquired, the price difference will be paid in cash. <b>Dec 69/2009 Art 14(2a)</b> If replacement residential land or the amount compensated to purchase a replacement house is more than the actual replacement cost, the AP still receives the full amount. <b>Dec 69/2009 Art 14(2b)</b> if the compensated amount is less than the replacement residential land and house the AP will pay the difference themselves except for cases covered by Art 19(1) – this will not apply to (poor) APs who will be assisted by the State. If the AP does not receive land or house at the resettlement site the AP will receive the cash difference.	Provide physically and economically APs with needed assistance including i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of APs economically and socially into host communities, ii) transitional support and development assistance such as land development, credit facilities, training or employment opportunities, and, iii) civil infrastructure as required.	.Physically displaced (relocated) APs are to receive relocation assistance, secured tenure to relocated land, better housing at resettlement sites with comparable access to production and employment opportunities, and civic infrastructure and community services as required, transitional support and development assistance such as land development, credit facilities, training or employment opportunities.
<b>Compensation for structures</b>	<b>Dec 69/2009 Art 24 – Compensation for House, Structures on Acquired Land.</b> Clause (1) – Compensation for APs residential structures based on value of newly constructed house/structure equal to technical standard issued by MoC and based on house area and unit prices issued by PPC. Clause(2) other structures compensation equal to: a) total present value using unit costs for newly constructed house/structure using MoC technical standards and depreciated to	Rate of compensation for acquired housing, land and other assets will be calculated at full replacement costs, based upon: i) fair market value, ii) transaction costs, iii) interest accrued, iv) transitional and restoration costs, v) other applicable payments.	Full compensation at replacement cost will be paid for all affected structures without any deductions for salvageable materials or depreciation, full replacement costs, based upon: i) fair market value, ii) transaction costs, iii) interest accrued, iv) transitional and restoration costs, v) other applicable

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	<b>197/2004/ND-CP, 69/2009/ND-CP</b>	<b>ADB Policy (SPS 2009)</b>	<b>Project Policy</b>
	present value of acquired house/structure. Maximum value cannot exceed 100% of new value of acquired house/structure		payments
<b>Compensation for registered businesses</b>	<b>Articles 26, Decree 197:</b> Only registered businesses are eligible for assistance. <b>Decree 69/2009Art20(2)</b> if business must be suspended AP is compensated with max 30% of after tax income in one year, averaged over last 3 years as certified by Tax Dept.	Affected business owners are entitled to i) costs of re-establishing commercial activities elsewhere, ii) the net income lost during the transition period, iii) costs of transferring and reinstalling plant, machinery and equipment.	Affected business owners are entitled to i) costs of re-establishing commercial activities elsewhere, ii) the net income lost during the transition period, iii) costs of transferring and reinstalling plant, machinery and equipment.
<b>Compensation for non-registered businesses</b>	<b>Decree 69/2009</b> only recognizes formal registered businesses as entitled to compensation for lost income based upon Tax Office records	No distinction between registered or non-registered businesses in regards to compensation entitlement for lost income and other assistance.	The CPC must certify that the AP has a business in current operation and approve the level of lost income.
<b>Monitoring</b>	No monitoring indicators indicated	Monitoring indicators specified for internal and external monitoring and reporting	The EA must appoint an independent external monitor and undertake internal monitoring according to the critical indicators.
<b>Disclosure and Consultation</b>	<b>Decree 69/2009, Art 29</b> indicates public disclosure not required until after the project has been approved for implementation.	ADB policy requires continuous public disclosure throughout all stages of the project, from identification and feasibility and project design and throughout implementation.	Public consultation will begin before project approval and continue on an ongoing process.

#### 5.4. Compensation and Assistance for Loss of Land

50. This is provided to ensure that the economic and social futures of APs are at least as favorable as they were before the Project. The compensation policy, which encompasses compensation for all affected assets, along with rehabilitation measures, ensures that all APs are able to, at a minimum; restore their incomes, standards of living, and productive capacities to pre-project levels. This is so that they are as well-off as they would have been in the absence of the Project. Specific measures to ensure restoration of incomes and living standards of APs include compensation for lost assets based on:

- (i) As a priority, land-for-land of equivalent productive capacity and at a location suitable and acceptable to the APs, or
- (ii) In case of the lack of available suitable same-use land or, at the request of an AP who has been informed regarding the options, cash for land or a combination of the two.

51. Compensation at Replacement Cost: Compensation for all types of affected assets, including residential and commercial structures as well as other fixed assets, is paid at replacement cost (including material and labor at current market prices) without any depreciation calculated, or deductions made for salvageable building materials. This ensures that the APs are able to reconstruct houses and other structures of better or at least the same quality as before. Compensation for affected land has been offered either in the form of a trade, land-for-land of equal productive capacity at a location acceptable to the APs if available. If not available, or at the specific request of the APs, compensation will be in cash at market value replacement cost. During preparation of this RP the OSDP team has conducted replacement cost surveys and also tracked recent land transactions in affected communes to ensure that compensation prices being applied are current. These will be checked again at the time compensation is to be paid and prices updated.

52. Preliminary cost data was obtained during the initial AP surveys by the DRC and OSDP teams. The data from these surveys is shown at Annex 5 to this RP. Detailed replacement cost surveys will be conducted by DRC in parallel with the Detailed Measurement Surveys as part of updating this draft RP. The following prices have been used in calculating compensation for agricultural and residential land, and these prices vary according to province and location.

**Table 15: Tay Ninh province - Land compensation unit cost for Duc Hoa main canal**

Number	Type of land	Unit price of land under decision 66 /2009 issued by province in 2010 (VND/m <sup>2</sup> )	Market price in 2009 và 2010 (VND/m <sup>2</sup> )	Expected Value for Compensation at June 2010 – includes 20% increase VND/M <sup>2</sup>
(1)	(2)	(3)	(4) There are no market prices	(5)
<b>Tay Ninh province</b>				
<b>Loc Hung commune</b>				
	Agricultural land	35.000		42.000
	Residential land	780.000		936.000
<b>An Tinh commune</b>				
	Agricultural land	43.000		51.600
	Residential land	1.040.000		1.248.000

Source: OSDP survey and PPMB June 2010

## Resettlement Plan for Duc Hoa Main Canal

**Table 16: HCMC - Land compensation unit cost for Duc Hoa main canal**

	Type of land	Price of land in accordance with Decision of the province in early 2010 (VND/m2)	Initial OSDP Survey Price	Expected Value for Compensation at June 2010 – VND/M <sup>2</sup>
<b>Ho Chi Minh City</b>	<b>Thai My commune</b>			
	Agricultural land		200,000	200,000
	Forest land	72,000	100,000	100,000
	Residential	550,000	1,400,000	1,400,000

**Table 17: Long An - Land compensation unit cost for Duc Hoa main canal**

	Type of land	Price of land in accordance with Decision of the province in early 2010 (VND/m2)	Initial OSDP Survey Price	Expected Value for Compensation at June 2010 – VND/M <sup>2</sup>
<b>Long An Province</b>				
<b>Tan My Commune</b>	Agricultural land	45,000	124,000	124,000
	Residential land	350,000	800,000	800,000

Data Source: Based on the transfer contract from the Office of Natural Resources and Environment district and survey data of the survey team OSDP

53. Some land will be acquired on a temporary basis for short term access tracks and where needed, storage areas and campsites, and perhaps some short term borrow pits, although borrow pits that cannot be restored will be acquired permanently. This temporarily acquired land will be returned to its original owners and compensation paid for any temporary loss of income from standing crops and the land will be returned to its original condition. In regards to productive land permanently acquired, although land for same-use land is preferred by the ADB, this resettlement plan recognizes that under the current project this will be difficult. Due to the proximity to HCMC and subsequent high population density there is a marked lack of vacant land available. It is therefore important that APs being compensated for the loss of land receive the full market value in addition to further assistance in order to ensure that APs are not disadvantaged in any way.

54. For Land Users with Permanent or Legalizable Use Rights: For arable land that will be permanently affected, and due to the difficulties providing same-use agricultural or forestry land, all APs will be entitled as follows:

- (i) **Marginally affected APs.** APs with losses less than or equal to 20% of their total agricultural landholdings will be entitled to cash compensation for crops and trees at market prices, AND cash compensation for acquired land at 100% of replacement cost. However any AP relying heavily on agriculture for their livelihood whose remaining land is unable to sustain the household will be entitled to additional livelihood stabilization assistance.
- (ii) **Severely affected APs.** APs with losses of more than 20% of their total agricultural landholdings, are entitled to cash compensation for crops and trees at market prices AND first priority for land-for-land of equivalent productive capacity at a location acceptable to the APs or, if requested, cash compensation for the lost land at 100% of replacement cost AND rehabilitation assistance under the Social Support Program (skills training for one family member in a current or new

occupation and a training allowance, provision of agricultural extension services to increase the productivity of remaining land, literacy training, and assistance to access existing credit programs, and priority for project-related job opportunities). *The rehabilitation assistance under the Social Support Program also provided for the households who lost 10% or more of the total productive assets.*

55. Land Users without permanent or legalizable rights to use of land: None were found during project preparation or when updating the PSA, however this will be confirmed during field surveys by the OSDP team. Households occupying and using land without permission from the commune will be entitled to compensation for crops and trees at 100% of market prices. They will not be compensated for land but will receive assistance corresponding to the investment in the land. In addition, relocated APs and poor and vulnerable households will be allocated use rights to replacement land and rehabilitation assistance under the Social Support Program as follows to ensure they are able to improve their income levels and living standards. Rehabilitation assistance will consist of skills training for one or more family members of working age, depending upon extent of loss, in a current or new occupation and a training allowance, provision of agricultural extension services to increase the productivity of remaining land, literacy training, and assistance to access existing credit programs, priority for project-related job opportunities.

56. Loss of Residential Land: If there are no structures on the residential land, APs will be entitled to compensation in cash at 100% of the replacement cost of the affected land.

57. For land with structures thereon, if relocation is required, legal or legalizable APs with permanent land-use rights to affected land will be entitled to stay and rebuild on their remaining land if viable,<sup>1</sup> or they may opt for relocation. APs who reconstruct their house on their remaining land will be compensated with land-for-land or cash-for-land as well as 100% of the replacement cost of the structure. APs who have no viable remaining land, or who opt for relocation, will have the choice of one of the following options:

- (i) **Relocation to a resettlement site**
  - (a) land-for-land compensation with full title to a plot of land of equal area and quality (not less than the standard plot size) at a new location as close as possible to the old location; AND
  - (b) compensation for affected structures at full replacement cost, AND
  - (c) if not already available at the resettlement site, sufficient cash to develop access and water supply, electricity connection if available, and land filling if needed; AND
  - (d) subsistence and transportation allowances, and if needed, rental assistance or temporary housing whilst waiting for the new accommodation ; OR,
- (ii) **Self relocation**
  - (a) with cash compensation at full replacement cost for their legal affected land and structures if they prefer to make their own arrangements for relocation, AND

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<sup>1</sup> Viable means an area of adjoining residential and garden land sufficient for the reconstruction of a house large enough to provide the affected persons with acceptable living conditions. The minimum plot will be equal to or more than 100 square meters.

- (b) subsistence and transportation allowances.
- (iii) **APs who do not have recognized or recognizable claims to land at the affected location**
  - (a) relocation to a standard-sized plot on a fully serviced group site, or to an individual resettlement site with sufficient cash, at replacement cost, to develop their own access road, water, electricity and land filling, AND
  - (b) compensation for affected structures at full replacement cost, AND
  - (c) subsistence and transportation allowances.

## **5.5. Compensation and Assistance for Structures**

58. House and Structure Pricing: The Provincial Department of Construction has responsibility for pricing houses and other structures. The process of pricing is based on the construction standards of Viet Nam and the market prices of construction materials and labor in the localities of the province. The prices of properties are issued every year and adjusted if there is some change in the free market. These prices will be reviewed again when finalizing the RP and at the time compensation is paid. Tables 20 to 23 below show the compensation rates for structures used in preparation of this RP.

59. APs losing structures will be entitled to the following:

- (i) Compensation in cash for all affected structures will be provided at 100% of the full replacement cost for materials and labor, regardless of whether or not they have title to the affected land or permit to build the affected structure. The amount will be sufficient to rebuild a structure the same as the former one at current market prices. The calculation of replacement cost will be based upon i) fair market value, ii) transaction costs, iii) interest accrued, iv) transition and restoration costs, and v) any other applicable payments.
- (ii) Compensation and assistance will be provided in the form of cash. No deductions will be made for depreciation or salvageable materials.
- (iii) The calculation of rates will be based on the actual affected area and not the useable area.

60. The level of compensation for the removal of graves will be for all costs of excavation, relocation and reburial. Current building materials prices will be used when calculating the amount of compensation if necessary. Compensation in cash will be paid to each affected family.

## **5.6. Compensation and Assistance for Loss of Standing Crops and Trees**

61. Prices of trees and crops are valued and issued annually, and the Tay Ninh and Long An DoF has responsibility for valuation and consultation with PPC to provide an official issuance for plants and crops, based on free market prices. For annual standing crops, compensation will be paid to households who cultivate the land according to the full market value of the affected crops, regardless of the legal status of the land. For perennial plants, compensation will be paid according to the full market value of the affected plants, regardless of the legal status of the land. If the plants are not yet ready for harvest, compensation will include the total cost of initial investment and care until the time of the land acquisition. In case perennial plants can only be

harvested once, compensation will be paid for the total cost of investments and care calculated until the time of the land acquisition. Compensation will be in cash. Tables 20 to 23 below indicate the compensation rates adopted for this RP.

### **5.7. Compensation and Assistance for Affected Business Activities**

62. APs who must relocate their shops or factories will be provided assistance to rebuild and/or relocate their premises regardless of whether or not the business is legally registered. The CPC must certify that the AP is engaged in business and therefore eligible for the assistance provided. The AP is entitled to transportation assistance to a new location, replacement cost for structures lost with no deductions for depreciation. Affected business owners are entitled to: i) costs of re-establishing commercial activities elsewhere, ii) loss of income lost during the transition period, iii) costs of transferring and reinstalling plant, machinery and equipment.

63. In order to enable relocating APs who have shops at the affected locations to restore their incomes, the following measures will be adopted:

- (i) Access to business locations within the same communes to permit APs to maintain their economic and social relationships. Such APs will be given priority for relocation at commercially advantageous locations along highways, communal roads, and along canals near the bridges or footbridges in order to maximize their benefit from business opportunities.
- (ii) Businesses are entitled for compensation of lost earnings during the transition period. Businesses that are legally registered and paying tax will receive cash assistance equivalent to 30% of after tax income in one year, based on average of last three years. Income levels must be substantiated either through taxation records.
- (iii) Those that are not fully legal and registered with the taxation authorities will be entitled to assistance based upon an estimate of net income and will not exceed more than 3 million VND per shop.

### **5.8. Compensation and Assistance for Temporary Impact During Construction**

64. Under their contract specifications, the contractors will be required to take extreme care to avoid damaging property during their construction activities. Where damages do occur, the contractor will be required to pay compensation immediately to affected families, groups, communities, or government agencies at the same compensation rates that shall be applied to all other assets affected by the Project. In addition, damaged property will be restored immediately to its former condition.

### **5.9. Secondary APs**

65. Secondary APs are likely to be affected through temporary loss of agricultural land being used for short term access, camping or storage areas, they will be entitled to compensation for loss of income where they lose any standing crops or are unable to cultivate on the land whilst it

is being used by the contractors. As the land is being returned to the AP there is no compensation paid for the land temporarily acquired. The land must be handed back to the AP in the same condition in regards to fertility and cleared of any debris by the contractor. Also in the event that any property is damaged by the construction contractor, the contractor will reimburse the AP at full value. Secondary APs would also include workers of businesses that are affected. These secondary APs will receive compensation for lost wages for a period of up to 6 months. If longer, they may be eligible for retraining.

#### 5.10. Allowances during the Transition Period

66. APs are entitled to a range of special allowances, in accordance with Decree 69/2009, in order that the relocation and transition, and the restoration of the APs livelihood may proceed as rapidly as possible. Some of the allowances are contingent upon severity and extent of loss. More detail on the allowances is provided in the Entitlement Matrix at Annex 1 of this RP:

- **Relocation assistance** – for APs with permanent and semi-permanent houses whose dwellings are dismantled and must relocate the structure and materials, a materials relocation allowance of 7 million VND to 13 million VND based upon category of house. Transportation allowances of 10 million VND if relocation is within the province of origin, or 13 million VND if outside the province.
- **Rental assistance** – APs with no other accommodation who must rent whilst waiting for a new house at a resettlement site assistance of 300,000 VND per person in the household or at least 900,000 VND per household per month, until new house is handed over, or until notice of new land is given plus up to 6 months whilst new house is built.
- **Assistance for livelihood stabilization** – i) if the AP loses 20% to 70% of in-use agricultural land shall receive assistance for 6 months if relocation not required and 12 months if relocated. If relocated to difficult socio-economic area assistance extended to 24 months. Assistance is equivalent to 30 kg rice per person in the household per month; ii) if AP loses more than 70% of productive land, assistance will be for 12 months if no relocation and for 24 months if relocated. Assistance is equivalent to 30kg rice per person per month. If relocated to difficult socio-economic area assistance is extended to 36 months. In all cases the rice price is based upon average price at the time of compensation as announced by Provincial Department of Finance.
- **Assistance for employment and new vocation** – Affected HHS will be assisted with a cash payment of up to 1.5 to 5 times the value of the agricultural land acquired (but not exceeding a standard allocation) to assist with vocational change. APs of working age in the household who wish to receive training in a new vocation, a training credit of up to 5 million VND will be provided (note that this is not a cash payment).
- **Special assistance to policy and vulnerable households** – special assistance is available to certified policy households (Heroic Mothers, Heroes Armed Forces, Invalid, Martyrs, Revolution families) and vulnerable households. If the AP is affected an additional allowance of between 2 to 10 million VND per household is paid depending upon province and extent of loss of household and, extent of need in case of vulnerable households.

- **Special assistance to poor households** – If certified poor households must relocate because they have lost their residential land they will receive an additional allowance of between 5 to 10 million VND per household, depending upon the province concerned and whether or not all residential land is lost.
- **Relocating and Handing over land on time** – In cases of full residential land acquisition, households that hand over their land and move in accordance with the relocation schedule will receive 5 million VND per household. If residential land only partially acquired but full acquisition of productive land the amount will be reduced to 50% of the above.
- **Social Development Program** - All APs losing 10% or more of their productive assets as well as vulnerable households are entitled to participate in the On Farm and Social Development Program to facilitate the restoration of livelihoods and income generation. The AP will be entitled to benefit from job training, agricultural extension training, small business training and literacy training if needed.

#### 5.11. Income Restoration and the Social Support Program

67. Compensation alone is not sufficient to meet the objective of this draft RP which is to restore pre-project living standards and productive incomes of farmers who lose a significant amount or all of their agricultural land, or of shopkeepers who must re-establish their business at a new location. Income restoration measures have been designed to assist severely affected farmers and shopkeepers to restore their pre-project living standards and productive incomes, and improve living standards and future prospects for the poor and vulnerable APs.

68. **Marginally Affected APs.** APs with losses less than or equal to 20% of their total agricultural landholdings, will be entitled to cash compensation for crops and trees at market prices, and cash compensation for acquired land at 100% of replacement cost.

69. **Significantly Affected APs.** APs who must relocate and/or with losses of more than 20% of their total agricultural landholdings will be entitled to cash compensation for crops and trees at market prices and first priority for land-for-land of equivalent productive capacity at a location acceptable to the APs or, if requested, cash compensation for the lost land at 100% of replacement cost and rehabilitation assistance, as well as the income restoration designed within the framework of OSDP social support programs of the Project as detailed below under Support for Vulnerable Groups. *The households who lost 10% or more of their productive assets are also entitled to rehabilitation assistance within the framework of OSDP.*

#### 5.12. Social Support for Vulnerable Groups

70. Vulnerable groups are those likely to be particularly disadvantaged as a consequence of resettlement. Vulnerable groups include the poorest, those without legal title to assets, households headed by women, and households headed by the elderly and the disabled without means of support. Vulnerable households who are not severely affected through loss of assets (to be identified during the detailed measurement survey) will, nevertheless, receive assistance under the Social Support Program (agricultural extension assistance for vulnerable farmers, literacy and skills training, and access to credit programs) within the OSDP of the project.

- (i) **Agricultural extension.** Affected farmers who is compensated with agricultural land, or receives cash compensation for partial loss of productive land and still has some agricultural land remaining will be entitled to agricultural extension assistance to increase productivity on their remaining, or their new land. Such assistance would include cultivation techniques for new high-yielding varieties. This measure could help restore future income losses so that the AP will be in a position to produce the same level of income from the next season's harvest. The implementing agency will coordinate with the extension department of Department of Agriculture and Rural Development to facilitate the provision of agricultural extension services to all severely affected farmers.
- (ii) **Skills training.** Under the Social Support Program, one member of each severely affected agricultural family (losing more than 20% of their total agricultural landholding) will be entitled to skills training (plus a training subsistence allowance) either in their current occupation to enhance their existing skills so as to improve their productivity, or in a new occupation which could put them in a position to increase household income.
- (iii) **Literacy training.** Those APs being physically displaced or losing more than 20% of their productive land, and/or vulnerable APs will be assisted under the Social Support Program to increase their literacy through connection with existing Ministry of Labor Invalids and Social Affairs programs.
- (iv) **Access to credit.** Lack of access to credit often leads to lack of equipment and inputs and lack of capacity to optimize the use of agricultural land or to difficulties in creating new enterprises. In order for the poor and other vulnerable groups including severely affected farmers to gain fully from these new opportunities, severely affected and vulnerable APs will be assisted under the Social Support Program to obtain credit assistance, either through existing programs as a priority, or if that is not possible, through a micro-credit scheme to be established by the Project.
- (v) **Project-related job opportunities.** Severely affected persons will also have priority to be employed in the works linked to the Project.

## Resettlement Plan for Duc Hoa Main Canal

### Project Entitlement Matrix

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
<p><b><u>Marginal* Loss of Productive Land (Agriculture/Aquaculture/Garden)</u></b></p> <p><b><u>*Single affected plot:</u></b> The remaining area is still economically viable for use or meets the expected personal yield.</p> <p><b><u>*More than One Plot of Productive Land:</u></b> If owner is affected by more than 10% of productive land but have more than one plot of productive land and remaining area of total landholdings is still economically viable for use or meets the expected personal yield.</p>	<p>Owners of land with (i) LURC (Red book) or (ii) in the process of acquiring LURC or (iii) are eligible to acquire LURC according to the regulations of GoV.</p>	<p>Cash compensation at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs).</p> <p>Cash assistance equivalent to 1.5 to 5 times of the current market price of agricultural land.</p> <p>If agricultural land is within the residential area, cash assistance amounting to 20% to 50% of current market price of adjacent residential land.</p> <p>Bonus Allowance if land is handed over in time</p>	<p>The viability of remaining land will be officially determined by DCSCC and concurred with by the affected household during the Detailed Measurement Survey ( DMS).</p> <p>Average bonus allowance given is 5,000,000 VND per household. The actual amount will be finalized during RP updating.</p>
	<p>Land Users who have no formal legal rights nor recognized or recognizable claims to such land.</p>	<p>No compensation for public land and land allocated by GoV/ local authorities to institutions or individual DP, but full replacement cost for non-land assets and investment on land to land user.</p>	
<p><b><u>Severe* Loss of Productive Land (Agriculture/Aquaculture/Garden)</u></b></p> <p><b><u>*Single or More than One Plot of Land:</u></b> The remaining area is not economically viable for use or does not meet the expected personal yield.</p>	<p>Owners of land with (i) LURC (Red book) or (ii) in the process of acquiring LURC or (iii) are eligible to acquire LURC according to the regulations of GoV.</p>	<p>Cash compensation at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs).</p> <p>OR</p> <p>Land-for-land of equivalent productive value and with secure tenure, if replacement land is available in the locality.</p> <p>If agricultural land is within the residential area, cash assistance amounting to 20% to 50% of current market price of adjacent residential land.</p>	<p>The viability of remaining land will be officially determined by DRC and concurred with by the affected household during the Detailed Measurement Survey ( DMS).</p> <p>Even if replacement land is available, DPs can still opt land for land or cash for land at the replacement cost.</p>
		<p><b>Provision of life stabilization assistance s:</b></p> <p>a) Losing between 10% to 20%</p> <ul style="list-style-type: none"> <li>30 kg of rice per person per month for 6 months if</li> </ul>	<p>As per Article 20, Decree 69/2009 for Life Stabilization Allowance for those households losing 20% or more. However, for this project, households who lose less</p>

## Resettlement Plan for Duc Hoa Main Canal

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
		<p>not relocating</p> <ul style="list-style-type: none"> <li>30 kg of rice per person per month for 12 months if relocating</li> </ul> <p>b) Losing between 20% to 70%.</p> <ul style="list-style-type: none"> <li>30 kg of rice per person per month for 6 months if not relocating</li> <li>30 kg of rice per person per month for 12 months if relocating</li> </ul> <p>c) Losing more than 70%</p> <ul style="list-style-type: none"> <li>30 kg of rice per person per month for 12 months if not relocating</li> <li>30 kg of rice per person per month for 24 months if relocating</li> <li>30 kg of rice per person per month for 24 months or more but not more than 36 months if relocating to a difficult socio-economic condition area.</li> </ul> <p>Bonus Allowance if land is handed over in time</p>	<p>than 20% of their productive land and who are determined to depend heavily on agricultural production and the remaining land will no longer be sufficient to support a household will also be entitled to life stabilization assistance similar to those losing 20% or more.</p> <p>It is estimated that the current cost 30 kg of rice per person is equivalent to 150,000 VND per person. The amount will be adjusted to reflect current market price of rice at the time of RP updating.</p> <p>Average bonus allowance given is 5,000,000 VND per household. The actual amount will be finalized during RP updating.</p>
		<p>Households provided with agricultural land will be provided with production stabilization assistance including seedling, domestic animal for agricultural production, other incentive agriculture service, veterinary services, plantation and feeding technique, and specialty technique for production, business of industrial-commercial services.</p>	<p>The type of assistance and period of assistance will be determined during RP updating and will reflect actual needs and conditions of the DPs.</p>
		<p>Cash assistance equivalent to 1.5 to 5 times of the current market price of agricultural land to cover for career change and job generation.</p> <p>OR</p> <p>Allocated with one plot of land or one apartment building if DP opted to be compensated for land.</p>	<p>As per Article 22, Decree 69/2009. It refers to "Career Change and Job Generation".</p> <p>The amount of assistance (i.e., between 1.5 to 5) will be determined during RP updating and will reflect actual needs and conditions of the DPs.</p> <p>DP will be accepted to join vocational training free of charge for one training course organized for the labor-</p>

## Resettlement Plan for Duc Hoa Main Canal

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
			aged persons.
	All Households losing more than 10% of their productive land	Entitled to participate in the income restoration activities through the Social Support Program (SSP). Various activities include but not limited to: agricultural/ aqua-culture extension assistance to intensify use of existing land; skills training for new skills or skills improvement (covers subsistence allowance for the trainees during the duration of the training program); access to existing credit programs and credit management; and literacy training.	
	Land Users who have no formal legal rights nor recognized or recognizable claims to such land.	<p>No compensation for public land and land allocated by GoV/ local authorities to institutions or individual DP, but full replacement cost for non-land assets and investment on land to land user.</p> <p>Other assistance will be provided to households who will lose source of income due to loss of land use to ensure restoration of income of households.</p>	<p>As per Article 23, Decree 69/2009. It refers to "other assistance".</p> <p>The PPC will make the decision based on actual condition.</p>
<b>Loss of "Land Use" from State-Owned Land for Production Purposes</b>	Registered economic organization, households, individuals allocated state-owned land by the state	<p>Cash assistance equivalent to 30% of after tax income in one year based on average income in the last 3 consecutive years as certified by the tax department of the province</p> <p>Bonus Allowance if land is handed over in time</p>	Average bonus allowance given is 5,000,000 VND per household. The actual amount will be finalized during RP updating.
	Officer/Staff/Employees of state-owned farm who are either (i) working, (ii) retired; (iii) retired due to bad health; (iv) resigned/job terminated; (v) depend heavily on the land allocated by the state for main source of livelihood or income	<p>Cash assistance which is the highest compensation level which is equal to the current market price of land based on the actual required land area but not over the agricultural land allocation in the area.</p> <p>Households provided with agricultural land will be provided with production stabilization assistance including seedling, domestic animal for agricultural production, other incentive agriculture service, veterinary services, plantation and feeding technique,</p>	

## Resettlement Plan for Duc Hoa Main Canal

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
		and specialty technique for production, business of industrial-commercial services.  Bonus Allowance if land is handed over in time	Average bonus allowance given is 5,000,000 VND per household. The actual amount will be finalized during RP updating.
<b>Partial* Loss of Residential Land</b>  *Will not Require Relocation	(i) Owners with LURC; (ii) Owners in the process of acquiring LURC; (iii) Owners Eligible to acquire LURC;	Cash compensation at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs).  Bonus Allowance if land is handed over in time	The viability of remaining land will be officially determined by DRC and concurred with by the affected household during the Detailed Measurement Survey ( DMS).  Average bonus allowance given is 5,000,000 VND per household. The actual amount will be finalized during RP updating.
	Land Users who have no formal legal rights nor recognized or recognizable claims to such land.	No compensation for public land and land allocated by GoV/ local authorities to institutions or individual DP, but full replacement cost for non-land assets and investment on land to land user.	
<b>Total Loss of Residential Land</b>  Land no longer viable for continued use, i.e., can no longer build a house, therefore the entire property has to be acquired	(i) Owners with LURC; (ii) Owners in the process of acquiring LURC; (iii) Owners Eligible to acquire LURC;	Cash compensation at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs). <b>Plus:</b> cash assistance for self-relocation equivalent to investment cost per household at the resettlement site  OR  Plot at the resettlement site which will be constructed by the PPC of similar attributes with secure tenure. The process of compensation a plot at the resettlement site will be as follows: ➤ The area of allocated plot(s) at the resettlement site will be the same area of plot(s) acquired for the project (depends on the number and area of affected residential land, thus, one affected HH could be allocated with more than one standard	Cash assistance will not be less than 15 million VND per household.  The viability of remaining land will be officially determined by DCSCC and concurred with by the affected household during the Detailed Measurement Survey ( DMS).  The planning and detailed design for the relocation sites will be done under the management of PPC in consultation with stakeholders.

## Resettlement Plan for Duc Hoa Main Canal

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
		<p>plot at the resettlement site and based on the DPs' preference).</p> <ul style="list-style-type: none"> <li>➤ If the selling cost of plot(s) at the new site is more than the value of the affected residential land, DPs receive new plot at no additional cost (Item 1 of Article 19 of Decree 69/2009).</li> <li>➤ If the plot(s) at the new site is equal the value of affected residential land, DPs receive new plot at the new site without any balance. If the plot(s) at the new site is less than the value of affected residential land, DPs will receive plot and the difference in cash.</li> </ul> <p>Bonus Allowance if land is handed over in time</p>	<p>Average bonus allowance given is 5,000,000 VND per household. The actual amount will be finalized during RP updating.</p>
	<p>Land Users who have no formal legal rights or recognized or recognizable claims to such land.</p>	<p>No compensation for public land and land allocated by GoV/ local authorities to institutions or individual DP, but full replacement cost for non-land assets and investment on land to land user.</p> <p>For DPs who belong to poor and vulnerable households who do not have other accommodation as they cannot afford to purchase a plot of land or apartment will be offered special arrangements such as payment on a lease-to-own arrangements or long-term and low-cost interest payment.</p> <p>If DPs who belong to poor and vulnerable households prefer for self-relocation, will be assisted by providing cash assistance</p>	<p>The actual amount of cash assistance or special arrangements will be decided by the PPC during RP updating before RP implementation.</p> <p>The actual amount of cash assistance will be decided by the PPC during RP updating</p>
<p><b>Loss of Garden/Pond Land that cannot be Certified/Recognized as Residential Land</b></p>	<p>(i) Owners with LURC; (ii) Owners in the process of acquiring LURC; (iii) Owners Eligible to acquire LURC;</p>	<p>In addition to payment for affected land based on replacement cost of garden/pond land, DP will be entitled to cash assistance equivalent to 30% to 70% of the current market value of residential land.</p> <p>Bonus Allowance if land is handed over in time</p>	<p>As per Article 21, Decree 69/2009. The PPC will make the decision on the amount of assistance based on actual condition.</p> <p>Average bonus allowance given is 5,000,000 VND per household. The actual amount will be finalized during</p>

## Resettlement Plan for Duc Hoa Main Canal

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
			RP updating.
<b>Partial* Impacts on Houses or House-Cum-Shops</b>  <b>*Unaffected portion of the house is still viable or can be continuously used and will not require any relocation, only repair works.</b>	Owners with or without acceptable proof of ownership over the land; with or without building permit.	Cash compensation at replacement cost for the affected portion which is equivalent to the current market value of a newly built structure and with no depreciation or deduction for salvageable materials for the affected portion.	
<b>Total* Impacts on Houses or House-Cum-Shops</b>  <b>* House is partially affected but the remaining portion of the house will no longer be viable for continued use, therefore, the entire house should be destroyed.</b>	Owners of the structures with or without acceptable proof of ownership over the land; with or without building permit	Cash compensation at replacement cost for the entire house which is equivalent to the current market value of a newly built house or house-cum-shop and with no depreciation or deduction for salvageable materials.  Cash payment for connection fees for water, electricity and telephone at the new site (relocation site or site that DP prefer)	
<b>Partial* Impacts on Shops</b>  <b>* Shop is partially affected but the remaining portion of the house will no longer be viable for continued use, therefore, the entire shop should be destroyed.</b>		Cash compensation at replacement cost for the affected portion which is equivalent to the current market value of a newly built house or house-cum-shop and with no depreciation or deduction for salvageable materials for the affected portion.	
<b>Total* Impacts on Shops</b>  <b>* Shop is partially affected but the remaining portion of the house will no longer be viable for continued use, therefore, the entire shop should be destroyed.</b>		Cash compensation at replacement cost for the entire shop which is equivalent to the current market value of a newly built shop and with no depreciation or deduction for salvageable materials.	Relocation of shop can be on remaining land or to a new plot of land at the resettlement site/commercial site or a plot of land that the DP chose (self-relocation).
<b>Loss of Income from Business</b>	Registered business	Cash assistance equivalent to 30% of after tax income in one year based on average income in the last 3 consecutive years as certified by the tax department of the province	

## Resettlement Plan for Duc Hoa Main Canal

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
	Non-registered business (shops)	Cash assistance based on estimated net income of shop. Assistance will not be less than 3 months	It is estimated that net income of shop is 1,000,000 VND per month, therefore, allowance is 3,000,000 VND per shop.  Shops found during IOL are family-run business.
<b>Disruption During Relocation</b>	Relocating households whose house are totally affected and will have to move on remaining land or new plot of land	<ul style="list-style-type: none"> <li>a) Life stabilization allowance equivalent to 30 kg of rice per member of household. The allowance period will depend on the estimated transition period,</li> <li>b) Materials Relocation and Transportation Allowance which will be equivalent to the actual cost of moving (vehicle and labor), and</li> <li>c) House Rental Allowance if DP has no other accommodation while waiting for new accommodation (i.e., while DP is rebuilding house or waiting for house being built by a contractor at the resettlement site).</li> <li>d) For households who are certified by the government as poor household, additional cash assistance will be provided.</li> </ul>	<p>The actual amount per type of assistance will be determined during RP updating to reflect actual conditions.</p> <p>Materials relocation allowance is between 7 million VND to 13 million VND based on category of house while transportation allowance is about 10 million VND if within the province and 13 million VND if outside the province.</p> <p>Between 300,000 VND to 900,000 VND per household per month.</p> <p>Additional allowance will be between 5 million VND to 10 million VND depending on the loss (if HH will move back or will relocate to a new place).</p>
	Relocating Shops	Materials Transport Allowance which will be equivalent to the actual cost of moving (vehicle and labor).	This applies to stand-alone shops. If shop-owner is also affected house-owner who will be required to relocate, the materials transport allowance will be included in the cost for affected house.
<b>Higher Risks of Impoverishment/Hardship Due to Loss of Resource Base</b>	Affected poor and vulnerable households	Allowances for households as per government regulation (social policy households, heroic mothers, wounded, dead soldiers)	The allowance is between 2 million VND to 10 million VND depending on the loss of each household.

## Resettlement Plan for Duc Hoa Main Canal

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
		Additional support for vulnerable households to assist them in rebuilding their house or restoring/improving their livelihood	The actual amount and period of assistance will be determined during RP updating to reflect actual needs of each vulnerable household.
	Households who will experience severe loss of production land, relocating households and business owners, and vulnerable households	Entitled to take part in income restoration program/measures to be designed during RP updating.	
<b>Loss of Secondary Structures</b>	Owners with or without acceptable proof of ownership over the land; with or without building permit.	Cash compensation at replacement cost which is equivalent to the current market value of a newly built structure and with no depreciation or deduction for salvageable materials	
<b>Impacts on Crops, Trees and Aquaculture Products</b>	Owners regardless of tenure status	<p>Annual crops and aquaculture products equivalent to 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>	
<b>Impacts on Public Facilities, Communal Owned Assets and Collective Assets</b>	Owners of assets	<p>Cash compensation to cover the cost of restoring the facilities or assets</p> <p>OR</p> <p>In-kind compensation (such as materials, provide labor)</p>	To be agreed between PPC and owner during RP updating
<b>Impacts on Graves/Tombs</b>	Households/individuals who have affected tombs and graves	<p>Costs of excavation, relocation and reburial will be reimbursed in cash to the affected family.</p> <p>Graves to be exhumed and relocated in culturally sensitive and appropriate ways.</p>	

## Resettlement Plan for Duc Hoa Main Canal

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
<b>Temporary Impacts During Construction</b>	<p>Affected Land:                      (i) Owners with LURC;                      (ii) Owners in the process of acquiring LURC;                      (iii) Owners Eligible to acquire LURC;</p> <p>Affected Non-Land Assets:                      Owners regardless of tenure status</p>	<p>For the portion to be used temporarily during construction: (i) rental in cash which will be no less than the net income that would have been derived from the affected property during disruption; (ii) restoration of the land within 3 months after use; PPC will pay full replacement cost if contractor fails to restore the affected land within 3 months after end of use.</p> <p>For non affected assets, payment will be based on replacement cost as indicated above.</p>	

## **VI. Information Disclosure, Consultation and Participation**

### **6.1. Information Disclosure**

71. According to the ADB Safeguard Policy Statement (SPS) to apply to projects approved after 20 January 2010, the following documents will be submitted to the ADB for Disclosure on the ADB website:

1. The Resettlement Framework - which was submitted to the ADB before project appraisal
2. Final RP endorsed by Client after the DMS (Census of APs) has been submitted
3. Updated RP following any changes from the DMS or other changes introduced (if any)
4. Resettlement monitoring reports

72. Information dissemination, in consultation and with the participation of all affected persons and involved agencies, reduces the potential for conflicts and minimizes the risk of project delays. This also enables the Project to design the resettlement and rehabilitation program as a comprehensive development program to suit needs and priorities of the affected people, thereby maximizing the economic and social benefits of the Project's investments.

73. According to the ADB's SPS, meaningful consultation pays special attention to needs of disadvantaged and vulnerable group and especially those below the poverty line, and:

- Begins early in the project preparation stage and is carried out throughout the project cycle
- Provides timely disclosure of relevant and adequate information that is understandable and accessible to APs
- Consultation is undertaken free of intimidation or coercion
- Is gender inclusive and responsive, and tailored to needs of disadvantaged and vulnerable groups
- Enables incorporation of all relevant view of APs and other stakeholders into decision making such as project design, mitigation measures, sharing of project benefits and opportunities.

74. Objectives of the public information campaign and AP consultation program are as follows:

- To ensure that local authorities as well as representatives of all APs are included in the planning and decision-making processes. PPMBs of Provinces with the support from OSDP team will continue a dialogue with the Provincial People's Committee and the District People's Committee during Project implementation. AP involvement in implementation will be continued thereafter by requesting each district to invite AP representatives to take part in the resettlement activities (property evaluation, compensation, resettlement, and monitoring).
- To fully share information about the proposed project components and activities with the APs so that the process is transparent.
- To obtain information about the needs and priorities of all APs, as well as information about their reactions to proposed policies and activities;
- To ensure that all APs are able to make fully informed decisions that will directly affect their incomes and living standards, and that they will have the opportunity to participate in activities and decision-making about issues that will directly affect them.

- To obtain the cooperation and participation of all APs and communities in activities necessary for resettlement planning and implementation in a bottom-up manner.
- To ensure transparency in all activities related to land acquisition, resettlement and rehabilitation.

## 6.2. Consultations during Implementation

75. The preparation and implementation of this RP is being carried out with the full participation of, and in consultation with, the affected households and their representatives. Interviews with APs have been conducted in order to collect data on (i) vulnerable groups which may be adversely affected by the Project, (ii) identify resettlement preferences of affected families, (iii) identify measures to reduce impacts, and (iv) ensure adequacy of compensation prices issued by the provinces. Further public consultations will be carried out before and following the DMS and also during implementation with a focus on specific activities including assessment of compensation, acquisition of land, and design of rehabilitation assistance planning, and design of resettlement sites. Relocating APs will be taken to visit the resettlement site and their agreement obtained prior to further action being taken

76. Following the census of affected persons, the final resettlement plan, as endorsed by the GoV, will be further disseminated to the affected communities and posted on the ADB website. Any updates or revisions to the final resettlement plan will be further disseminated to affected communities and again, posted on the ADB website.

77. The Provincial Project Management Boards (PPMBs) have directed the Provincial Resettlement Committees (PRCs) and District Resettlement Committees (DRCs) to conduct a series of public meetings to provide information regarding project activities and the proposed resettlement and compensation arrangements. These public meetings began prior to the commencement of initial socio-economic surveys and are ongoing.

78. These public meetings were held to: (i) disseminate information on inventory and pricing results, (ii) inform the APs on amounts of compensation and supports of each affected household, (iii) to listen to their feed back and suggestions, and (iv) for revising or adjusting the inaccurate data, if any. At the same time, the DRCs will post this information on the announcement board at the Commune PC office for at least 20 days (Decree 69/2009, Article 30(2c)). In accordance with Decree 69/2009 Article 30(2b) the posting must be recorded in official minutes and confirmed by the CPC, the Commune fatherland Front and APs. As per Decree 609 Article 30 Clause 3(a), following expiration of this period the agency in charge of compensation will summarize all opinions and comments received, including numbers of APs and stakeholders who agree and disagree, with the compensation and land acquisition and assistance offered in the resettlement plan.

79. Information about the following items was given to all APs in the form of a Project Information Booklet (PIB, See Annex 4), a poster, verbal presentation and explanation, by the district DRCs:

- **Project components.** This includes the places where stakeholders can obtain more detailed information about the project.
- **Project impacts.** Anticipated impacts on the people living and working in the affected areas of the project including explanations about the need for land acquisition for the Duc Hoa Main Canal and other project components.

- **APs rights and entitlements..** The rights and entitlements for different categories of APs, including the entitlements for those losing businesses, jobs and income. Options for land-for-land and cash. Options regarding reorganizing and individual resettlement, and provisions and entitlements to be provided for each. Entitlement to rehabilitation assistance under the Social Support Program, as well as opportunities for project-related employment will be applied for all APs<sup>2</sup>.
- **Grievance mechanism and the appeal process.** All APs are to be informed that project policies and procedures are intended to ensure their pre-project living standards are at least restored if not improved. All APs must also be informed that if there is any confusion or misunderstanding about any aspect of the project, the commune or district resettlement committee can help resolve problems. If they have complaints about any aspect of the land acquisition, compensation, resettlement, and rehabilitation process, including the compensation rates being offered for their losses, they have the right to make complaints and to have their complaints heard. APs will also receive an explanation about how to access grievance redress procedures, according to Project's mechanisms and GoV's Grievance and Denouncement Law.
- **Right to participate and be consulted.** All APs are to be informed about their right to participate in the planning and implementation of the resettlement process. The APs are to be represented on district resettlement committees, and the representative for the APs present whenever commune/ district/provincial committees meet to ensure their participation in all aspects of the project. All APs are to be consulted about the following issues in particular: (a) their preferred resettlement option according to their entitlement; (b) training and training preferences in current or new occupations for all APs who will be relocated, and for APs whose income levels and living standards will be adversely affected.
- **Resettlement activities.** All APs are to be given an explanation regarding compensation calculations and compensation payments, monitoring procedures (which will include interviews with a sample of APs), reorganization, relocation to an individual location/self-relocation, and preliminary information about physical works procedures.
- **Organizational responsibilities.** All APs are to be informed about the organizations and levels of Government involved in resettlement and the responsibilities of each, as well as the names and positions of the Government officials with phone numbers, office locations, and office hours if available;
- **Implementation schedule.** All APs should receive the proposed schedule for the main resettlement activities and informed that physical works would start only after the completion of all resettlement activities and clearance from the project area. It should be clarified that APs would be expected to move only after full payment of compensation for their lost assets. Implementation schedules and charts will be provided to resettlement committees at all levels.

80. Following all public meetings with APs and stakeholders the DRC must complete the following activities:

- Make a list of all APs who joined the meeting;
- Make a complete record of all questions, comments, opinions, problems and decisions that arose during the information and consultation meetings.

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<sup>2</sup> Rights and Entitlement to livelihood rehabilitation supports, as well as opportunities for project-related benefit sharing or employment in the framework of OSDP programs.

- Deliver leaflets and project announcements to the APs.

### 6.3. Grievance Redress Mechanisms

81. In order to ensure that all APs' grievances and complaints on any aspect of land acquisition, compensation and resettlement are addressed in a timely and satisfactory manner, and that all possible avenues are available to APs to air their grievances, a well defined grievance redress mechanism has been established and informed to APs. All APs can send any questions to implementation agencies about their rights in relation with entitlement of compensation, compensation policy, rates, land acquisition, resettlement, allowance and income restoration. Otherwise, all APs are not ordered to pay any fee during the grievance and complaints at any level of trial and court.

82. Complaints will pass through 3 stages before they could be elevated to a court of law as a last resort. The Executing Agency (EA) will shoulder all administrative and legal fees that might be incurred in the resolution of grievances and complaints.

- (i) **First Stage, Commune People's Committee:** An aggrieved affected household may bring his/her complaint before any member of the Commune People's Committee, either through the Village Chief or directly to the CPC, in writing or verbally. It is incumbent upon said member of CPC or the village chief to notify the CPC about the complaint. The CPC will meet personally with the aggrieved affected household and will have 15 days following the lodging of the complaint to resolve it. The CPC secretariat is responsible for documenting and keeping file of all complaints that it handles.
- (ii) **Second Stage, District People's Committee:** If after 15 days the aggrieved affected household does not hear from the CPC, or if the affected household is not satisfied with the decision taken on his/her complaint, the affected household may bring the case, either in writing or verbally, to any member of the DPC or the DRC. The DPC in turn will have 15 days following the lodging of the complaint to resolve the case. The DPC is responsible for documenting and keeping file of all complaints that it handles and will inform the DRC of any determination made. The DRC must ensure this decision is notified to the AP..
- (iii) **Third Stage, Provincial People's Committee:** If after 15 days the aggrieved affected household does not hear from the DPC, or if the affected household is not satisfied with the decision taken on his/her complaint, the affected household may bring the case, either in writing or verbally, to any member of the PPC or the PRC. The PPC has 15 days within which to resolve the complaint to the satisfaction of all concerned. The PPC is responsible for documenting and keeping file of all complaints that reaches the same. The PPC must notify the PRC of any determination made and the PRC must ensure that the decision is notified to the AP.
- (iv) **Final Stage, the Court of Law Arbitrates:** If after 15 days following the lodging of the complaint with the PPC, the aggrieved affected household does not hear from the PRC, or if he/she is not satisfied with the decision taken on his/her complaint, the case may be brought to a court of law for adjudication. Under no circumstance will the affected household be evicted from his/her property or for the Government to take over his/her property without the explicit permission of the court. Moreover, the PRC will deposit in an account to be designated by the court the proffered replacement cost of the subject property. Within 30 days following the adjudication of the expropriation case, PRC will pay the affected household the amount the court will decide.

## VII. Resettlement Budget and Financing Plan

83. Compensation and assistance, including compensation for acquired land acquisition, plants and crops on land paid to APs are fully funded by the Vietnam's Government (MARD), and all funds will be transferred to the provincial treasuries. After obtaining approval from the PPCs, the District DRCs will request cash through the PPMBs from the Treasury to pay APs. Total amount for compensation for Duc Hoa Main Canal amounts to 212,753,839,119 VND as follows:

**Table 18: Total Costs**

<b>Total for Duc Hoa Main Canal</b>	<b>212,753,839,119</b>	<b>VND</b>
Agriculture land	127,156,920,000	VND
Residential land	35,390,080,000	VND
Other land	1,760,000,000	VND
Houses and Shops	16,347,639,000	VND
Structures	2,794,657,140	VND
Crops	1,474,282,700	VND
Trees	4,779,703,390	VND
Allowances	10,642,940,000	VND
OSDP costs	8,000,000,000	VND
Implementation	4,407,616,889	VND

84. As per Decree 197/2004 and Decree 69/2009 and the Ministry of Finance's regulations, costs of management and resettlement implementation are equal to 2% of the total compensation amount. These costs have been included in the provincial totals as follows:

85. In addition to provincial decisions based upon GoV decrees, and guided by Decree 69/2009, the issuance of the Project compensation price is based on:

- (i) Investigating historic land prices prior to Project implementation, as shown in current contracts of transferring land use right registered in each of the localities and interviews with local people about historic land prices (refer Annex 7), and,
- (ii) Recording opinions of APs at public meetings on historic prices of land and properties.

86. Normally, there is some delay, usually approximately 4 to 6 months, from the time of PPC's issuance of compensation price to the time of PPC's approval of the plan of compensation payment. During that delay, the market price could change. In such case, the Vietnam's Government allows to have an adjustment based on the principles as follows: In case at the time of issuing the decision for land acquisition, if that price is not close to the current price of land use right transferring dealing in the free market in a normal condition, the PPC will decide whether or not the land price is appropriate and reasonable as compared to the actual market price.

87. Procedure for compensation price adjustment is as follows: the DRC, with support from the OSDP, conducts a survey on prices of land use right transferring and those of construction materials on free market, at the time of land acquisition. Afterwards, based on survey results,

## Resettlement Plan for Duc Hoa Main Canal

DRC submits to PPC a proposal on compensation price adjustments, in order to derive a compensation price close to the market price at the time of acquiring land.

**Table 19: Costs by Province**

Total for HCMC	40,496,520,693	VND
Agriculture Land	23,694,000,000	VND
Residential Land	7,084,000,000	VND
Other land	1,144,000,000	VND
Houses and Shops	3,152,655,000	VND
Structures	297,682,000	VND
Crops	59,170,100	VND
Trees	918,081,366	VND
Allowances	1,318,240,000	VND
OSDP costs	2,000,000,000	VND
Implementation	828,692,226	VND
<b>Total for Long An</b>	<b>109,824,275,389</b>	<b>VND</b>
Agriculture Land	82,371,960,000	VND
Residential Land	11,352,000,000	VND
Other land	616,000,000	VND
Houses and Shops	3,733,596,900	VND
Structures	373,169,500	VND
Crops	589,307,400	VND
Trees	1,998,837,500	VND
Allowances	3,489,860,000	VND
OSDP costs	3,000,000,000	VND
Implementation	2,299,544,089	VND
<b>Total for Tay Ninh</b>	<b>62,433,043,038</b>	<b>VND</b>
Agriculture Land	21,090,960,000	VND
Residential Land	16,954,080,000	VND
Other land	0	VND
Houses and Shops	9,461,387,100	VND
Structures	2,123,805,640	VND
Crops	825,805,200	VND
Trees	1,862,784,524	VND
Allowances	5,834,840,000	VND
OSDP costs	3,000,000,000	VND
Implementation	1,279,380,574	VND

## Resettlement Plan for Duc Hoa Main Canal

**Table 20: Other Compensation rates – Long An**

UNIT OF PRICE FOR COMPENSATION, SUPPORT IN LONG AN PROVINCE			
According to Decision 08/2008/QĐ - UBND 18/02/2008 OF PPC'S LONG AN PROVINCE and decision 56/2007/QĐ-UBND 31/12/2007			
No	Type	Unit	Price per unit
<b>I</b>	<b>Housing</b>		
1	permanent housing	m2	1,429,500
2	Temporary houses type 1	m2	300,000
3	Factory	m2	1,429,500
<b>II</b>	<b>Works</b>		
1	Water Tanks for activities	m3	786,000
2	Cement ground	m2	58,500
3	Bathroom with cement ground	m2	795,000
4	Bamboo bathroom, lined background	m2	300,000
6	Main electricity meter	No	250,000
8	Drill wells	m	1,125,000
9	Graves	No	12,000,000
<b>III</b>	<b>Trees</b>		
1	Fruit trees group 1	No	300,000
2	Fruit trees group 2	No	225,000
3	Fruit trees group 3	No	225,000
4	Fruit trees group 4	No	125,000
5	Fruit trees group 5	No	40,000
6	Bamboo	No	20,000
7	Cane	No	20,000
8	Eucalyptus	No	20,000
9	Apricot tree	No	100,000
10	Sanh trees	No	100,000
11	Tuberose	m2	2,500
12	Decorated plant	No	30,000
13	other trees		20,000
<b>IV</b>	<b>Crop</b>		
	rice	m2	1,000
	sugar cane	m2	2,000
	bean	m2	2,000
	Carsava, corn, vegetable....	m2	800
	vegetables...	m2	4,000

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**Table 21 : Other Compensation rates – HCMC**

UNIT OF PRICE FOR COMPENSATION, SUPPORT IN HOCHIMINH CITY			
According to Decision 35/2010/QĐ - UBND 28/05/2010 OF CITY PEOPLE'S COMMITTEE AND DECISION 12/2008/QĐ-UBND -20/01/2010			
No	Type	Unit	unit price
<b>I</b>	<b>Housing</b>		
1	permanent housing	m <sup>2</sup>	1950000
2	Temporary houses type 1	m <sup>2</sup>	500000
3	Factory	m <sup>2</sup>	1000000
<b>II</b>	<b>Works</b>		
1	Water Tanks for activities	m <sup>3</sup>	1200000
2	Cement ground	m <sup>2</sup>	60000
3	Bathroom with cement ground	m <sup>2</sup>	500000
4	Bamboo bathroom, lined background	m <sup>2</sup>	300000
5	Toilet, no warrant bowl	m <sup>2</sup>	700000
6	Main electricity meter	Cái	1500000
7	Building Breeding facilities	m <sup>2</sup>	500000
8	B.40 grid	m <sup>2</sup>	280000
9	Brick fence	m <sup>2</sup>	290000
10	Depth of well <5m	m	2000000
11	Depth of well over 5m	m	2000000
<b>III</b>	<b>Tree</b>		
1	Rubber trees	No	397,424
2	Pepper	No	400,000
3	Fruit tree group 1	No	2,160,000
4	Fruit tree group 2	No	1,102,000
5	Fruit tree group 3	No	572,500
6	Fruit tree group 4	No	325,000
7	Fruit tree group 5	No	215,000
8	<b>Bamboo</b>	No	30,000
9	<b>Cane</b>	No	25,000
10	Eucalyptus	No	60,000
12	<b>Other trees</b>	No	30,000
<b>IV</b>	<b>Crop</b>		
1	Rice	m <sup>2</sup>	2,250
2	Bean	m <sup>2</sup>	3,200

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**Table 22 : Other Compensation Rates - Tay Ninh Province**

UNIT OF PRICE FOR COMPENSATION, SUPPORT FOR CROPS, FRUIT TREES IN TAY NINH PROVINCE			
According to Decision 64/2009-QĐ - UBND 26/12/2009			
No	Type	Unit	Unit of price
<b>A</b>	<b>Crops, fruit trees</b>		
<b>I</b>	<b>Short-day crop</b>		
<b>*</b>	<b>Annual trees group</b>		
1	Rice	m2	2,000
2	Sweet potato, taro, taro,	m2	2,000
3	Cassava	m2	1,500
<b>*</b>	<b>Food plant</b>		
	beans	m2	1,500
	vegetables	m2	3,000
<b>*</b>	<b>Short-term industrial crops</b>		
1	Peanut	m2	2,000
2	Sugar-cane	m2	
	- season 1	m2	2,200
	- season 2	m2	2,000
	- season 3	m2	1,700
	- season 4	m2	1,400
<b>II</b>	<b>Perennial</b>		
<b>*</b>	<b>Industrial tree group</b>		
1	<b>pepper</b>		
	-under 1 year	No	35,000
	- From 1-3 year	No	70,000
	- From 3-5 year	No	100,000
	- From 5-10 year	No	140,000
	- From 10-15 year	No	160,000
	- over 15 year	No	120,000
2	<b>Cashew</b>		
	-under 1 year	No	15,000
	- From 1-3 year	No	25,000
	- From 3-5 year	No	55,000
	- From 5-10 year	No	120,000
	- From 10-20 year	No	150,000
	- over 20 year	No	80,000
3	<b>Rubber</b>		
	-under 1 year	No	50,000
	- From 1-3 year	No	100,000
	- From 3-5 year	No	200,000
	- From 5-8 year	No	300,000
	- From 8-25 year	No	400,000
	- over 25 year	No	150,000
<b>*</b>	<b>Fruit tree group</b>		
1	<b>Durian</b>		
	-under 1 year	No	70,000
	- From 1-3 year	No	200,000
	- From 3-5 year	No	400,000
	- From 5-7 year	No	600,000
	- From 7-10 year	No	900,000
	- over 10 year	No	1,100,000
2	<b>Mangosteen</b>		
	-under 1 year	No	70,000
	- From 1-4 year	No	200,000
	- From 4-6 year	No	350,000
	- From 6-10 year	No	600,000
	- From 10-15 year	No	900,000
	- over 15 year	No	1,100,000

# Resettlement Plan for Duc Hoa Main Canal

**Table 23 : Other Compensation Rates - Tay Ninh Province**

UNIT OF PRICE FOR COMPENSATION, SUPPORT FOR CROPS,FRUIT TREES IN TAY NINH PROVINCE			
According to Decision 64/2009-QĐ - UBND 26/12/2009			
No	Type	Unit	Unit of price
<b>3</b>	<b>mango, rambutan, breast milk, jackfruit</b>		
	-under 1 year	No	50,000
	- From 1-3 year	No	80,000
	- From 3-5 year	No	150,000
	- From 5-8 year	No	300,000
	- over 8 year	No	500,000
<b>4</b>	<b>orange, soursop, the kind of tangerine, pomegranate, tamarind, sapodilla</b>		
	-under 1 year	No	30,000
	- From 1-3 year	No	60,000
	- From 3-5 year	No	90,000
	- From 5-8 year	No	120,000
	- over 8 year	No	100,000
<b>5</b>	<b>Grapefruit</b>		
	-under 1 year	No	50,000
	- From 1-3 year	No	100,000
	- From 3-5 year	No	200,000
	- From 5-8 year	No	400,000
	- over 8 year	No	300,000
<b>6</b>	<b>Custard - apple</b>		
	-under 1 year	No	30,000
	- From 1-3 year	No	60,000
	- From 3-5 year	No	90,000
	- From 5-8 year	No	120,000
	- over 8 year	No	100,000
<b>7</b>	<b>The kind of banana, papaya, balsam apple</b>		
	-balsam apple haven't got fruit yet	No	10,000
	-balsam apple have fruit	No	30,000
	-papaya haven't got fruit yet	No	20,000
	-papaya have fruit	No	50,000
	-banana: + bush less than 3 tree	No	20,000
	+ bush with 3-5 tree	No	50,000
	+ bush over 5 tree	No	60,000
<b>*</b>	<b>Other trees grop</b>		
<b>1</b>	<b>decoration tree: apricot tree, phonix tree</b>		
	- Small tree with diameter from 1cm to 10 cm	No	20,000
	- diameter from 10 cm to 20 cm	No	40,000
	- diameter from 20 cm to 30 cm	No	70,000
	- diameter from 30 cm to 50 cm	No	200,000
<b>2</b>	<b>Bamboos, canes</b>		
	- bamboo		15,000
	- cane		5,000
<b>*</b>	<b>Timber trees group</b>		
<b>1</b>	<b>Eucalyptus</b>		
	-under 1 year	No	5000
	- diameter < 5cm	No	10000
	- diameter from 5 cm to < 10 cm	No	15000
	- diameter from 10 cm to 20 cm	No	30000
	- diameter > 20 cm to 50 cm	No	50000
	- diameter > 50 cm		120000
<b>2</b>	<b>Cajuput</b>		
	- diameter < 1cm	No	1000
	- diameter from 1 cm to 2 cm	No	1500
	- diameter from 2 cm to 4 cm	No	4000
	- diameter from 4 cm to 8 cm	No	7000
	- diameter > 8 cm	No	3000

## **VIII. Institutional Arrangements**

88. As permitted under Decree 197/2004/ND-CP, MARD and ICMB9 will assign the Long An Provincial Peoples' Committee (PPC) to be the project holder responsible of the implementation of resettlement activities for both HCMC and Long An provinces, and the PPC from Tay Ninh responsible for resettlement activities in Tay Ninh, with the participation and support of their respective Provincial Steering Committees and concerned provincial departments and the District Peoples' Committees of Trang Bang district (Tay Ninh Province), Cu Chi district (HCMC), and Duc Hoa district (Long An Province). Further support and implementation responsibilities are also delegated to the Commune Peoples' Committee(s) in Loc Hung and An Tinh communes (Tay Ninh), Thai My commune (HCMC), and Tan My commune. The main project implementation agency is ICMB9 of HCMC. It is proposed to retain the roles and responsibilities and institutional arrangements for implementation established under Phase 1 for the second phase, as both institutions and personnel have gained familiarity with these arrangements and these have performed satisfactorily.

### **8.1. Management Agencies and Responsibilities**

#### **Ministry of Agriculture and Rural Development (MARD) and Hydraulic Investment and Construction Management Board No.9 (ICMB9)**

89. The Ministry of Agriculture and Rural Development (MARD) is responsible for the realization of the Phuoc Hoa Project, on behalf of the Government. Within resettlement tasks, MARD is responsible for allocating in time the counterpart funds, in order to pay on time compensation to the APs.

90. The Hydraulic Investment and Construction Management Board No.9 (ICMB9) is assigned by MARD to be responsible for coordinating with relevant stakeholders to implement the Project's activities, including land acquisition, clearance and resettlement. ICMB9 has gained experience from resettlement planning and implementation under Phase 1 of the project. ICMB9 has overall responsibility for:

- Providing overall planning, coordination, and supervision of the resettlement program;
- Guiding implementing agencies (DRC) and the commune-level Inventory Working group) to apply RPs and to conduct resettlement activities in accordance with policy of the approved RP; and if any mistakes or shortcomings are identified through internal and/or external monitoring of RP implementation, to ensure that the objectives of the RPs are met;
- Finalizing RP and obtaining Government and ADB's approval before implementing approved RPs;
- Awarding civil works contracts for the package after getting the approval of the RP;
- Providing resettlement training to implementing agencies, all PPMB staff and RCs at all levels, and to the external monitoring organization;
- Coordinating with other implementation agencies and relevant institutions during periods of preparation, planning and implementation of the RP;
- Establishing standardized AP databases for each component, as well as for the Project as a whole;
- Establishing procedures for ongoing internal monitoring and review of project level progress reports and for tracking compliance to project policies;

- Establishing procedures for monitoring coordination between contractors and local communities and for ensuring prompt identification and compensation of impacts to public and private assets during construction;
- Recruiting, supervising, and acting upon the recommendations of the external monitoring organization;
- Establishing procedures for the prompt implementation of corrective actions and the resolution of grievances;
- Reporting periodically on resettlement activities to the ADB.

### **Provincial People's Committees (PPCs)**

91. The Tay Ninh, Ho Chi Minh City and Long An PPCs are the principal authorities at the Provincial level and act as the Project Holder(s) of the resettlement component of this Package. The PPCs is responsible for:

- Setting up and directing a Provincial Resettlement Steering Committee and the expertise working group to support the former institution;
- Leading, checking and approving RPs;
- Issuing decisions approving land valuations applied for compensation rates, allowances and other supports to APs, especially vulnerable groups, based on principles of RP;
- Revising and approving budget allocation for compensation, support and resettlement;
- Leading provincial relevant departments to implement effectively the RP.

### **District People's Committees (DPCs)**

92. The District-level People's Committees of the two districts have responsibility for;

- Leading the DRC and other district level agencies to implement RP effectively;
- Checking and approving plans of compensation, support and resettlement and then submitting these to PPC to get approval;
- Clarifying legitimacy, legality of affected land and properties;
- Taking acquired land and providing land-for-land;
- Issuing decisions to establish DRC, Inventory Working Group and assigning workloads to those agencies.

## **8.2. Implementation Agencies and Responsibilities**

### **Tay Ninh PPMB, Ho Chi Minh City PPMB and Long An PPMB**

93. The PPMBs are responsible for:

- Preparing, implementing and supervising RP implementation;
- Guiding DRC and Commune-level Inventory Working Groups to implement all RP resettlement activities in compliance with RP policy and in accordance with the approved RP; and if any mistakes or shortcomings are identified through internal and/or external monitoring of RP implementation, to ensure that all are corrected and the objectives of the RPs are met; and otherwise, to provide appropriate technical, financial and equipment supports to DRC and Commune-level Inventory Working Groups.
- Co-ordinate with DRC providing guidance and supervision to Commune-level Inventory Working Groups to conduct survey, asset inventory, measurements to identify accurately affected households and properties; to guide Inventory Working Groups to apply procedures and compensation entitlement identified in the policy of the approved RP, preparing and submitting estimated costs of compensation, allowances and other supports to responsible agencies;

## Resettlement Plan for Duc Hoa Main Canal

- Implementing information campaigns and stakeholder consultation in accordance with established project guidelines, supervising the compensation payment process and the implementation of the RP, and redressing grievances concerning resettlement activities in collaboration with DRCs;
- Coordinating with other line agencies to ensure delivery of mitigation and support measures;
- Providing income restoration and other social support under the Social Support Program (as described in Section 5 of this RP);
- Implementing established procedures for internal monitoring, establishing and maintaining AP databases for each component in accordance with established project procedures and providing regular reports to ICMB9, MO;
- Implementing prompt corrective actions in response to internal and external monitoring, and resolution of grievances;
- Implementing established project procedures for monitoring coordination between contractors and local communities and for ensuring prompt identification and compensation of impacts to public and private assets during construction.

### **The District Compensation, Support and Resettlement Committees (DRCs)**

94. DRC is responsible for:

- Implementing all resettlement activities within the district territory under the DPC' management;
- Establishing and strengthening commune-level Inventory Working Group;
- Cooperating with Provincial agencies to prepare valuation of land and structures, and compensation rates, preparing plan for land acquisition and allocation;
- Preparing a plan for compensation and submitting to PPC to value and approve;
- Providing guidance of resettlement activities within DRC' responsibility;
- Guiding and supervising survey, inventory and measurement tasks;
- Accepting and handing over the sites to the implementing agencies;
- Assisting DPC to redress APs' complaints and grievances.

95. The Project owner will select and hire an experienced and independent institution for the role of external monitor. Selection will be based upon either Single Source Selection or through National Competitive Bidding. ICMB9 contracted the Institute of Sociology Hanoi during Phase 1 implementation for external monitoring

## IX. Implementation Schedule

96. **Approval of the Framework.** ADB and the Government of Viet Nam shall both approve the subproject draft Resettlement Plan. Approval is expected late September 2010.

97. **Information Dissemination Prior to Detailed Design.** Prior to the commencement of detailed design, PPMBs will coordinate with DRCs to implement an information campaign throughout the project area. Information meetings will be held in all potentially affected hamlets to inform the communities about (i) the project scope, (ii) impacts, (iii) entitlements for all categories of loss, (iv) schedule of activities beginning with the detailed design survey, (iv) institutional responsibilities, and (v) the grievance mechanism. The PIB will be prepared and distributed to all affected communities during the meetings.

98. **Detailed Design.** Prior to loan effectiveness, the design consultants will prepare the preliminary detailed design for the subprojects and mark the project boundaries for land acquisition.

99. **Establishment of Resettlement Committees.** All provinces will establish their resettlement committees as soon as the Project has been approved. This will be followed by establishment of resettlement committees at district and commune levels.

100. **Training for Resettlement Staff.** All local resettlement staff at PPMBs, PRC, DRC, and CRC levels will be trained by the ICMB9 assisted by the implementation main consultants and assisted by the OSDP consultants. Training subjects will include

- (i) participatory methodologies
- (ii) procedures for preparing, updating and finalizing the RPs;
- (iii) consultation and information dissemination methods;
- (iv) principles, policies, and entitlements of the RPs;
- (v) implementation steps, procedures, and schedule;
- (vi) grievance redress mechanism; and
- (vii) powers and obligations of individuals/agencies involved in the process of resettlement programs.

101. **Updating and Issuance of Replacement Cost Unit Rates.** During the preliminary detailed design process, the PPCs will establish unit rates at replacement cost for all categories of loss and adjust allowances to account for inflation. Prior to formal issuance of the project compensation unit rates, with the assistance of the project resettlement consultants and the OSDP teams, the implementing agencies and PRCs, will validate the unit rates through consultation with APs and local governments.

102. **Detailed Measurement Survey (DMS) and Census Survey.** A DMS will be conducted after completion of the detailed design in order to finalize this draft RP. The new the DMS and the Entitlement Matrix serves as the basis for calculating the compensation package. All data will be computerized by ICMB9 and the PPMB.

103. **Information Dissemination and Consultation.** This is an ongoing activity that will be implemented as described already in this RP.

104. **Approval of the Subproject RPs.** Each subproject RP will be reviewed and approved by ADB before commencement of any resettlement activities for that component.

105. **Pricing Application and Compensation of APs.** Resettlement committees at all levels will be responsible for pricing application and preparing compensation charts for each affected commune/district. These will be subject to verification by PPCs, PPMBs and PMU of unit prices, quantity of affected assets, AP entitlements, etc. before posting them at each commune for the people to review and comment. All compensation forms must be checked and signed by the APs to indicate their agreement.

106. **Compensation and allowances.** This will be handled at commune level under the supervision of representatives of PRCs, DRCs, PPMBs, and PMU. Guidance will be given by the PPMB to aid local resettlement committees in making payments to APs.

107. **Relocation of APs.** DRCs and CRCs will assist APs who opt for individual relocation to seek and purchase or otherwise arrange replacement land satisfactory to APs. Assistance from DRCs and CRCs is also required to assist APs during the movement of houses and during the construction period.

108. **Secondary APs.** Secondary APs will be affected mainly by the location of camp sites, storage yards, access tracks and relocation sites, if required. Once these locations are known, surveys to identify secondary APs could start.

109. **Award of Civil Works Contract.** Although contracts may be awarded, no physical or economic displacement can occur until after all APs affected have been compensated and relocated in accordance with the approved RP for the specific subproject.

110. **Income Restoration and Social Support Assistance.** In order to provide adequate economic rehabilitation measures, APs entitled to rehabilitation assistance shall be consulted on rehabilitation options provided under the Social Support Program and shall be assisted to participate in the relevant activities.

111. **Monitoring and Reporting.** Internal and external monitoring shall start as soon as the updated RP has been approved. Monitoring will continue throughout the construction period. A post-resettlement evaluation will be undertaken by the external monitoring organization 6 to 12 months after completion of all resettlement activities. Monitoring is the continuous process of assessment of project implementation, in relation to agreed schedules, the use of inputs, infrastructure and services by the Project. Monitoring provides all stakeholders with continuous feedback on implementation. It identifies actual or potential successes and problems as early as possible to facilitate timely correction during project operation. It provides systematic and continuous collection and analysis of information on the progress of the project. It is a tool to identify strengths and weaknesses and to enable timely decisions for corrections. The implementation agencies (PPMBs and ICMB9) assigned staff responsible for internal monitoring of Project PR, with the supports of the implementation consultants and OSDP staff at provincial level, as well as regularly external monitoring by MO.

## **X. Monitoring and Evaluation**

### **10.1. Internal Monitoring**

112. All resettlement – related activities are monitored by internal monitoring experts who will follow-up the implementation of RP. The internal monitoring of RPs of sub-projects and main components is the responsibility of PPMB staff, with the supports of provincial resettlement specialists (OSDP consultants) and implementation consultants. All specialists working for internal monitoring will cooperate closely with DRC to implement and update resettlement data.

113. **Monitoring Indicators.** An initial key indicator will be, as per assurances to the ADB, the payment of compensation, relocation to new sites, and rehabilitation assistance being in place before award of civil contracts. The other main indicators that will be monitored regularly are:

- Payment of compensation to all APs in various categories, according to the compensation policy described in the RP.
- Delivery of technical assistance, relocation, payment of subsistence and moving allowances.
- Delivery of income restoration and social support entitlements.
- Public information dissemination and consultation procedures.
- Adherence to grievance procedures and outstanding issues requiring management's attention.
- Priority of APs regarding the options offered.
- Coordination and completion of resettlement activities and award of civil works contract.

114. The implementing agencies will collect information every month from the different resettlement committees. A database of resettlement monitoring information regarding the Project is being maintained and updated every month.

115. The implementing agencies will submit to the ICMB9, and the ICMB9 assisted by the project consultants will submit to the ADB as part of ICMB9's regular quarterly progress report to ADB, a monitoring report on the progress of implementation of the RP every 3 months, from the ADB's approving this updated RP. The internal monitoring reports shall include the following topics:

- The number of APs by category of impact per component, and the status of compensation payment and relocation and income restoration for each category.
- The amount of funds allocated for operations or for compensation and the amount of funds disbursed for each.
- The eventual outcome of complaints and grievances and any outstanding issues requiring action from management.
- Implementation problems.
- Revised actual resettlement implementation schedule.

### **10.2. External Monitoring**

116. The general objective of the external monitor is to provide an independent verification of the Borrower's monitoring information through the conducting of a periodic review and

assessment of achievement of resettlement objectives, the changes in living standards and livelihoods, restoration of the economic and social base of the affected people, the effectiveness, impact and sustainability of entitlements, the need for further mitigation measures if any, and to learn strategic lessons for future policy formulation and planning.

117. ICMB9 will retain the services of an external entity or institute as the experienced qualified external monitoring organization (MO) to undertake objective monitoring and evaluation of RP implementation of PHWRP.

118. The following indicators will be monitored, upon approval of this RP, and evaluated by the MO:

- Payment of compensation will be as follows: (a) Full payment to be made to all affected persons sufficiently before land acquisition; adequacy of payment to replace affected assets; and (b) Compensation for affected structures should be equivalent to the replacement cost of materials and labor based on standards and special features of construction with no deductions made for depreciation or the value of salvageable materials.
- Coordination of resettlement activities with construction schedule: the completion of land acquisition and resettlement activities for any component should be completed prior to award of the civil works contract for that component.
- Provision of technical assistance for house construction to APs who are rebuilding their structures on their remaining land, or building their own structures in new places as arranged by the project, or on newly assigned plots.
- Provision of income restoration assistance under the Social Support Program.
- Public consultation and awareness of compensation policy: (a) All APs should be fully informed and consulted about land acquisition, leasing and relocation activities; (b) The monitoring team should attend at least one public consultation meeting each month to monitor public consultation procedures, problems and issues that arise during the meetings, and solutions that are proposed; (c) Public awareness of the compensation policy and entitlements will be assessed among all APs; (d) Assessment of awareness of various options available to APs as provided for in the RP.
- Affected persons should be monitored regarding restoration of productive activities.
- The level of satisfaction of APs with various aspects of the RP will be monitored and recorded. The operation of the mechanisms for grievance redress, and the speed of grievance redress will be monitored.
- Throughout the implementation process, the trends of living standards will be observed and surveyed. Any potential problems in the restoration of living standards will be reported.

119. The methodology for conducting monitoring and evaluation of the RP implementation includes the following activities, which will commence upon approval of this updated RP:

**a) Sample Survey**

A socioeconomic survey is required before, during, and after resettlement implementation to provide a clear comparison of success/failure of the resettlement plan. The sample size should be 100% of relocating households and severely affected farmers, and at least 20% of all other households. The sample survey should be conducted twice a year, using the same or similar questionnaire as that used for the

DMS baseline, and sampling the same 20% of marginally affected APs and 100% of severely affected APs.

The survey should not omit women, elderly persons, and other vulnerable target groups. It should have equal representation of male and female respondents. Certain set questions in the interview should be specifically categorized to be answered by female members of the family only.

A post-resettlement evaluation will be carried out 6 to 12 months after completion of all resettlement activities.

### **b) Participatory Evaluations and Appraisals**

Periodic participatory evaluations and appraisals allow the MO to consult with the various stakeholders (local government; the Compensation, Support and Resettlement Committees; ICMB9 and PPMBs, implementing agencies; nongovernmental organizations; community leaders; and APs). Participatory rapid appraisals will involve obtaining information, identifying problems and finding solutions through participatory means which will include the following:

- Key informant interviews with selected local leaders, resettlement committee members.
- Focus group discussions on specific topics such as compensation payment, income restoration, and relocation.
- Community public meetings to discuss community losses and impacts, construction work employment.
- Structured direct field observations on the status of resettlement implementation, plus individual and group interviews for cross-checking purposes.
- Informal surveys and interviews of APs, host communities, special interest or vulnerable groups and women.
- In-depth case studies of problems that have arisen during internal or external monitoring requiring special efforts for resolution.

### **c) Database Storage**

The MO will maintain a database of resettlement monitoring information that will be updated every 6 months. It will contain certain files on each affected household and will be updated based on information collected in successive rounds of data collection. All databases compiled will be fully accessible by implementing agencies and ICMB9

### **d) Reporting**

The MO is required to submit the findings of the periodical monitoring every 6 months. These monitoring reports shall be submitted at the end of each quarter of monitoring activity to the PMU, which in turn will submit these reports to ADB as an annex of its progress report. The report will contain (i) a report on the progress of RP implementation, (ii) deviations, if any, from the provisions and principles of the RP, (iii) 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, and (iv) a report on progress of the follow-up of problems and issues identified in the previous report.

### **e) Monitoring Report Follow-Up**

The monitoring reports will be discussed in a meeting between the MO, ICMB9, PPMB and implementing agencies held immediately after submission of the report. Necessary

follow-up action will be taken based on the problems and issues identified in the reports and follow-up discussions.

**f) Evaluation**

Evaluation is an assessment at a given point of time of the impact of resettlement and whether stated objectives have been achieved. The external monitor will conduct an evaluation of the resettlement process and impact 6 to 12 months after completion of all resettlement activities, using the same survey questionnaire and sample as used during the monitoring activities.

## **Annexes**

Annex 1: Time based Implementation Schedule of RP for Duc Hoa MC

Annex 2: Estimated costs for compensation Duc Hoa Main Canal

Annex 3: Project Information Booklet (PIB)

Annex 4: Provincial land Prices

Annex 5: Names of Vulnerable Household Heads

Annex 6: List of APs and Estimated Compensation Entitlements

## Annex 1: RP Implementation Schedule

### RP IMPLEMENTATION SCHEDULE

	2010												2011												2012														
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12			
Public Meeting							■	■	■	■	■	■	■	■	■	■	■	■																					
Inventory							■	■	■	■	■																												
Pricing								■	■	■	■																												
Updating RP										■	■	■	■	■	■	■	■	■	■																				
Compensation																■	■	■	■	■																			
Resettlement																	■	■	■	■	■																		
Social Support																			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				
Monitoring																			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	

## Annex 2: Draft RP Budget

No	Type		Quantity				Base Costs			Total plus Contingencies 10%		
	HCMC - Thai My Cu Chi District		Years				Years			Years		
	Land	Unit	2011	2012	Total	unit of price	2011	2012	Total	2011	2012	Total
	A. Agricultural land	m2	107,700		107,700	200,000	21,540,000,000		21,540,000,000	23,694,000,000		23,694,000,000
	B. Residential land	m2	4,600		4,600	1,400,000	6,440,000,000		6,440,000,000	7,084,000,000		7,084,000,000
	C. Forest land	m2	10,400		10,400	100,000	1,040,000,000		1,040,000,000	1,144,000,000		1,144,000,000
	<b>Sub Total land</b>	M2	<b>122,700</b>									<b>31,922,000,000</b>
I	<b>Housing</b>											
1	permanent housing	m <sup>2</sup>	1,439		1,439	1,950,000	2,806,050,000		2,806,050,000	3,086,655,000		3,086,655,000
2	Temporary houses type 1	m <sup>2</sup>			0	500,000	0		0	0		0
3	Factory/shop	m2	60		60	1,000,000	60,000,000		60,000,000	66,000,000		66,000,000
	<b>Sub Total Housing / Shops</b>	M2	<b>1,499</b>									<b>3,152,655,000</b>
II	<b>Other Structures Works</b>											
1	Water Tanks for activities	m3	5		5	1,200,000	6,000,000		6,000,000	6,600,000		6,600,000
2	Cement ground	m2	292		292	60,000	17,520,000		17,520,000	19,272,000		19,272,000
3	Bathroom with cement ground	m2	19		19	500,000	9,500,000		9,500,000	10,450,000		10,450,000
4	Bamboo bathroom, lined background	m2	22		22	300,000	6,600,000		6,600,000	7,260,000		7,260,000
5	Toilet, no warrant bowl	m2	27		27	700,000	18,900,000		18,900,000	20,790,000		20,790,000
6	Main electricity meter	Cái	9		9	1,500,000	13,500,000		13,500,000	14,850,000		14,850,000
7	Building Breeding facilities	m2	300		300	500,000	150,000,000		150,000,000	165,000,000		165,000,000
8	B.40 grid	m2	5		5	280,000	1,400,000		1,400,000	1,540,000		1,540,000
9	Brick fence	m2	80		80	290,000	23,200,000		23,200,000	25,520,000		25,520,000
10	Depth of well <5m	m	1		1	2,000,000	2,000,000		2,000,000	2,200,000		2,200,000
11	Depth of well over 5m	m	11		11	2,000,000	22,000,000		22,000,000	24,200,000		24,200,000
	<b>Sub Total Structures</b>											<b>297,682,000</b>

**HCMC Cont'd**

<b>III</b>	<b>Tree</b>											
1	Rubber trees	No	1	1	397,424	397,424		397,424	437,166		437,166	
2	Pepper	No	5	5	400,000	2,000,000		2,000,000	2,200,000		2,200,000	
3	Fruit tree group 1	No	135	135	2,160,000	291,600,000		291,600,000	320,760,000		320,760,000	
4	Fruit tree group 2	No	161	161	1,102,000	177,422,000		177,422,000	195,164,200		195,164,200	
5	Fruit tree group 3	No	62	62	572,500	35,495,000		35,495,000	39,044,500		39,044,500	
6	Fruit tree group 4	No	9	9	325,000	2,925,000		2,925,000	3,217,500		3,217,500	
7	Fruit tree group 5	No	306	306	215,000	65,790,000		65,790,000	72,369,000		72,369,000	
8	Bamboo	No	3,428	3,428	30,000	102,840,000		102,840,000	113,124,000		113,124,000	
9	Cane	No	1,080	1,080	25,000	27,000,000		27,000,000	29,700,000		29,700,000	
10	Eucalyptus	No	2,025	2,025	60,000	121,500,000		121,500,000	133,650,000		133,650,000	
11	decorated tree	No	46	46	30,000	1,380,000		1,380,000	1,518,000		1,518,000	
12	Other trees	No	209	209	30,000	6,270,000		6,270,000	6,897,000		6,897,000	
	<b>Sub Total Trees</b>		7,467								<b>918,081,366</b>	
<b>IV</b>	<b>Crop</b>											
1	Rice	m2	23,500	23,500	2,250	52,875,000		52,875,000	58,162,500		58,162,500	
2	Bean	m2	80	80	3,200	256,000		256,000	281,600		281,600	
3	Vegetable	m2	220	220	3,000	660,000		660,000	726,000		726,000	
	<b>Sub Total Crops</b>		23,800								<b>59,170,100</b>	
	<b>J. Social support: in which:</b>											
	a. Relocation support	HH	13	13	10,000,000	130,000,000		130,000,000	143,000,000		143,000,000	
	b. Rental Assistance	HH	13	13	5,400,000	70,200,000		70,200,000	77,220,000		77,220,000	
	c. Support stable life and stable production	Persons	100	100	3,600,000	360,000,000		360,000,000	396,000,000		396,000,000	
	d.Support to moving shops	HH	2	2	10,000,000	20,000,000		20,000,000	22,000,000		22,000,000	
	e.Support converting career and job creation	population	90	90	5,000,000	450,000,000		450,000,000	495,000,000		495,000,000	
	f. Policy HH	HH	12	12	5,000,000	60,000,000		60,000,000	66,000,000		66,000,000	
	g. Poor HHs	HH	4	4	10,800,000	43,200,000		43,200,000	47,520,000		47,520,000	
	h. Bonus for Relocated on time	HH	13	13	5,000,000	65,000,000		65,000,000	71,500,000		71,500,000	
	<b>Sub Total Support / Allowances</b>										<b>1,318,240,000</b>	
<b>II.</b>	Estimate management cost and implementation of resettlement is 2% of total compensation costs for Duc Hoa main channel	2%				753,356,569		753,356,569	828,692,226		828,692,226	
<b>V.</b>	Cost for the OSDP program (including EMDP if any) to Duc Hoa main channel							0	2,000,000,000		2,000,000,000	
<b>VI</b>	Costs for independent consultants MO for phase 2 of Phuoc Hoa Water Resources Project							0	0		0	
	<b>Sub Total Implementation Costs</b>										<b>2,828,692,226</b>	
	<b>Total for HCMC - Cu Chi District</b>										<b>40,496,520,693</b>	

No	Type	Unit	Quantity				Base Costs			Total plus Contingencies 10%		
	Tan My Duc Hoa District - Long An	Unit	Years				Years			Years		
	Land		2011	2012	Total	unit of price	2011	2012	Total	2011	2012	Total
	A. Agricultural land	m2	603,900		603,900	124,000	74,883,600,000		74,883,600,000	82,371,960,000		82,371,960,000
	B. Residential land	m2	12,900		12,900	800,000	10,320,000,000		10,320,000,000	11,352,000,000		11,352,000,000
	C. Pond land	m2	2,800		2,800	200,000	560,000,000		560,000,000	616,000,000		616,000,000
	<b>Sub Total Land</b>		619,600									<b>94,339,960,000</b>
<b>I</b>	<b>Housing</b>											
1	permanent housing	m2	2,325		2,325	1,429,500	3,323,587,500		3,323,587,500	3,655,946,250		3,655,946,250
2	Temporary houses type 1	m2	59		59	300,000	17,700,000		17,700,000	19,470,000		19,470,000
3	Factory	m2	37		37	1,429,500	52,891,500		52,891,500	58,180,650		58,180,650
	<b>Sub Total House / Shops</b>		2,421									<b>3,733,596,900</b>
<b>II</b>	<b>Works</b>											
1	Water Tanks for activities	m3	10		10	786,000	7,860,000		7,860,000	8,646,000		8,646,000
2	Cement ground	m2	200		200	58,500	11,700,000		11,700,000	12,870,000		12,870,000
3	Bathroom with cement ground	m2	18		18	795,000	14,310,000		14,310,000	15,741,000		15,741,000
4	Bamboo bathroom, lined background	m2	3		3	300,000	900,000		900,000	990,000		990,000
5	Toilet, no warrant bowl	m2	18		18	500,000	9,000,000		9,000,000	9,900,000		9,900,000
6	Main electricity meter	No	8		8	250,000	2,000,000		2,000,000	2,200,000		2,200,000
7	Building Breeding facilities	m2	162		162	300,000	48,600,000		48,600,000	53,460,000		53,460,000
8	Drill wells	m	15		15	1,125,000	16,875,000		16,875,000	18,562,500		18,562,500
9	Graves	No	19		19	12,000,000	228,000,000		228,000,000	250,800,000		250,800,000
	<b>Sub Total Other Structures / Works</b>				0							<b>373,169,500</b>
<b>III</b>	<b>Trees</b>											
1	Fruit trees group 1	No	1,062		1,062	300,000	318,600,000		318,600,000	350,460,000		350,460,000
2	Fruit trees group 2	No	628		628	225,000	141,300,000		141,300,000	155,430,000		155,430,000
3	Fruit trees group 3	No	1,600		1,600	225,000	360,000,000		360,000,000	396,000,000		396,000,000
4	Fruit trees group 4	No	7		7	125,000	875,000		875,000	962,500		962,500
5	Fruit trees group 5	No	10		10	40,000	400,000		400,000	440,000		440,000
6	Bamboo	No	12,876		12,876	20,000	257,520,000		257,520,000	283,272,000		283,272,000
7	Cane	No	2,673		2,673	20,000	53,460,000		53,460,000	58,806,000		58,806,000
8	Eucalyptus	No	25		25	20,000	500,000		500,000	550,000		550,000
9	Apricot tree	No	32		32	100,000	3,200,000		3,200,000	3,520,000		3,520,000
10	Sanh trees	No	9		9	100,000	900,000		900,000	990,000		990,000
11	Tuberose	m2	4,000		4,000	2,500	10,000,000		10,000,000	11,000,000		11,000,000
12	Pot plant	No	2,031		2,031	30,000	60,930,000		60,930,000	67,023,000		67,023,000
13	other trees		30,472		30,472	20,000	609,440,000		609,440,000	670,384,000		670,384,000
	<b>Sub Total Trees</b>		55,425		55,425							<b>1,998,837,500</b>

Long An Cont'd

<b>IV</b>	<b>Crop</b>											
	rice	m2	272,028		272,028	1,000	272,028,000		272,028,000	299,230,800		299,230,800
	sugar cane	m2	1,610		1,610	2,000	3,220,000		3,220,000	3,542,000		3,542,000
	bean	m2	49,043		49,043	2,000	98,086,000		98,086,000	107,894,600		107,894,600
	Carsava, corn, vegetable....	m2	3,000		3,000	800	2,400,000		2,400,000	2,640,000		2,640,000
	vegetables...	m2	40,000		40,000	4,000	160,000,000		160,000,000	176,000,000		176,000,000
	<b>Sub Total Crops</b>		365,681		365,681							<b>589,307,400</b>
	J. Social support: in which:											
	a. Relocation support	HH	15		15	7,000,000	105,000,000		105,000,000	115,500,000		115,500,000
	b. Rental Support	HH	15		15	5,400,000	81,000,000		81,000,000	89,100,000		89,100,000
	c. Support stable life and stable production	person	200		200	3,600,000	720,000,000		720,000,000	792,000,000		792,000,000
	d.Support to moving shops	HH	2		2	10,000,000	20,000,000		20,000,000	22,000,000		22,000,000
	e.Support converting career and job creation	population	412		412	5,000,000	2,060,000,000		2,060,000,000	2,266,000,000		2,266,000,000
	f. Policy HHs	HH	18		18	5,000,000	90,000,000		90,000,000	99,000,000		99,000,000
	g. Poor HHs	HH	2		2	10,800,000	21,600,000		21,600,000	23,760,000		23,760,000
	h. Bonus for Relocated on time	HH	15		15	5,000,000	75,000,000		75,000,000	82,500,000		82,500,000
	<b>Sub Total Allowances</b>											<b>3,489,860,000</b>
<b>II.</b>	Estimate management cost and implementation of resettlement is 2% of total compensation costs for Duc Hoa main channel	2%					2,090,494,626		2,090,494,626	2,299,544,089		2,299,544,089
<b>V.</b>	Cost for the OSDP program (including EMDP if any) to Duc Hoa main channel											3,000,000,000
<b>VI.</b>	Costs for independent consultants MO for phase 2 of Phuoc Hoa Water Resources Project											
	<b>Sub Total Implementation Costs</b>											<b>5,299,544,089</b>
	<b>Total for Long An Province</b>											<b>109,824,275,389</b>

No	Type		Quantity			Base Costs			Total plus Contingencies 10%			
	Tay Ninh Province		Years			Years			Years			
	Land	Unit	2011	2012	Total	unit of price	2011	2012	Total	2011	2012	Total
	Residential land	m2	13,800		13,800							
	Loc Hung	m2	5,800		5,800	936,000	5,428,800,000		5,428,800,000	5,971,680,000		5,971,680,000
	An Tinh	m2	8,000		8,000	1,248,000	9,984,000,000		9,984,000,000	10,982,400,000		10,982,400,000
	Agricultural land	m2	406,000		406,000							
	Loc Hung	m2	185,000		185,000	42,000	7,770,000,000		7,770,000,000	8,547,000,000		8,547,000,000
	An Tinh	m2	221,000		221,000	51,600	11,403,600,000		11,403,600,000	12,543,960,000		12,543,960,000
	<b>Sub Total Land</b>											<b>38,045,040,000</b>
	<b>Houses</b>											
	<b>House</b>											
	House type 2A	m2	125		125	3,135,000	391,875,000		391,875,000	431,062,500		431,062,500
	House type 4B	m2	5,847		5,847	1,350,000	7,893,450,000		7,893,450,000	8,682,795,000		8,682,795,000
	Temporary house A	m2	717		717	408,000	292,536,000		292,536,000	321,789,600		321,789,600
	Factory house	m2	20		20	1,170,000	23,400,000		23,400,000	25,740,000		25,740,000
	<b>Sub Total Houses / Shops</b>		6,709		6,709							<b>9,461,387,100</b>
	<b>Other structures</b>				0							
	Graves	unit	4		4	2,850,000	11,400,000		11,400,000	12,540,000		12,540,000
	Wells	Unit	20		20	750,000	15,000,000		15,000,000	16,500,000		16,500,000
	Water tanks	m3	6		6	850,000	5,100,000		5,100,000	5,610,000		5,610,000
	Electricity metter	cái	5		5	250,000	1,250,000		1,250,000	1,375,000		1,375,000
	Leveling land	m2	9,175		9,175	30,000	275,250,000		275,250,000	302,775,000		302,775,000
	Toilets, bathroom	m2	302		302	1,080,000	326,160,000		326,160,000	358,776,000		358,776,000
	Brick walls,	m2	4		4	661,500	2,646,000		2,646,000	2,910,600		2,910,600
	Yards	m2	891		891	62,400	55,598,400		55,598,400	61,158,240		61,158,240
	Wall by B40	m2	7,938		7,938	156,000	1,238,328,000		1,238,328,000	1,362,160,800		1,362,160,800
	Other structures									0		0
	<b>Sub Total Other Structures</b>											<b>2,123,805,640</b>
	<b>TREES</b>											
	Fruits trees	tree	918		918	159,608	146,520,144		146,520,144	161,172,158		161,172,158
	Industrial trees	tree	2,672		2,672	129,363	345,657,936		345,657,936	380,223,730		380,223,730
	Timber trees and others	tree	7,066		7,066	170,006	1,201,262,396		1,201,262,396	1,321,388,636		1,321,388,636
	<b>Sub Total of trees</b>	cây	10,656									<b>1,862,784,524</b>

Tay Ninh Cont'd

<b>CROPS</b>											
Vegetable	m2	46,783		46,783	3,000	140,349,000		140,349,000	154,383,900		154,383,900
Rice	m2	221,010		221,010	2,000	442,020,000		442,020,000	486,222,000		486,222,000
Bean, corn, others	m2	56,121		56,121	3,000	168,363,000		168,363,000	185,199,300		185,199,300
<b>Sub Total Crops</b>	m2	323,914									<b>825,805,200</b>
<b>SUPPORTS</b>				0							
J. Social support: in which:						0		0	0		0
a. Relocation support	HH	47		47	7,000,000	329,000,000		329,000,000	361,900,000		361,900,000
b. Rental Support	HH	47		47	5,400,000	253,800,000		253,800,000	279,180,000		279,180,000
c. Support stable life and stable production	person	650		650	3,600,000	2,340,000,000		2,340,000,000	2,574,000,000		2,574,000,000
d. Support to moving shops	HH	1		1	10,000,000	10,000,000		10,000,000	11,000,000		11,000,000
e. Support converting career and job creation	population	436		436	5,000,000	2,180,000,000		2,180,000,000	2,398,000,000		2,398,000,000
f. Policy HHs	HH	16		16	5,000,000	80,000,000		80,000,000	88,000,000		88,000,000
g. Poor HHs	HH	2		2	10,800,000	21,600,000		21,600,000	23,760,000		23,760,000
h. Bonus for Relocated on time	HH	18		18	5,000,000	90,000,000		90,000,000	99,000,000		99,000,000
<b>Sub Total Allowances</b>				0							<b>5,834,840,000</b>
<b>Implementation and Management Costs</b>											
<b>II. Implementation costs</b>											
Estimate management cost and implementation of resettlement is 2% of total compensation costs for Duc Hoa main channel	0.02			0		1,163,073,249		1,163,073,249	1,279,380,574		1,279,380,574
Cost for the OSDP program (including EMDP if any) to Duc Hoa main channel				0		0			0		3,000,000,000
Costs for independent consultants MO for phase 2 of Phuoc Hoa Water Resources Project				0		0			0		0
<b>Sub Total of Implementation costs</b>											<b>4,279,380,574</b>
<b>Total cost for t Duc Hoa main channel, Tay Ninh province</b>				0		0					<b>62,433,043,038</b>

## **Annex 3: Public Information Booklet**

### **PHUOC HOA WATER RESOURCES PROJECT PHASE 2.**

#### **PROJECT INTRODUCTION**

##### **1. General Information**

To undertake poverty reduction and socio-economic development programs, the Government of Vietnam has signed the ODA Loan Agreements with the ADB and AFD for implementation of the Phuoc Hoa Water Resource Project. The Project has been undertaken in three provinces of Tay Ninh, Long An and Ho Chi Minh City. The overall objective of the Project is to provide an additional source of water in the Saigon and Vam Co Dong river basins for development of irrigated agriculture and to supplement existing supplies for salinity control and domestic, municipal, and industrial (DMI) use in Ho Chi Minh City (HCMC) and surrounding provinces. It will adopt an integrated development approach to increase agricultural production by promoting efficient and sustainable management of the water resources.

Water resources infrastructure to be developed will include the Phuoc Hoa barrage which will inundate 685 hectares (ha) and a 40 kilometer (km) long transfer canal to divert and convey water from the Be River to the existing Dau Tieng Reservoir for water use purpose as mentioned above. These works were completed under Phase 1.

Two new irrigation areas will be developed under Phase 2 of the Project: (i) Tan Bien Irrigation System (TBIS) in Tay Ninh Province with a net command area at full development of about 7,670 ha, and (iii) Duc Hoa Irrigation System (DHIS) in Long An Province with a net command area at full development of 27,560 ha. The total net command area at full development will be about 35,230 ha.

##### **Scope of Land Acquisition and Resettlement of the Project**

Phase 2 of the Project affects two provinces: Tay Ninh and Long An; and Ho Chi Minh City, concerning 6 districts and approximately 24 communes and 2 towns. The main infrastructures include:

**Duc Hoa Main Canal:** The canal will have a total length of 17.68 km with a capacity of 13.3m<sup>3</sup>/s.. The Canal passes through Loc Hung and An Tinh communes in Trang Bang district of Tay Ninh province affecting up to 218 households, Thai My commune in Cu Chi district of HCM affecting up to 34 households, and Tan My commune of Duc Hoa district of Long An province affecting up to 98 households.

**Tan Bien Irrigation System:** is a complexity of gravity and pumping irrigation system, located in Tay Ninh province. Of a total area of 7,670 ha some 5,663 ha is gravity fed and the remaining 2,007 ha will be pumped. It is estimated that the acquired land will be area is 136,46 ha for primary, secondary and tertiary canals . It will benefit An Co commune in Chau Thanh district, and also benefit and affect 231 households in Phuoc Vinh commune of Chau Thanh district, and also, 77 households in Hoa Hiep, 79 households in Thanh Tay and 46 households in Tan Binh communes of Tan Bien district. Total households affected will be 433 households, comprising 1,951 people.

**Duc Hoa irrigation system:** is located in Duc Hoa district of Long An province, however, after splitting from the East Canal of the Dau Tieng System, the newly built part of the main canal will run through some part of Tay Ninh province and of HCMC. The total irrigated area is estimated at 17,400 ha, of which some 15,102 ha will be gravity fed and the remaining 2,298 ha will supplement water in existing low level canals. There are a total of 146 canals and 441 structures comprising the irrigation system. The canal network is made up of 30.38 km of primary canal with a width of 25.3m. Secondary canals make up 71.626km in length and are 20.25 m in width. The tertiary canal network totals 129.675 km in length and are 15.2m in width. The acquired land is estimated at about 300ha. There are a total of 15 communes in the Duc Hoa Irrigation system area. It will affect 15 communes and towns such as:

- Duc Hoa and Hau Nghia towns;
- An Ninh Dong, An Ninh Tay, Tan My, Hiep Hoa, Tan Phu, Hoa Khanh Dong, Hoa Khanh Nam, Hoa Khanh Tay, Duc Lap Thuong, Duc Lap Ha, Duc Hoa Thuong, Duc Hoa, Duc Hoa Dong, Hanh Bac, Hanh Nam communes.

**Borrow areas:** Borrow areas may be used for the Tan Bien irrigation System, the Duc Hoa Main Canal and the Duc Hoa Irrigation System. Material used for building embankment of transfer canal is obtained from the earth taken from digging the canal, although sometimes borrow areas are required and will be identified the sites during the construction. This

The Provincial Project Management Boards in each province are responsible for implementing the Resettlement, Compensation, and Social Support Program in cooperation with the District Resettlement Committees in each affected district immediately after detailed design is approved.

Project is expected to be finalized by 30 June 2014.

### **Legal framework of compensation, resettlement and supports for affected persons**

The objectives of the resettlement, compensation and assistance program are to:

i) avoid involuntary resettlement wherever possible by exploring project and design alternatives; 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.

### **Eligibility of affected persons and properties**

There are three types of Affected Persons: i) persons with Land Use Rights Certificates (LURCs) to land lost in entirety or partially, ii) persons who lost land they occupy in its entirety or partially who do not currently possess a LURC but have a claim that is recognizable under national laws, or, iii) persons who lost land they occupy in its entirety or partially who do not have any recognizable claim to that land.

### **Compensation policy**

All affected persons are compensated for loss of properties and are entitled in income restoration and livelihood stability, as per compensation and resettlement policy of the Phuoc Hoa project, based on related Asian Development Bank and Government of Vietnam policies. The project compensation policy in detailed as follows as:

### **Compensation for loss of land**

Any land acquired will be compensated for at the replacement cost of same-use land in pre-project condition at the time compensation is made..

### **Agricultural land**

Affected persons (APs) who are eligible and have permanent land use certificate or are waiting for a legalizable land use right will:

- Be compensated for all acquired land by land-for-land method, with the same category if local authorities have sufficient land, or cash-for-land based on replacement cost if there is not available land.
- Be compensated for all plants, crops and structures on the acquired land, based on market prices.
- Affected persons will receive some supports for income restoration and livelihood stability, depending upon levels of adverse impacts.

Affected persons who are non-eligible and not having land use right certificates will:

- Not be compensated for loss of land, but compensated for loss of plants, crops and structures on acquired land, based on market prices, and also get some support for investment cost used so far on that land.

### **Residential land and land used for business**

All eligible affected persons will be compensated or by land-for-land, or by cash-for-land, based on replacement cost. If the remaining land is not sufficient for building a new house, within the area identified by the State, they will be relocated in other location, by choosing one of those options: (i) to receive cash and make their own arrangement for relocation, (ii) receive land or house in resettlement site and move to relocation site (if entitled). Non-eligible persons, case by case, will be examined for getting a subsistence; if they can't find any land for a self-relocation, the District Resettlement Committee will examine their situation submit to the Provincial Peoples' Committee for arranging a new place for them;

In the case affected persons have sufficient land for a new house, they will get compensation for the loss of land and structures, based on replacement cost;

If the affected person must relocate they will get some subsistence for income restoration and livelihood stability.

### **Compensation for loss of house and structure**

Eligible affected persons will be entitled to:

- In case their house is demolished, full compensation based on construction cost of a new house;
- Get some subsistence for income restoration, livelihood stability and skills training.

It may not be necessary to relocate in all cases. If a house is partly demolished but the remainder is still usable, the affected person will be entitled to compensation for costs of dismantling the part to be demolished and compensation for that part of the structure demolished based on replacement costs to original specifications, plus costs for repairing the remaining part. If a remaining part is not sufficient for basic needs of living, those affected households will get full compensation for those houses/structures.

### **Compensation for moving graves**

Moving grave will get compensation for those costs: buying/renting land, digging and moving, building new grave, and other reasonable expenses, based on rates fixed by the Provincial Peoples Committee.

### **Compensation for loss of plants and crops**

Affected persons will be compensated for loss of plants and crops, based on the real amount and replacement prices.

### **Secondary affected persons**

This applies to those affected by borrow areas needed for construction or for group resettlement sites, with the same provisions for all other affected persons.

### **Support & Subsistence Policy**

Severely affected persons will get additional allowances:

- Relocation assistance - support for moving (if must be relocated in another place), with amounts of cash identified by the Provincial Peoples Committee.
- Loss of livelihood assistance - Transitional subsistence in 6 months for households not moving their houses and 12 months if they must relocate. Provincial Peoples Committee.
- Support for skills training for a working-aged member of affected households
- Special support for income restoration during transitional period of business households, with amounts of cash identified by the Provincial Peoples Committee.
- A bonus for on time moving suitable to the schedule as identified by the Local Committee of Compensation, Support and Resettlement.

## **5. Procedures of Grievance Redress**

In order to ensure that all APs' grievances and complaints on any aspect of land acquisition, compensation and resettlement are addressed in a timely and satisfactory manner, and that all possible avenues are available to APs to air their grievances, a well defined grievance redress mechanism needs to be established. All APs can send any questions to implementation agencies about their rights in relation with entitlement of compensation, compensation policy, rates, land acquisition, resettlement, allowance and income restoration. Otherwise, all APs are not ordered to pay any fee during the grievance and complaints at any level of trial and court.

The Grievance Procedure adopted by the Project will be in accordance with Decree 69/2009/QĐ-CP; Art 40: Dealing with Grievance on Land Compensation price, Decision on Compensation, Assistance, Resettlement or Decision on Coercion for Land Acquisition.

Clause (1) of the Decree states that grievance is dealt with as per Art 138 of Land Law, Art 63, 64 of Decree 84, and regulations of Dec 136/2006/ND-CP (14/Nov/2006), and the Ordinance on Procedures for Resolving Disputes on Administrative Cases, 1986, amended in 1993 and 2006.

**Stage 1** – Within 90 days of the date of the President of the District Peoples' Committee announcing plans regarding land acquisition, the AP may lodge an appeal against the decision to the District Peoples' Committee. The Chairman of the DPC is responsible to review and rule on the decision which will be publicized and advised to the AP.

**Stage 2** – Within 45 days of receiving the decision of the DPC, and if the AP is still dissatisfied, the AP may take the matter to the Peoples' Court or lodge an appeal to the Provincial Peoples' Committee. It is the responsibility of the Chairman of the PPC to review and rule on the decision, which will be publicized and advised to the AP.

**Stage 3** – If the AP is still not satisfied with the decision of the PPC they may, within 45 days of the date of the PPC Chairman's decision, refer the case to the Peoples' Court for final decision.

## 6. General guidance

- (i) The concerned households must prepare necessary documents relating their ownership of affected land, house, structures.
- (ii) The head of the affected household needs to take part in the process of measuring and inventory the household's property, signing the Minutes of the inventory and measuring on the total affected properties. The CSRC has to provide a valid copy of the Minute to the household for checking if necessary.
- (iii) After the inventory, the CSRC makes a list of concerned households with their affected property, the list will be publicly put up at the office of the respective commune people's committee and other appropriate public sites for community people to get information.
- (iv) The PPMBs, CSRC, and local authorities announce specific date, time, location for implementation of compensation payment.

This announcement is put up in local media means; and sent to affected households right after getting approval of the detailed technical designs of the related components.

Since this announcement is publicly put up in local media means in concerned commune/village/hamlet and is distributed to APs, PPMBs recommend them not cultivate or build houses and physical structures on the to-be-acquired land.

The cut-off date will be following notice of land acquisition issued by the DRC and posted by the CPC. There will be no compensation for structures built or crops planed on land to be acquired after the cut off date.

For community benefits and for the Project's progress, PPMBs require affected households dismantle their house/structures/affected property and hand over the site to the Project's holder in timely manner, after receiving full compensation payments and supports. Households with on-time hand-over as planned by the CSRC will be awarded a bonus.

For more information, please contact:

The People's Committee of .....Commune.

Address:....., Tel: ....., Fax:.....

The Compensation, Support and Resettlement Committee (CRC)

Address:....., Tel: ....., Fax:.....

The Provincial Project Management Board (PPMB) of .....Province,

Address:....., Tel: ....., Fax:.....

The Investment & Construction Management Board 9 (ICMB 9)

Address:....., Tel: ....., Fax:.....

Date (day, month, year)

Representative of ICMB9 Director

## Information Disclosure

According to the ADB SPS to apply to projects approved after 10 January 2010, the following documents are required to be submitted to the ADB for Disclosure on the ADB website:

1. Draft RP or RF endorsed by the Client before project appraisal
2. Final RP endorsed by Client after the DMS (Census of APs)
3. Updated RP following any changes from the DMS or other changes introduced (if any)
4. Resettlement monitoring reports

## Consultation and participation

<b>Information Dissemination, Consultation, Participatory Approaches and Disclosure Requirements</b>	<ul style="list-style-type: none"><li>• Identification of project stakeholders.</li><li>• Disclosure of project information</li><li>• Consultations for determining principles of resettlement and compensation</li><li>• Mechanisms for stakeholder participation in planning, management, monitoring, and evaluation</li><li>• Disclosure of RP to people affected</li><li>• Local institutions or organizations to support people affected. Potential role of non-government organizations (NGOs), women's groups and community based organizations (CBOs).</li></ul>
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According to the ADB's revised SSP, Meaningful consultation pays special attention to needs of disadvantaged and vulnerable group and especially those below the poverty line:

1. Begins early in the project preparation stage and is carried out throughout the project cycle
2. Provides timely disclosure of relevant and adequate information that is understandable and accessible to APs
3. Consultation is undertaken free of intimidation or coercion
4. Is gender inclusive and responsive, and tailored to needs of disadvantaged and vulnerable groups
5. Enables incorporation of all relevant view of APs and other stakeholders into decision making such as project design, mitigation measures, sharing of project benefits and opportunities.

## Phuoc Hoa – Proposed Public Consultations

### Information Dissemination and Community Consultation

Information disclosure is an ongoing process throughout project preparation and implementation. In accordance with both ADB and GoV policy (contained in Decree 69/2009 Articles 29, 30 and 31 and 2) the PPC and DPC must ensure that public notice is given and disseminate details of the approved draft resettlement plan before project appraisal by the ADB. This draft will also be disclosed on the ADB website. Following the census of affected persons, the final resettlement plan, as endorsed by the GoV, is further disseminated to the affected communities and posted on the ADB website. Any updates or revisions to the final resettlement plan must be further disseminated to affected communities and again, posted on the ADB website.

The Provincial Project Management Boards (PPMBs) will direct the Provincial Resettlement Committees (PRCs) and District Resettlement Committees (DRCs) to conduct a series of public meetings to provide information regarding project activities and the proposed resettlement and compensation policies.

These public meetings will be needed to: (i) disseminate information on inventory and pricing results, (ii) inform the APs on amounts of compensation and supports of each affected household, (iii) to listen to their feed back and suggestions, and (iv) for revising or adjusting the inaccurate data, if any. At the same time, the DRCs will post this information on the announcement board at the Commune PC office for at least 20 days (Decree 69/2009, Article 30(2c)). In accordance with Decree 69/2009 Article 30(2b) the posting must be recorded in official minutes and confirmed by the CPC, the Commune fatherland Front and APs. As per Decree 609 Article 30 Clause 3(a), following expiration of this period the agency in charge of compensation will summarize all opinions and comments received, including numbers of APs and stakeholders who agree and disagree, with the compensation and land acquisition and assistance offered in the resettlement plan.

### **Contents of public meetings**

Information about the following items was given to all APs in the form of a Project Information Booklet (PIB), a poster, verbal presentation and explanation, by the district DRCs:

- **Project components.** This includes the places where stakeholders can obtain more detailed information about the project.
- **Project impacts.** Anticipated impacts on the people living and working in the affected areas of the project including explanations about the need for land acquisition for the Duc Hoa Main Canal and other project components.
- **APs rights and entitlements..** The rights and entitlements for different categories of APs, including the entitlements for those losing businesses, jobs and income. Options for land-for-land and cash. Options regarding reorganizing and individual resettlement, and provisions and entitlements to be provided for each. Entitlement to rehabilitation assistance under the Social Support Program, as well as opportunities for project-related employment will be applied for all APs<sup>3</sup>.
- **Grievance mechanism and the appeal process.** All APs are to be informed that project policies and procedures are intended to ensure their pre-project living standards are at least restored if not improved. All APs must also be informed that if there is any confusion or misunderstanding about any aspect of the project, the commune or district resettlement committee can help resolve problems. If they have complaints about any aspect of the land acquisition, compensation, resettlement, and rehabilitation process, including the compensation rates being offered for their losses, they have the right to make complaints and to have their

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<sup>3</sup> Rights and Entitlement to livelihood rehabilitation supports, as well as opportunities for project-related benefit sharing or employment in the framework of OSDP programs.

complaints heard. APs will also receive an explanation about how to access grievance redress procedures, according to Project's mechanisms and GoV's Grievance and Denouncement Law.

- **Right to participate and be consulted.** All APs are to be informed about their right to participate in the planning and implementation of the resettlement process. The APs are to be represented on district resettlement committees, and the representative for the APs present whenever commune/ district/provincial committees meet to ensure their participation in all aspects of the project. All APs are to be consulted about the following issues in particular: (a) their preferred resettlement option according to their entitlement; (b) training and training preferences in current or new occupations for all APs who will be relocated, and for APs whose income levels and living standards will be adversely affected.
- **Resettlement activities.** All APs are to be given an explanation regarding compensation calculations and compensation payments, monitoring procedures (which will include interviews with a sample of APs), reorganization, relocation to an individual location/self-relocation, and preliminary information about physical works procedures.
- **Organizational responsibilities.** All APs are to be informed about the organizations and levels of Government involved in resettlement and the responsibilities of each, as well as the names and positions of the Government officials with phone numbers, office locations, and office hours if available;
- **Implementation schedule.** All APs should receive the proposed schedule for the main resettlement activities and informed that physical works would start only after the completion of all resettlement activities and clearance from the project area. It should be clarified that APs would be expected to move only after full payment of compensation for their lost assets. Implementation schedules and charts will be provided to resettlement committees at all levels.

Following all public meetings with APs and stakeholders the DRC must complete the following activities:

- Make a list of all APs who joined the meeting;
- Make a complete record of all questions, comments, opinions, problems and decisions that arose during the information and consultation meetings.
- Deliver leaflets and project announcements to the APs.

**Province:**

## Comments and Decisions

Recorded \_\_\_\_\_ by: \_\_\_\_\_ Name.....  
Signature.....

Date: .....

## 2a. Consultation Meetings with Affected Households

Province:

Location of Meeting		Hamlet	Date of Meeting	No. of AP Participants	
District	Commune			# of Men	# of Women

### Comments and Decisions

Questions / Comments Received	Responses Given	Follow-Up Action (if any)

Recorded by: \_\_\_\_\_ Name.....  
Signature.....

Witnessed by: \_\_\_\_\_ Name \_\_\_\_\_ Unit \_\_\_\_\_  
Date: .....

**Names of Participants for Meeting Conducted on ..... /..... /..... Location of Meeting**  
**.....**

[illegible]

**Witnessed by:** ..... **Name** ..... **Unit** .....

Date: .....

### 3a. Dates of Other Dissemination Events and Consultations

Poster and Notice Posting on Commune Notice Boards			
Commune	Date	Certified and Witnessed by (Signature)	
		Representative of CPC	Fatherland Front
Leaflet Distribution	Date	Certified and Witnessed by (Signature)	
Location		Representative of CPC	Fatherland Front
Other Announcements and Meetings		Details of Event	Certified by PRC or DRC (Signature)
Location	Date		

Certified by: ..... Name ..... Unit .....

Date: .....

### 3 b: Record of Comments and Opinions from Notice Postings, Leaflet Distribution and Other Consultations

[illegible]

**Prepared by: (name)..... Agency.....Signature.....**

**Dated**.....

**Witnessed and Certified by: (name)..... Agency..... Signature.....**

**Dated**.....

**GUIDELINES FOR PUBLIC CONSULTATION FOR PPMB' AND OSDP'S**  
**Minimum Public Consultation and Disclosure Meetings – Phuoc Hoa Phase 2**

Item	Target	Period/Stage	Month							
			July	Aug	Sept	Oct	Nov	Dec	Jan	Feb
General Project Awareness	All Community	During project preparation and formulation of RF – before Loan Appraisal	■							
APs Consultations	Community APs	To prepare draft RP with draft detailed designs		■						
APs Finalization of RP	Community APs –Slightly AP Severely AP	Final RP after detailed design finalized/approved.			■	■				
Announcement of Final RP	Community APs –Slightly AP Severely AP	Approval of RP – after Loan and Project Approval							■	

**1. General Project Awareness.**

- Cover Project Components
- Project Expected Impacts and Benefits
- Basic compensation principles
- Distribute PIB
- Collect and Minute Comments/Opinions

**2. AP Consultations**

- Conduct at hamlet level with identified APs.
- Discuss estimated impacts and losses.
- Discuss Resettlement and Compensation Policies and Basis for Calculating losses
- Other allowances
- Explain Severely Impacted APs and Special Arrangements and Enquire of needs for Social Program
- Posters at Commune Hall

**3. APs Finalization of RP**

- Before conducting DMS and formulation of Inventory of Losses
- Explain Approved Policies, Compensation , Allowances and Resettlement Amounts and Arrangements
- Purpose and Procedures for DMS
- Draft Implementation Schedule
- Visit AP households, Explain Resettlement, Compensation Package
- Collect and Minute Opinions, Comments

**Announcement of Final RP**

- Announcement of RP Finalization
- Implementation Schedule

- Visit AP households
- Present Details of Finalized RP, Resettlement and Compensation packages, Allowances
- Collect and Minute Comments and Opinions

## Annex 4: Provincial land Pricing

### Ho Chi Minh City – Cu Chi District

Unit prices of land for Cu Chi District of HCMC have been defined according to two decisions issued by the Peoples' Committee: Decision 102/2009/QD-HCMC dated 24/12/2009, and Decision 35/2010/QD-HCMC dated 28/5/2010. These decisions are based upon: (i) study of historic land prices on free market, through contracts signed between transferors and receivers of land use right dealing in the project site, (ii) survey of historic land prices on the free market by interviewing local people who had dealt with land use right transfers.

Prices are based upon the land use purpose and divided into three groups: i) Agriculture land – perennial crops, annual crops, forest land and land for aquaculture; ii) non-agriculture land including residential land and , iii) unused land.

These prices are therefore applicable to Thai My commune in Cu Chi district of HCMC and are further defined according to land position relative to the main road (highways, provincial roads):

Position 1 = land adjacent to main road

Position 2 = Land within 200 to 400 meters of main road

Position 3 = Other locations

**Table 1: Cu Chi District – Price of Annual Crop Land**

<b>Price of Land – VND per M2</b>				
	<b>Annual Crops</b>	<b>Perennial tree land</b>	<b>Forest land</b>	<b>Aquaculture land</b>
Position 1	130,000	152,000	72,000	130,000
Position 2	104,000	121,000	57,000	104,000
Position 3	78,000	100,000	43,200	78,000

Prices of non-agricultural business lands are equal to 60% in value of adjacent residential lands. The price for urban residential land varies widely according to the actual street location.

### Price of residential land in urban areas of Cu Chi district

Issued together with Decision No. 102 / 2009/QD-UBND December 24, 2009 by the People's Committee of Ho Chi Minh City. The following prices relate to residential properties that abut the main road/route specified. Note that these prices will also vary depending upon the residential property's actual location in respect of the main road, the side road and type of side road that the property abuts. The following table indicates the prices that pertain to side roads and different types of side or other access roads:

### Prices of residential land in urban and rural areas

Location of lands in side roads and type of road :

- Position 1: side road with width greater than 5 meters made by asphalt or concrete;
- Position 2: side road width from 3m to 5m made by asphalt or concrete, cement;
- Position 3: side road width from 2m to below 3m by asphalt or concrete, cement;
- Position 4: side road width below 2 m and made by asphalt or concrete, cement.

Category of side road:

- Grade 1: the side road is located adjacent to the main road;
- Remaining grades

Factor for the calculation of land price according to the location of lands and grades of side roads compared with lands in frontage road.

No	Category of alley	Position 1	Position 2	Position 3	Position 4
1	Grade 1	0,5	0,4	0,3	0,2
2	Remaining grades	Calculation not exceed 0.8 times the price of alley grade 1			

If the alley is soil, calculate equal to 0.8 times the price of asphalt, concrete, or cement alleys of the same alley type.

### Land Prices Tay Ninh Province

These are based upon Decision 66 2009/QĐ-UBND Tay Ninh province, dated on 21<sup>st</sup>, December 2009 and market prices in 2010 in the province of Tay Ninh. Each commune is divided into three areas of communal administrative boundaries

(i) Area I: land adjacent to national highways, provincial roads, inter-village roads or inter-district roads, inter-communal roads, surrounding the market roads, or commercial and services area (in this regulation referred to as the main road)

(ii) Area II: Land adjacent inter - hamlet roads (routes not specified in the area I)

(iii) Area III: land in remaining areas

### 2. Agricultural land location

Agricultural land: in each is divided into five locations

(i) **Location 1:** Agricultural land in the front side of the road which has wide is greater than 10 m and within 2 km from the urban boundary or within 02 km radius from the commune center or residential area

(ii) **Location 2:** Agricultural land located in one of the following positions:

- Agricultural land in front of the road which has the width greater than 10 meters and far 02 km to 05 km from to urban boundaries, or the commune center, residential area;
- The land in front side of road which has the width from 05 m to 10m and within 2km from the urban boundary or the commune center, residential area
- Agricultural land not adjacent to the road, but contiguous or adjacent land location 01.

(iii) **Location 3:** Agricultural land located in one of the following positions:

- Agricultural land in front of the road which has the width greater than 10 meters and far over 05 km from urban boundaries, or the commune center, residential area;
- Agricultural land in front of the road which has the width greater than 10 meters and within 02 km to 05 km from urban boundaries, or the commune center, residential area;
- Agricultural land in front of the road which has the width less than 5 meters and within 02 km from urban boundaries, or the commune center, residential area;
- Agricultural land not adjacent to the road, but contiguous or adjacent land location 02.

(iv) **Location 4:** Agricultural land located in one of the following positions:

- Agricultural land in front of the road which has width from 5 meters to 10 meters and within 5 km from urban boundaries, or the commune center, residential area;

- b. Agricultural land in front of the road which has width less than 5 meters and within more 2 km to 5 km from urban boundaries, or the commune center, residential area;
- c. Agricultural land not adjacent to the road, but contiguous or adjacent land location 03.

**(v) Location 5:** Agricultural land in the remaining locations

## **2.1 Non-agricultural land**

Non-agricultural land of each area in each commune is divided into 3 positions. Specifically:

### **1. Distribution location in area I:**

**Location 1:** Land adjacent to the national highway, provincial roads, or inter-district roads, inter-communal roads, surrounding the market roads or the commercial and service area (called the main road) when has one of the following 4 criteria:

- i. Land within 0.5km radius from the center of the CPC, schools, markets, health centers under the main road
- ii. Land within 0.5 km on each side of the main road from the boundaries of land and commercial services, tourism, industrial parks, export processing zones, economic zones (including the land opposite of these areas);
- iii. Land within the commercial and services area, tourism, industrial parks and export processing zones, markets, gate economic zones;
- iv. Land within 0.5km each side of the main roads from the center clue of transport, clue markets

**Location 2:** Land adjacent to the front of the main roads within the land borders from position 01 to 01 km under the main roads;

**Location 3:** Land in the remaining locations of the area I.

### **2. Distribution location in area II:**

Land adjacent to the front of the inter-village roads (except the roads specified in area I) is divided into 3 positions as follows:

**Location 1:** Land within residential area, that residential attached to one of the agencies or organizations: the commune People's Committee, markets, higher secondary schools, health stations economic, trade - service, tourism, industrial parks, export processing zones;

**Location 2:** Land within the residential area, but not the residential area specified in location 1 of area II;

**Location 3:** Land in the remaining locations of the area II.

### **3. Distribution location in area III:**

Land adjacent to the front of the inter-village roads (but not the roads specified in area I, area II) is divided into 3 positions as follows:

**Location 1:** Land within residential area, that residential attached to one of the agencies or organizations: the commune People's Committee, markets, higher secondary schools, health stations economic, trade - service, tourism, industrial parks, export processing zones;

**Location 2:** Land within the residential area, but not the residential area specified in location 01 of area III;

**Location 3:** Land in the remaining locations of the area III.

## Regulations on adjacent land areas

Land adjacent land areas are determined from the administrative boundary lines between districts, towns, in the region of each district, town:

- For agricultural land within 300 m.
- For non-agricultural land in rural area within 200 m.
- For non-agricultural land in urban area within 100 m.

## Price of Agricultural Land

**Table I.1: The Land price of annual crop land** *Unit: Thousand dong/m<sup>2</sup>*

Commune Location Category	Type I: An Tĩnh commune Trang Bang District	Type II: Loc Hung commune - Trang Bang District and Thanh Tay commune – Tan Bien district	Type III: Tan Binh, Hoa Hiep – Tan Bien district
1	43	35	24
2	32	26	18
3	25	20	13
4	20	17	10
5	17	13	8

**Table I.2: Land price of perennial tree land** *Unit: Thousand dong/m<sup>2</sup>*

Kind of commune/Location	Type I: An Tĩnh commune Trang Bang District	Type II: Loc Hung commune - Trang Bang District and Thanh Tay commune – Tan Bien district
1	55	45
2	40	34
3	30	26
4	25	21
5	20	18

**Table I.3: The land price of production forests, protections, and special use land** *Unit: Thousand dong/m<sup>2</sup>*

Kind of commune/Location	Type I: An Tĩnh commune Trang Bang District	Type II: Loc Hung commune - Trang Bang District and Thanh Tay commune – Tan Bien district
1	22	17
2	16	12
3	13	11
4	10	8
5	8	7

**Table I.4: The land price of aquaculture land** *Unit :Thousand dong/m2*

Kind of commune/Location	Type I: An Tinh commune Trang Bang District	Typell: Loc Hung commune - Trang Bang District and Thanh Tay commune – Tan Bien district
1	31	25
2	23	18
3	18	15
4	14	12
5	12	9

## Price of Non- Agricultural Land

**Table II.1: The land price of non-agri land in rural area** *Unit : Thousand dong/m2*

Area	Kind of communes/ location	Type I: An Tinh commune Trang Bang District	Typell: Loc Hung commune - Trang Bang District and Thanh Tay commune – Tan Bien district
I	1	1,040	790
	2	790	590
	3	580	430
II	1	420	310
	2	310	230
	3	240	170
III	1	150	100
	2	100	80
	3	90	63

The following pages indicate replacement cost surveys conducted in the affected communes. Data is available from HCMC and Long An, but according to OSDP reports, there were no comparable transactions in the Tay Ninh province communes. In any case, these replacement cost surveys will be confirmed in parallel with conducting the Detailed Measurement Surveys.

Table 7a: The survey result about replacement cost of Agricultural land									
Comparing the market price of land and the price of land issue of the province, the proposed compensation rates expected to calculate estimates cost									
No	Method	Seller name	transfer address	Date of sale	Area/Type of land	Unit of transfer market Price	Amount (VNđ/m2)	compensation rates issued by the province in	
Ho Chi Minh city – Cu Chi District									
1	Assignment Agreement	Phan Trung Tuấn	Thai My Commune	17/3/2010	720/residential	800,000	576.000.000	550,000	
2		Hồng Thị Tổ Loan	Thai My commune	17-Jun	300/residential land	1.400.000	420.000.000	550,000	
3		Nguyễn Thành Hải	Thai My Commune	25/4/2010	1000/garden	140,000	140.000.000		
4		Lê Xuân Như	Thai My Commune	7/4/2010	3900/residential +garden	500,000	1.950.000.000		
5		Nguyễn Văn Châu	Thai My commune	17-Jun	3000/rice	116,000	350.000.000		
6		Nguyễn Văn Thanh	Thap Thai My commune	17-Jun	1000/garden	200,000	200.000.000		
Average price									
Long An province – Duc Hoa District									
1	Assignment Agreement	Trần Văn Tuấn	Chanh hamlet- Tan my commune	22/4/2010	299/perennial land	167,000	50.000.000	45,000	
2		Phạm Văn Sơn	Lap Dien hamlet – Tan My commune	17/3/2010	242/rice land	161,000	39.000.000	45,000	
3		Huỳnh Thị Se	Chanh Hoi hamlet - Tan My commune	29/1/2010	1212/rice	45,000	55.000.000	45,000	
4		Mai Văn Châu	Bau Cong hamlet – Tan My	20-Jun	3500/rice	130,000	455.000.000	45,000	
5		Nguyễn văn Hững	Bau Cong hamlet – Tan My	18-Jun	1000/garden	150,000	150.000.000	45,000	
Average price						124,000		45,000	

Data Source: Based on the transfer contract from the Office of Natural Resources and Environment district

## Annex 5: List of Vulnerable HHs

No	Name of Head households	# APs losing more than 20% agricultural land (HH)	Lost house (House)	Lost Shop (shop)	# Severely affected HH (HH)	# Vulnerable HH (HH)
	<b>Tay Ninh Province</b>	<b>164</b>	<b>45</b>	<b>1</b>	<b>182</b>	<b>38</b>
1	Phan Minh Mac	33,0			x	
2	Phan Thi Minh Chan		Relocated		x	Female headed
3	Phan Thi Sai	100,0			x	Female headed
4	Phan Van Chinh	100,0			x	
5	Nguyen Thi Kiem Lien	44,0			x	Female headed
6	Nguyen Thi Nguyet		Relocated		x	Female headed
7	Tran Thanh Ai				x	Policy HH
8	Nguyen Luy		Relocated		x	
9	Tran Thi Ve	58,1			x	Female headed
10	Nguyen Thi Thung	100,0			x	Female headed
11	Ho Van Xuan	100,0			x	
12	Nguyen Thi Thu Huong	58,4			x	
13	Tran Thi Thu	100,0			x	
14	Nguyen Van Tri	100,0			x	
15	Nguyen Thi Dep	100,0			x	
16	Tran Van Hiep	21,4			x	
17	Nguyen Tan Minh	43,8	Relocated		x	
18	Nguyen Van Nhung	42,9			x	
19	Le Van Hy	35,3			x	
20	Phan Thi My Diem		Relocated		x	
21	Nguyen Thi Nhi	100,0			x	
22	Phan Van Mi	75,0	Relocated		x	
23	Van Cong Nhut	29,4	Relocated		x	
24	Tran Thi Xang	60,0			x	
25	Nguyen Van Trinh	28,7			x	
26	Nguyen Van Xuan	50,0			x	
27	Nguyen Van Huy	23,5			x	
28	Nguyen Van Cheo	100,0			x	Policy HH
29	Nguyen Thi Chien	40,0			x	
30	Nguyen Hong lac	56,5			x	
31	Nguyen Thi Diep	100,0			x	

No	Name of Head households	# APs losing more than 20% agricultural land (HH)	Lost house (House)	Lost Shop (shop)	# Severely affected HH (HH)	# Vulnerable HH (HH)
32	Khong Van Khuan	100,0			x	
33	Nguyen Van Nu	100,0			x	
34	Phan Van Sinh	38,9			x	
35	Tran Minh Tan	100,0			x	
36	Nguyen Thi Than	22,2			x	
37	Nguyen Van Quang Ba	56,3			x	
38	Nguyen Thanh Nhan	28,0			x	
39	Le Van Dung	100,0			x	
40	Ho Van Ho	74,4			x	
41	Nguyen Van Soi	50,0			x	Policy HH
42	Nguyen Thi Thu Thuy					Policy HH
43	Bui Van Thanh		Relocated		x	
44	Nguyen Thi Kim Huong		Relocated		x	
45	Ngo Van Luan		Relocated		x	
46	Dinh Van Hoa	38,5			x	
47	Vo Van Xe	25,0			x	
48	Tran Van Nem	60,0	Relocated		x	
49	Tran Thanh Phong					Policy HH
50	Tran Van Tia	28,6			x	
51	Tran Van San	75,2			x	
52	Pham Van Duc	60,0			x	
53	Pham Van Nho		Relocated		x	
54	Dinh Thi Nghia	50,0			x	
55	Nguyen Van Suot	66,7			x	
56	Tran Van No				x	Policy HH
57	Tran Van Khai	28,0			x	
58	Truong Van Luong	33,3			x	
59	Vo Van Muong	15,0			x	
60	Tran Hung Khuong	35,7			x	Policy HH
61	Dinh Van Cu	25,0			x	Policy HH
62	Nguyen Van Hien	54,0			x	
63	Tran Van To	100,0			x	Policy HH
64	Tran Minh Khiem	100,0			x	

No	Name of Head households	# APs losing more than 20% agricultural land (HH)	Lost house (House)	Lost Shop (shop)	# Severely affected HH (HH)	# Vulnerable HH (HH)
65	Nguyen Thi Dieu	49,9			x	Policy HH
66	Nguyen Truong Tho	35,0			x	
67	Nguyen Thi Sua	35,0			x	
68	Nguyen Thi Khoe	41,7			x	
69	Nguyen Thi Ket	75,0			x	
70	Cao Van Oanh				x	Policy HH
71	Tran Thi Do	26,7			x	Policy HH
72	Tran Thi Co	20,0			x	
73	Do Van Lam	97,9			x	
74	Ngo Chel Van	8,0	Relocated		x	
75	Nguyen Van Dien	54,0			x	
76	Nguyen Thi Khoai	50,0			x	
77	Ha Thi Rum	100,0			x	
78	Bui Van Tam	25,0			x	
79	Tran Van Sinh	33,3			x	
80	Nguyen Van Tong	48,8			x	
81	Loi Van Lanh	50,0			x	
82	Nguyen Van Mam	96,0	Relocated		x	
83	Tran Thi Dau	40,0			x	
84	Nguyen Van Lich		Relocated		x	Solitary HH
85	Nguyen Thi Dot		Relocated		x	
86	Tran Thi Cut		Relocated		x	
87	Nguyen Ngoc Yen	100,0	Relocated		x	
88	To Van Chau	100,0	Relocated		x	
89	Tran Thanh Thang		Relocated		x	
90	Tran Van Thang	100,0	Relocated		x	
91	Tran Loc Nhung	100,0	Relocated		x	
92	Nguyen Thi Anh	60,0	Relocated		x	
93	Le Quoc Cuong	33,3	Relocated		x	
94	Nguyen Thi Hon	45,5			x	
95	Nguyen Thi Sua	100,0			x	
96	Le Van Ne	10,1	Relocated		x	
97	Tran Van Chung		Relocated		x	

No	Name of Head households	# APs losing more than 20% agricultural land (HH)	Lost house (House)	Lost Shop (shop)	# Severely affected HH (HH)	# Vulnerable HH (HH)
98	Nguyen Van Nam	60,0			x	Policy HH
99	To Van Ri	40,0			x	Policy HH
100	Do Van Tien	25,0			x	
101	Phan Thi Quot					Policy HH
102	Tran Thi luot	40,0	Relocated		x	
103	Tran Van Muon	20,07	Relocated		x	
104	Nguyen Thi Thuy	100,0	Relocated		x	
105	To Van Binh	100,0	Relocated		x	
106	Nguyen Van Quynh	100,0			x	
107	Le Tan Ha	25,0			x	Policy HH
108	Nguyen Thi Thieu	66,7			x	
109	Le Thi Phuong	87,0	Relocated		x	Policy HH
110	Nguyen Van Them	47,4			x	
111	Nguyen Thi Lanh	76,9			x	Female headed
112	Phan Van Cam	100,0	Relocated	Factory	x	Policy HH
113	Tran Van Tan	50,0	Relocated		x	
114	Phan Quoc Thai	50,0	Relocated		x	Policy HH
115	Ha Van Rach	37,5			x	
116	Cao Van Con					
117	Nguyen Van Kim	40,0			x	
118	Nguyen Van Ray	100,0			x	
119	Nguyen Van Tu	50,0			x	
120	Nguyen Thi Giot				x	Female headed
121	Nguyen Thi Hien	41,7	Relocated		x	
122	Bui Van Cuong	70,0			x	
123	Tran Van Duc	29,2			x	
124	Le Thanh Phuoc		Relocated		x	
125	Bui Van Con	35,7			x	
126	Dang Van Dan	50,0			x	
127	Truong Thi Dinh	33,3			x	
128	Truong Van Choc	46,7			x	
129	Truong Van Chon	77,8	Relocated		x	
130	Truong Van Phuoc	57,1			x	

No	Name of Head households	# APs losing more than 20% agricultural land (HH)	Lost house (House)	Lost Shop (shop)	# Severely affected HH (HH)	# Vulnerable HH (HH)
131	Tran Van Dan	50,0			x	
132	Le Van Hiep		Relocated		x	
133	Ngon Van Phan	100,0	Relocated		x	
134	Tran Van Long	55,6			x	
135	Doan Van Nuoc	25,0			x	
136	Tran Thi Cot	100,0	Relocated		x	Female headed
137	Tran Van Ngung	100,0	Relocated		x	
138	Truong Thi Gam	100,0			x	Female headed
139	Pham Thi Duong	66,7			x	
140	Tran Van CU	100,0	Relocated		x	
141	Tran Van Rot	98,7	Relocated		x	
142	Vo Van Khoi	50,0			x	Policy HH
143	Truong Van Sang	44,4			x	
144	Truong Van Phung	66,7			x	
145	Truong Van Lo	100,0			x	Policy HH
146	Nguyen Van Nguon	37,5			x	
147	Truong Thi Giam	100,0			x	Poor HH
148	Truong Thi Dien	100,0			x	Policy HH
149	Truong Van Nhu	50,0			x	
150	Truong Van Ri	71,4			x	Policy HH
151	Truong Van Cham	23,9			x	Policy HH
152	Vo Van Bap	25,0			x	
153	Truong Van Buon	75,0			x	
154	Truong Thi Thai	50,0			x	
155	Truong Thi Nhan	68,0			x	Female headed
156	Truong Thi Bo	50,0			x	Policy HH
157	Truong Thi Nhung	40,0			x	
158	Truong Thi Bat	40,0			x	Policy HH
159	Truong Van Bon	50,0			x	Policy HH
160	Pham Thi Ngao	60,0			x	Policy HH
161	Doan Thi Chien	60,0			x	
162	Truong Van Luong	92,6			x	
163	Truong Van Det	100,0			x	

No	Name of Head households	# APs losing more than 20% agricultural land (HH)	Lost house (House)	Lost Shop (shop)	# Severely affected HH (HH)	# Vulnerable HH (HH)
164	Truong Van Muon	45,8			x	
165	Truong Thi Pha	50,0	Relocated		x	
166	Truong Van Ruc	66,7			x	
167	Truong Van Quy	66,7			x	Policy HH
168	Truong Van Tet	66,7			x	
169	Truong Van A	50,0	Relocated		x	
170	Dang Van Dan	50,0			x	
171	Truong Van Hanh	29,0			x	
172	Dinh Thi Xa	50,0			x	Policy HH
173	Truong Van La	35,3			x	
174	Nguyen Phuoc	57,1			x	
175	Vo Thi Be	55,6			x	
176	Vo Van Nha	50,0			x	
177	Phan Van Ut	25,8			x	
178	Pham Thi Long	74,7			x	
179	Nguyen Van Duc	60,0			x	
180	Dinh Van Bu	50,6			x	
181	Nguyen Van Phung	47,4			x	
182	Phan Hanh Phuc	63,0			x	
183	Nguyen Thi Phien	68,1			x	
184	Trinh Thi Le	25,0			x	Female headed
185	Vo Van Xe	33,3			x	
186	Nguyen Thi Sang	49,6			x	Female headed
187	Vo Van Phung	82,6			x	
	<b>Total</b>					
	<b>Thai My commune</b>					
	<b>Thai My Commune</b>	<b>26</b>	<b>13</b>	<b>2</b>		<b>17 =6 female+12policy+4 poor</b>
1	Nguyen Van Khoan	100.00			x	
2	Nguyen Thi Quyen	0.00				
3	Nguyen Thanh Tung	68.37			x	
4	Le Van Xeng	68.75			x	
5	Nguyen Van Trong	72.97			x	Policy HH
6	Pham Thi Ngon	84.38			x	

No	Name of Head households	# APs losing more than 20% agricultural land (HH)	Lost house (House)	Lost Shop (shop)	# Severely affected HH (HH)	# Vulnerable HH (HH)
7	Le Tu Nam	42.86			x	Policy HH
8	Vo Thi Yen	87.50			x	policy,female headed HH
9	Vo Van Thanh					Policy HH
10	Le Van Bam	32.00			x	Policy HH
11	Nguyen Thi Ngai	64.00			x	poor, policy,female headed HH
12	Nguyen Van Thanh	66.67			x	Policy HH
13	Nguyen Van Khue	56.00			x	
14	Le Van Hanh	100.00			x	
15	Nguyen Thi Huan	40.00			x	poor, policy,female headed HH
16	Hong Van Meo	60.00			x	
17	Nguyen Van Phi	62.34			x	
18	Vo Thi Loi	40.76			x	policy,female headed HH
19	Le Van Lai	38.10			x	
20	Tra Van Co	59.26			x	
21	Tran Tan Quang	50.53			x	
22	Tran Van Cang	53.33			x	Policy HH
23	Ngueyn Van Bich	74.89			x	
24	Huynh Van Muong	52.80			x	
25	Nguyen Van Genh	49.38			x	
26	Nguyen Thi Ut	43.64			x	
27	Le Van Ro	42.00			x	Policy HH
28	Nguyen Van Xieu		relocated		x	
29	Duong Van Ninh		relocated		x	Policy HH
30	Nguyen Van Nay		relocated		x	
31	Nguyen Van Thanh		relocated		x	Poor HH
32	Nguyen Van Ben		relocated		x	
33	Nguyen Van Hong		relocated		x	
34	Huynh Hai Khac		relocated		x	
35	Nguyen Thu Dong		relocated	x	x	
36	Hong Thi To Loan		relocated	x	x	Policy HH
37	Nguyen Van Cuong		relocated		x	Poor HH
38	Nguyen Van Nen		relocated		x	
39	Vo Thi Chat		relocated		x	Policy , female headed HH

No	Name of Head households	# APs losing more than 20% agricultural land (HH)	Lost house (House)	Lost Shop (shop)	# Severely affected HH (HH)	# Vulnerable HH (HH)
40	nguyen thi dung		relocated		x	female headed HH
	<b>Tân Mỹ commune</b>	<b>49</b>	<b>15</b>	<b>2</b>	<b>63</b>	<b>27=18 poli+11fe+2poor+1solitary</b>
1	pham thanh tam	29.55			x	
2	nguyen van quang	21.69			x	
3	le minh chi					Policy HH
4	nguyen van hung	25.93			x	
5	phung thi hao					female headed HH
6	le van trung	21.43			x	
7	phung dieu hien	28.17			x	
8	tran van can	36.47			x	
9	huynh thi hiep	62.96			x	female headed HH
10	Mai Van Duc	85.62			x	
11	Nguyen Anh Tuyet	89.24			x	
12	nguyen Anh Quy					Policy HH
13	Nguyen Thi A					Policy, female headed HH
14	Nguyen Van Can	95.00			x	
15	Nguyen Van Quan	20.83			x	
16	Dinh Van Danh	20.00			x	Policy HH
17	Dinh Nghia Hoa	21.74			x	
18	Vu thuy Chi					Policy HH
19	Vo Van Tuan	47.76			x	
20	Nguyen Van Con	29.73			x	Policy HH
21	Nguyen Van Phe	36.90			x	Policy HH
22	Nguyen Thi Nem					Policy HH
23	Le Kim Cang					Policy HH
24	Tong Thi Tam	23.58			x	
25	Ho Thi Thuy	29.01			x	
26	Nguyen Thi Ngua	50.00			x	solitary, Policy HH
27	Tran Cong Thanh	30.03			x	
28	Nguyen Thanh Tien	24.35			x	
29	Nguyen Thi Sach	50.00			x	Poor, female headed HH
30	Do Van Cuc	37.50			x	

No	Name of Head households	# APs losing more than 20% agricultural land (HH)	Lost house (House)	Lost Shop (shop)	# Severely affected HH (HH)	# Vulnerable HH (HH)
31	Nguyen Thi Kim Phuong	100.00			x	
32	Nguyen Van Chau	26.67			x	Poor, policy HH
33	phung van oanh					Policy HH
34	huynh thi thao	34.63			x	
35	nguyen kim oanh	53.28			x	
36	pham van hai	36.09			x	
37	nguyen anh tuyet	53.54			x	
38	pham ngoc diep	48.43			x	
39	nguyen tran em	42.00			x	
40	vo van chau	43.36			x	
41	le van hoa	20.00			x	Policy HH
42	nguyen van huu					Policy HH
43	vo thi ray					Policy HH
44	le van theo	43.35			x	
45	vo thi bo	43.48			x	female headed HH
46	pham ngoc diep					female headed HH
47	bui thi hue	45.00			x	female headed HH
48	vo thi tao	37.50			x	
49	ho thi do	42.46			x	female headed HH
50	truong thanh cong	45.00			x	Policy HH
51	tran thi doi					female headed HH
52	duong thi pho	100.00			x	
53	to van ruoi	50.15			x	
54	Phung Thi Hao		relocated		x	
55	Nguyen Thi Be		relocated		x	female headed HH
56	Nguyen Hoang Anh		relocated		x	
57	Nguyen Van Chau		relocated		x	
58	Nguyen Thi Cai		relocated	x	x	
59	Nguyen Van Hung		relocated		x	
60	Ho Thi Do		relocated		x	
61	Nguyen Van Phe		relocated	x	x	
62	Nguyen Van Ngoan		relocated		x	
63	truong thanh cong		relocated		x	Policy HH

No	Name of Head households	# APs losing more than 20% agricultural land (HH)	Lost house (House)	Lost Shop (shop)	# Severely affected HH (HH)	# Vulnerable HH (HH)
64	Vo van tuan		relocated		x	
65	nguyen thi thuy		relocated		x	
66	nguyen van Cung		relocated		x	
67	nguyen van dat		relocated		x	
68	nguyen thanh tien		relocated		x	
69	le thi khach	71.17			x	
70	vo van vien	100.00			x	
71	ho thi do	100.00			x	Policy HH
72	nguyen van hue	42.77			x	
73	vo cong doan	23.31			x	
74	nguyen van riet	83.95			x	
75	pham van sam	38.21			x	

Commune	HH who Choose Relocation	HH Rebuilding no relocate – take cash	HHs Choosing Land for Land	No. HHs Taking Cash compensation for lost land	HHs Choosing New vocational training
Xã Thái Mỹ	6	3	8	32	7
Xã Tân Mỹ	4	8	5	122	15
<b>Total</b>	<b>10</b>	<b>11</b>	<b>13</b>	<b>154</b>	<b>22</b>

## Annex 6: List of Affected Heads of Households and Estimated Compensation

### ESTIMATE COMPENSATION COSTS FOR DUC HOA MAIN CANAL

Table 9: Summarizes the compensation cost for affected households

No	Full name	Agricultural land (VNĐ)	Residential land (VNĐ)	Houses and structures (VNĐ)	Graves (VNĐ)	Trees (VNĐ)	Crops (VNĐ)	Support (VNĐ)	Total
	<b>Tay Ninh Province</b>								
	<b>An Tinh Commune</b>								
	<b>Suoi Sau Hamlet</b>								
1	Phan Minh Mac	43,000,000	4,300,000	85,922,000		200,000		4,500,000	115,722,000
2	Phan Thi Minh Chan		88,400,000	464,676,000		5,000,000		3,000,000	561,076,000
3	Phan Thi Sai	86,000,000						6,000,000	92,000,000
4	Phan Van Chinh	21,930,000						6,000,000	27,930,000
5	Nguyen Van Thanh	43,000,000							43,000,000
6	Pham Thi Yen	43,000,000							43,000,000
7	Nguyen Thi Kiem Liem	36,550,000						4,500,000	41,050,000
8	Nguyen Thi Nguyet		222,560,000	196,080,000				45,216,000	452,160,000
9	Nguyen Van Ut		41,600,000					6,000,000	47,600,000
10	Tran Thanh Ai		208,000,000					8,000,000	216,000,000
11	Nguyen Luy	8,600,000	685,360,000	902,335,200		1,670,000		3,000,000	1,600,965,200
12	Tran Thi Ve	34,701,000				1,090,000		3,000,000	38,791,000
13	Nguyen Thi Thung	76,755,000				360,000,000		4,500,000	441,255,000
14	Ho Van Xuan	113,434,000				400,000		1,500,000	115,334,000
15	Nguyen Thi Thu Huong	35,131,000						3,000,000	38,131,000
16	Tran Thi Thu	141,900,000				3,000,000		4,500,000	149,400,000
17	Nguyen Van Tri	43,000,000					2,000,000	7,500,000	52,500,000
18	Nguyen Van Hoai	55,900,000					2,600,000		58,500,000
19	Nguyen Thi Dep	43,000,000						4,500,000	47,500,000
20	Tran Van Hiep	64,500,000				6,000,000		1,500,000	72,000,000
21	Nguyen Tan Minh	15,050,000		472,500,000		6,000,000		4,500,000	498,050,000
22	Nguyen Van Nhung	129,000,000				104,000,000		1,500,000	234,500,000
23	Le Van Hy	121,260,000				1,240,000		6,000,000	128,500,000
24	Phan Thi My Diem		260,000,000	333,732,000				3,000,000	596,732,000
25	Nguyen Thi Nhi	25,800,000					1,200,000	3,000,000	30,000,000
26	Phan Van Mi	10,320,000	468,000,000	2,006,832,000		7,200,000		6,000,000	2,498,352,000
27	Van Cong Nhut	2,600,000,000	4,515,000	139,075,200		200,000		4,500,000	2,748,290,200
28	Tran Thi Xang	154,800,000					7,200,000	3,000,000	165,000,000
29	Nguyen Van Trinh	103,630,000		3,720,000				4,500,000	111,850,000
30	Nguyen Van Xuan	68,800,000						3,000,000	71,800,000
31	Nguyen Van Huy	86,000,000		8,500,000		17,410,000		1,500,000	113,410,000
32	Nguyen Van Cheo	86,000,000				1,800,000		9,500,000	97,300,000
33	Nguyen Thi Chien	129,000,000					9,000,000	1,500,000	139,500,000
34	Nguyen Hong Lac	55,900,000				40,000,000		3,000,000	98,900,000

No	Full name	Agricultural land (VND)	Residential land (VND)	Houses and structures (VND)	Graves (VND)	Trees (VND)	Crops (VND)	Support (VND)	Total
35	Nguyen Thi Diep	107,500,000					7,500,000	3,000,000	118,000,000
36	Nguyen Van Phuong	120,400,000				8,400,000			128,800,000
37	Khong Van Khuon	86,000,000						4,500,000	90,500,000
38	Nguyen Thi Bot	4,300,000					200,000		4,500,000
39	Nguyen Van Nu	55,900,000					2,600,000		58,500,000
40	Phan Van Sinh	150,500,000				400,000		1,500,000	152,400,000
41	Tran Minh Tam	164,561,000						3,000,000	167,561,000
42	Nguyen Thi Than	25,800,000		750,000		15,000,000		1,500,000	43,050,000
43	Nguyen Van Quang Ba	58,050,000				10,000,000		3,000,000	71,050,000
44	Nguyen Thanh Nhan	30,100,000					1,400,000	1,500,000	33,000,000
45	Le Van Dung	12,900,000					600,000	6,000,000	19,500,000
46	Ho Van Ho	137,600,000					6,400,000	3,000,000	147,000,000
<b>An Duoc Hamlet</b>									
47	Le Thi Xuong	17,200,000					800,000		18,000,000
48	Nguyen Van Soi	43,000,000					3,000,000	8,000,000	54,000,000
49	Tran Minh Tam	4,300,000				20,000,000			24,300,000
50	Nguyen Thi Thu Thuy	4,300,000					200,000	5,000,000	9,500,000
51	Bui Van Thanh		208,000,000	270,000,000				57,000,000	535,000,000
52	Nguyen Thi Kim Huong		156,000,000	202,500,000				43,500,000	402,000,000
53	Ngo Van Luan		249,600,000	29,784,000				3,000,000	282,384,000
54	Dinh Van Hoa	21,500,000					1,000,000	1,500,000	24,000,000
55	Vo Van Xe	107,500,000					2,000,000	1,500,000	111,000,000
56	Tran Van Nem	129,000,000	15,600,000	6,120,000			6,000,000	6,000,000	162,720,000
57	Tran Thanh Phong		52,000,000					3,000,000	55,000,000
58	Tran Van Tia	430,000					20,000	1,500,000	1,950,000
59	Tran Van San	129,000,000					6,000,000	3,000,000	138,000,000
60	Pham Van Duc	129,000,000					6,000,000	3,000,000	138,000,000
61	Pham Van Nho		208,000,000	216,000,000				46,200,000	470,200,000
62	Dinh Thi Nghia	43,000,000					2,000,000	3,000,000	48,000,000
63	Nguyen Van Suot	86,000,000					4,000,000	3,000,000	93,000,000
64	Tran Van No		52,000,000					5,000,000	57,000,000
65	Tran Van Khai	301,000,000					14,000,000	1,500,000	316,500,000
66	Truong Van Luong	43,000,000					2,000,000	1,500,000	46,500,000
67	Vo Van Muong	129,000,000					6,000,000	5,000,000	140,000,000
68	Tran Hung Khuong	86,000,000					4,000,000	1,500,000	91,500,000
69	Dinh Van Cu	21,500,000					1,000,000	1,500,000	24,000,000
70	Nguyen Van Cat	86,000,000					4,000,000		90,000,000
71	Nguyen Van Hien	116,100,000						3,000,000	119,100,000
72	Tran Van To	344,000,000					16,000,000	8,000,000	368,000,000
73	Tran Minh Khiem	43,000,000					2,000,000	9,000,000	54,000,000
74	Nguyen Thi Dieu	233,275,000					10,850,000	1,500,000	245,625,000

No	Full name	Agricultural land (VNĐ)	Residential land (VNĐ)	Houses and structures (VNĐ)	Graves (VNĐ)	Trees (VNĐ)	Crops (VNĐ)	Support (VNĐ)	Total
75	Nguyen Truong Tho	30,100,000					1,400,000	6,500,000	38,000,000
76	Nguyen Tan Dat	21,500,000					1,000,000		22,500,000
77	Nguyen Thi Sua	150,500,000					7,000,000	1,500,000	159,000,000
78	Nguyen Thi Khoe	215,000,000					10,000,000	1,500,000	226,500,000
79	Nguyen Thi Ket	64,500,000					3,000,000	3,000,000	70,500,000
80	Cao Van Oanh	129,000,000					60,000,000	6,500,000	195,500,000
81	Tran Thi Do	51,600,000					3,600,000	6,500,000	61,700,000
82	Tran Thi Co	43,000,000					2,000,000	1,500,000	46,500,000
83	Do Van Lam	215,000,000					10,000,000	3,000,000	228,000,000
84	Ngo Chen Van	34,400,000	208,000,000	310,200,000			4,000,000	65,040,000	621,640,000
85	Nguyen Van Dien	116,100,000					5,400,000	3,000,000	124,500,000
86	Nguyen Thi Khoai	16,856,000					784,000	3,000,000	20,640,000
87	Ha Thi Rum	60,200,000					2,800,000	3,000,000	66,000,000
88	Bui Van Tam	43,000,000					2,000,000	1,500,000	46,500,000
89	Tran Van Sinh	43,000,000					2,000,000	1,500,000	46,500,000
90	Nguyen Van Tong	86,000,000						1,500,000	87,500,000
91	Loi Van Lanh	21,500,000					1,000,000	3,000,000	25,500,000
92	Nguyen Van Khuon	25,800,000					1,200,000		27,000,000
93	Nguyen Van Mam	206,400,000	374,400,000	558,000,000		9,800,000	8,000,000	6,000,000	1,162,600,000
94	Tran Thi Dau	172,000,000					8,000,000	1,500,000	181,500,000
<b>Bau May Hamlet</b>									
95	Nguyen Thi Rau		208,000,000					3,000,000	211,000,000
96	Nguyen Van Lich		36,400,000					8,000,000	44,400,000
97	Nguyen Thi Dot		31,200,000					3,000,000	34,200,000
98	Tran Thi Cut		80,080,000					3,000,000	83,080,000
99	Nguyen Ngoc Yen	15,910,000	135,200,000	33,750,000		5,400,000		4,500,000	194,760,000
100	To Van Chau	42,312,000	120,640,000	54,192,000		10,000,000		4,500,000	231,644,000
101	Tran Thanh Thang		49,920,000	24,054,000		3,300,000		7,500,000	84,774,000
102	Tran Van Thang	137,600,000	131,040,000	133,860,000		1,800,000	4,000,000	35,772,000	444,072,000
103	Tran Loc Nhung	86,000,000	244,400,000	79,320,000		82,050,000		24,864,000	516,634,000
104	Nguyen Thi Anh	25,800,000	104,000,000	136,800,000		11,010,000		33,360,000	310,970,000
105	Le Quoc Cuong	10,750,000	145,600,000	288,450,000				60,690,000	505,490,000
106	Nguyen Thi Hon	236,500,000	416,000,000	25,040,000	2,850,000	4,500,000	12,500,000	4,500,000	701,890,000
107	Nguyen Thi Sua	86,000,000				7,500,000	2,000,000	3,000,000	98,500,000
108	Le Van Ne	47,300,000	416,000,000	297,750,000		11,550,000		62,550,000	835,150,000
109	Tran Van Chung		416,000,000	210,750,000				45,150,000	671,900,000
110	Nguyen Van Nam	64,500,000					3,750,000	8,000,000	76,250,000
111	To Van Ri	86,000,000					5,000,000	6,500,000	97,500,000
112	Nguyen Thi Khuynh	43,000,000					2,500,000		45,500,000
113	Do Thi Rao	21,500,000					1,250,000		22,750,000
114	Do Van Tien	43,000,000					1,000,000	1,500,000	45,500,000
115	Phan Thi Quot		416,000,000				1,500,000	8,000,000	425,500,000

No	Full name	Agricultural land (VNĐ)	Residential land (VNĐ)	Houses and structures (VNĐ)	Graves (VNĐ)	Trees (VNĐ)	Crops (VNĐ)	Support (VNĐ)	Total
116	Tran Thi Luot	86,000,000	416,000,000	243,600,000			5,000,000	51,720,000	802,320,000
117	Tran Van Muon	43,000,000	104,000,000	81,000,000			2,500,000	20,700,000	251,200,000
118	Nguyen Thi Thuy	10,750,000	52,000,000	67,821,000		559,800		18,064,000	149,195,000
119	Nguyen Thi The	32,250,000		9,670,000		4,300,000		3,000,000	49,220,000
120	To Van Binh	13,250,000	26,000,000	14,520,000		2,556,000		8,904,000	65,230,000
121	Tran Van Hung	260,000,000				35,250,000			295,250,000
122	Nguyen Van Quynh	2,080,000,000				9,150,000			2,089,150,000
123	Le Tan Ha	86,000,000		750,000			4,000,000	6,500,000	97,250,000
124	Nguyen Thi Thieu	86,000,000					2,000,000	3,000,000	91,000,000
125	Le Thi Phuong	172,000,000		8,910,000		79,200,000		14,000,000	274,110,000
126	Nguyen Van Them	38,700,000					3,600,000	1,500,000	43,800,000
127	Nguyen Thi Lanh	258,000,000		30,000,000			20,000,000	4,500,000	312,500,000
128	Nguyen Hung Diem	47,300,000					4,400,000	3,000,000	54,700,000
129	Phan Van Cam	4,300,000	416,000,000	168,630,000		520,000		43,226,000	632,676,000
130	Tran Van Tan	43,000,000	312,000,000	135,900,000		3,800,000	1,808,000	33,180,000	529,688,000
131	Phan Quoc Thai	17,200,000	208,000,000	138,000,000		1,727,000		33,600,000	398,527,000
132	Ha Van Rach	64,500,000				9,320,000		11,000,000	84,820,000
133	Cao Van Con	25,800,000		5,850,000		14,860,000		5,000,000	51,510,000
134	Nguyen Van Kim	86,000,000					4,000,000	1,500,000	91,500,000
135	Nguyen Van Ray	12,900,000					600,000	3,000,000	16,500,000
136	Nguyen Van Tu	6,450,000					100,000	3,000,000	9,550,000
137	Nguyen Thi Nhu	10,750,000	10,400,000	20,430,000		2,800,000	660,000	11,586,000	56,626,000
138	Nguyen Van Giot	860,000					40,000	5,000,000	5,900,000
139	Vo Thi Duyen	43,000,000	124,800,000			2,285,000		3,000,000	173,085,000
140	Nguyen Van Hien	64,500,000	104,000,000	76,480,000		4,060,000		19,796,000	268,836,000
141	Nguyen Van Riep	8,600,000		7,200,000		5,105,000			20,905,000
142	Bui Van Cuong	301,000,000					14,000,000	3,000,000	318,000,000
143	Tran Van Duc	150,500,000						1,500,000	152,000,000
<b>Loc Hung commune</b>									
<b>Loc Thanh Hamlet</b>									
144	Le Thanh Phuoc		936,000,000	64,800,000				12,960,000	1,016,760,000
145	Bui Van Con	175,000,000					13,000,000	1,500,000	189,500,000
146	Phan Thanh Liem	28,000,000						3,000,000	31,000,000
147	Dang Van Dan	35,000,000					2,500,000	1,500,000	39,000,000
148	Truong Thi Dinh	35,000,000					8,000,000	1,500,000	44,500,000
149	Truong Van Quoc	245,000,000					25,000,000	1,500,000	271,500,000
150	Truong Van Chon	245,000,000		216,000,000			17,500,000	44,700,000	523,200,000
151	Truong Van Lan		234,000,000					3,000,000	237,000,000
152	Truong Van Phuoc	140,000,000					10,000,000	3,000,000	153,000,000
153	Truong Van Dan	105,000,000	390,000,000				2,000,000	3,000,000	500,000,000
154	Le Van Hiep		624,000,000	67,050,000			5,000,000	16,410,000	712,460,000
155	Ngô Van Phan	175,000,000	390,000,000	155,460,000			13,000,000	38,592,000	772,052,000

No	Full name	Agricultural land (VND)	Residential land (VND)	Houses and structures (VND)	Graves (VND)	Trees (VND)	Crops (VND)	Support (VND)	Total
156	Phan Thi Phat	21,000,000		15,451,000		400,000			36,851,000
157	Truong Van Nung	35,000,000							35,000,000
158	Tran Van Long	87,500,000		54,600,000		238,500,000		13,920,000	394,520,000
159	Doan Van Nuoc	70,000,000		6,120,000			10,000,000	1,500,000	87,620,000
160	Tran Thi Cot	17,500,000	134,160,000	187,992,000				42,098,400	381,175,400
161	Tran Van Ngung	350,000,000	131,820,000	484,620,000			26,000,000	99,924,000	1,092,364,000
162	Truong thi Gam	59,500,000					4,100,000	3,000,000	66,600,000
163	Pham Thi Duong	140,000,000					8,000,000	3,000,000	151,000,000
164	Tran Van Cu	19,600,000	156,000,000	190,800,000		2,240,000		44,160,000	412,800,000
165	Tran Van Rot	161,000,000	265,200,000	204,990,000		12,000,000		48,498,000	691,688,000
166	Vo Van Khoi	70,000,000					4,000,000	8,000,000	82,000,000
167	Truong Thi Chuyen		390,000,000	169,714,000		22,390,000		33,942,000	616,046,800
168	Truong Van Sang	70,000,000					4,000,000	1,500,000	75,500,000
169	Truong Van Phung	70,000,000					4,000,000	3,000,000	77,000,000
170	Truong Van Lo	105,000,000					6,000,000	5,000,000	116,000,000
171	Nguyen Van Nguon	105,000,000				360,000,000		1,500,000	466,500,000
172	Truong Thi Giam	59,500,000					3,400,000	12,500,000	75,400,000
173	Truong Thi Dien	35,000,000					2,000,000	5,000,000	42,000,000
174	Truong Van Nhu	70,000,000					4,000,000	3,000,000	77,000,000
175	Ngo Van Dung	35,000,000					2,000,000		37,000,000
176	Truong Van Ri	175,000,000					10,000,000	14,000,000	199,000,000
177	Truong Van Cham	140,000,000					10,000,000	6,500,000	156,500,000
178	Vo Van Bap	70,000,000					4,000,000	1,500,000	75,500,000
179	Truong Van Buon	105,000,000					6,000,000	6,000,000	117,000,000
180	Truong Thi Thai	70,000,000					4,000,000		74,000,000
181	Truong Thi Nhan	59,500,000					3,400,000	3,000,000	65,900,000
182	Truong Thi Bo	105,000,000					6,000,000	8,000,000	119,000,000
183	Truong Thi Nhung	70,000,000					4,000,000	1,500,000	75,500,000
184	Truong Thi Bat	70,000,000					4,000,000	6,500,000	80,500,000
185	Truong Van Bon	17,500,000					1,000,000	8,000,000	26,500,000
186	Pham Thi Ngao	52,500,000					3,000,000	8,000,000	63,500,000
187	Doan Thi Chien	21,000,000					1,200,000	3,000,000	25,200,000
188	Truong Van Luong	87,500,000					5,000,000	3,000,000	95,500,000
189	Truong Van Det	140,000,000					8,000,000	4,500,000	152,500,000
190	truong Van Muon	35,000,000					2,000,000	1,500,000	38,500,000
191	Truong Thi Pha	35,000,000	502,320,000	565,720,000			2,000,000	119,144,000	1,224,184,000
192	Truong Van Ruc	105,000,000					6,000,000	8,000,000	119,000,000
193	Truong Van Quy	70,000,000					4,000,000	1,500,000	75,500,000
194	Truong Van Tet	70,000,000					4,000,000	3,000,000	77,000,000
195	Truong Van A	70,000,000	363,480,000	506,841,000				107,368,200	1,023,017,200
196	Dang Van Dan	35,000,000					2,000,000	3,000,000	40,000,000

No	Full name	Agricultural land (VNĐ)	Residential land (VNĐ)	Houses and structures (VNĐ)	Graves (VNĐ)	Trees (VNĐ)	Crops (VNĐ)	Support (VNĐ)	Total
197	Truong Van Hanh	78,750,000					4,500,000	1,500,000	84,750,000
198	Dinh Thi Xa	140,000,000					8,000,000	8,000,000	156,000,000
199	Truong Van La	210,000,000					12,000,000	1,500,000	223,500,000
<b>Loc An Hamlet</b>									
200	Nguyen Phuoc	70,000,000				25,000,000	2,000,000	3,000,000	100,000,000
201	Vo Thi Be	105,000,000					9,000,000	3,000,000	117,000,000
202	Vo Van Nha	70,000,000					6,000,000	3,000,000	79,000,000
203	Dinh Van Lam	70,000,000					6,000,000		76,000,000
204	Phan Van Ut	140,000,000					12,000,000	1,500,000	153,500,000
205	Pham Thi Long	41,405,000					3,549,000	3,000,000	47,954,000
206	Phan Van Lang	140,000,000				1,500,000	2,000,000		143,500,000
207	Nguyen Van Duc	52,500,000					3,000,000	3,000,000	58,500,000
208	Dinh Van Bu	157,500,000					9,000,000	3,000,000	169,500,000
209	Nguyen Van Phung	255,500,000					14,600,000	1,500,000	271,600,000
210	Phan Hanh Phuc	29,750,000					1,700,000	3,000,000	34,450,000
211	Nguyen Thi Phien	112,000,000					6,400,000	3,000,000	121,400,000
212	Trinh Thi le	17,500,000					1,000,000	1,500,000	20,000,000
213	Vo Van Xe	140,000,000				30,000,000	2,000,000	1,500,000	173,500,000
214	Nguyen Thi Sang	59,500,000				50,000,000	2,000,000	1,500,000	113,000,000
215	Vo Van Phung	63,481,800				20,000,000	2,000,000	3,000,000	88,481,800
216	Nguyen Van Giau	42,000,000					2,400,000		44,400,000
<b>Ho Chi Minh City</b>									
<b>Thai My Commune</b>									
<b>Thap Hamlet</b>									
1	Nguyen Van Xieu	200,000,000	350,000,000	316,800,000		281,539,800	1,686,000	42,600,000	1,192,625,800
2	Duong Van Ninh	736,000,000		413,820,000		243,347,500	20,000	58,600,000	1,451,787,500
3	Nguyen Van Nay		210,000,000	95,850,000		12,084,800		31,800,000	349,734,800
4	Nguyen Van Thanh			202,700,000		27,778,500	900,000	40,400,000	271,778,500
5	Nguyen Van Ben			239,450,000		95,694,500		35,400,000	370,544,500
6	Nguyen Van Hong		2,100,000,000	88,300,000		40,610,600	1,000,000	31,800,000	2,261,710,600
7	Nguyen Van Khoan	400,000,000						9,700,000	409,700,000
8	Tra Van Lanh	540,000,000						2,500,000	542,500,000
9	Nguyen Van Goi	378,000,000						2,500,000	380,500,000
10	Nguyen Thi Quyen	840,000,000					6,750,000	2,500,000	849,250,000
11	Nguyen Thanh Tung	588,000,000						11,500,000	599,500,000
12	Nguyen Van Ly	600,000,000						2,500,000	602,500,000
13	Duong Van Hieu	300,000,000					18,000,000	2,500,000	320,500,000
14	Le Van Xeng	1,100,000,000					6,075,000	2,500,000	1,108,575,000
15	Nguyen Van Trong	540,000,000					13,500,000	11,500,000	565,000,000
16	Pham Thi Ngon	1,080,000,000					5,625,000	13,300,000	1,098,925,000
17	Le Tu Nam	300,000,000						11,500,000	311,500,000
18	Nguyen Van Thanh	150,000,000						2,500,000	152,500,000
19	Vo Thi Yen	210,000,000						7,900,000	217,900,000

No	Full name	Agricultural land (VNĐ)	Residential land (VNĐ)	Houses and structures (VNĐ)	Graves (VNĐ)	Trees (VNĐ)	Crops (VNĐ)	Support (VNĐ)	Total
20	Vo Van Thanh	1,280,000,000						2,500,000	1,282,500,000
21	Le Van Bam	320,000,000					800,000	13,300,000	334,100,000
<b>Binh Thuong 2 Hamlet</b>									
1	Huynh Hai Khac		281,400,000	231,300,000		0	108,000	35,400,000	548,208,000
2	Nguyen Thu Dong		588,000,000	346,620,000		8,905,000		31,800,000	975,325,000
3	Hong Thi To Loan		252,000,000	250,700,000		35,926,000		53,000,000	591,626,000
4	Nguyen Van Cuong	672,000,000	1,400,000,000	243,400,000		105,594,500	400,000	49,000,000	2,470,394,500
5	Nguyen Van Nen	226,200,000	1,400,000,000	480,100,000		127,188,200		31,800,000	2,265,288,200
6	Vo Thi Chat		1,926,400,000	153,450,000		80,421,044		22,200,000	2,182,471,044
7	Nguyen Thi Dung		560,000,000	41,600,000		12,837,120		18,200,000	632,637,120
8	Nguyen Thi Ngai	320,000,000					165,820,000	4,800,000	490,620,000
9	Nguyen Van Thanh	640,000,000					87,700,000	6,100,000	733,800,000
10	Nguyen Van Khue	448,000,000						11,500,000	459,500,000
11	The owner live in HCMC	0						2,500,000	2,500,000
12	Le Van Hanh	600,000,000					1,000,000	6,100,000	607,100,000
13	Nguyen Thi Huan	160,000,000					94,800,000	4,800,000	259,600,000
14	Hong Van Meo	480,000,000					0	6,100,000	486,100,000
<b>My Khanh A Hamlet</b>									
1	Luong Thanh Hung	0					0	2,500,000	2,500,000
2	Nguyen Van Phi	960,000,000					0	11,500,000	971,500,000
3	Vo Thi Loi	1,280,000,000					0	9,700,000	1,289,700,000
4	Le Van Lai	320,000,000					0	9,700,000	329,700,000
5	Tra Van Co	640,000,000					0	7,900,000	647,900,000
6	Tran Tan Quang	384,000,000					0	7,900,000	391,900,000
7	Tran Van Cang	640,000,000					0	9,700,000	649,700,000
8	Nguyen Van Bich	704,000,000					0	7,900,000	711,900,000
9	Huynh Van Muon	1,056,000,000					0	11,500,000	1,067,500,000
10	Nguyen Van Ghen	800,000,000					0	7,900,000	807,900,000
11	Nguyen Thi Ut	960,000,000					0	11,500,000	971,500,000
12	Le Van Ro	672,000,000					0	15,100,000	687,100,000
13	Ba Hanh	320,000,000					0	4,300,000	324,300,000
14	O Tu	416,000,000					0	4,300,000	420,300,000
15	Ong Muoi Gieng	672,000,000					0	4,300,000	676,300,000
16	Eucalyptus land	2,084,200,000					0	4,300,000	2,088,500,000

No	Full name	Agricultural land (VND)	Residential land (VND)	Houses and structures (VND)	Graves (VND)	Trees (VND)	Crops (VND)	Support (VND)	Total
<b>Tan My Commune, Duc Hoa District</b>									
	<b>Main canal</b>								
1	Phung thi Hao	620,000,000	120,000,000	299,002,000		10,070,000	4,900,000	34,200,000	1,088,172,000
2	Nguyen Thi Be	186,000,000	48,000,000	66,426,000		8,910,000		57,600,000	366,936,000
3	Nguyen Hoang Anh		280,000,000	31,974,000		600,000		38,800,000	351,374,000
4	Nguyen Van Chau			69,140,000		7,675,000		101,000,000	177,815,000
5	Nguyen Thi Cai		1,360,000,000	266,750,000		5,775,000		43,800,000	1,676,325,000
6	Nguyen Van Hung		280,000,000	56,585,500		1,565,000		63,000,000	401,150,500
7	Ho Thi Do		480,000,000	82,720,000		800,000		67,600,000	631,120,000
8	Nguyen Van Phe		960,000,000	121,660,000		425,000		43,400,000	1,125,485,000
9	Nguyen Van Ngoan	198,400,000	264,000,000	126,440,000		2,325,000	3,200,000	48,400,000	642,765,000
10	Pham Thi Tam	366,419,175						38,800,000	405,219,175
11	Nguyen Van Quang	403,351,914						0	403,351,914
12	Tran Anh Tuan	444,997,068						0	444,997,068
13	Tran Van Toi	434,000,000						14,400,000	448,400,000
14	Nguyen Van Tuan	2,310,113						24,400,000	26,710,113
15	Phung Vna Me	18,089,393						36,600,000	54,689,393
16	Le Minh Chi	124,000,000						31,600,000	155,600,000
17	Le Van Then	281,583,634						38,800,000	320,383,634
18	Vo Van Hiep	12,515,584						12,200,000	24,715,584
19	Ngueyn Van Uoc	270,372,593	497,071,729					15,800,000	783,244,321
20	Nguyen Van Hung	86,800,000						47,400,000	134,200,000
21	Phung thi Hao	80,547,453						3,600,000	84,147,453
22	Le Van Trung	372,000,000						43,800,000	415,800,000
23	Phung Dieu Hien	244,500,481						19,400,000	263,900,481
24	Nguyen Van Hung	185,426,750						24,400,000	209,826,750
25	Tran Van Cang	185,426,750						28,000,000	213,426,750
26	Vo Van Doan	372,000,000						24,400,000	396,400,000
27	Huynh Thi Hiep	101,491,169						28,000,000	129,491,169
28	Le Van Thung	806,000,000						15,800,000	821,800,000
29	Nguyen Thi Tron	62,000,000						0	62,000,000
30	Le Phuoc Kiem	39,030,150						0	39,030,150
31	Le Van Thua	7,577,229						0	7,577,229
32	Ho Van Khue	225,908,829						28,000,000	253,908,829
33	Mai Van Duc	233,578,014						28,000,000	261,578,014
34	Le Hoang Lam	111,402,708	214,248,389					19,400,000	345,051,097
35	Nguyen Anh Tuyet	995,919,956						3,600,000	999,519,956
36	Tra Thanh Tam	124,000,000						0	124,000,000
37	Nguyen Anh Qui	30,656,752						14,400,000	45,056,752
38	Tran Van Hai	496,000,000						14,400,000	510,400,000
39	Nguyen Thi A	78,853,646						19,400,000	98,253,646

No	Full name	Agricultural land (VND)	Residential land (VND)	Houses and structures (VND)	Graves (VND)	Trees (VND)	Crops (VND)	Support (VND)	Total
40	Vo Thanh Khang	139,034,190						28,000,000	167,034,190
41	Le Van Ngan	33,586,653						48,800,000	82,386,653
42	Nguyen Van Can	380,036,425						12,200,000	392,236,425
43	Nguyen Van Quan	310,000,000						3,600,000	313,600,000
44	Dinh Van Danh	124,000,000						19,400,000	143,400,000
45	Dinh Nghia Hoa	124,000,000						15,800,000	139,800,000
46	Vu Thuy Chi	310,000,000						7,200,000	317,200,000
47	Vo Van Tuan	124,000,000						24,400,000	148,400,000
48	Nguyen Van Con	136,400,000						36,600,000	173,000,000
49	Nguyen Van Phe	62,000,000						23,000,000	85,000,000
50	Nguyen Thi Nem	33,586,653						7,200,000	40,786,653
51	Tran Van Gion	78,853,646						24,400,000	103,253,646
52	Luong Thanh Cong	139,034,190						0	139,034,190
53	Le Kim Cang	33,586,653						15,800,000	49,386,653
54	Tong Thi Tam	380,036,425						0	380,036,425
55	Ho Thi Thuy	97,128,146	58,887,988					0	156,016,135
56	Nguyen Thi Nguoa	124,000,000						19,400,000	143,400,000
57	Tran Cong Thanh	248,000,000						19,400,000	267,400,000
58	Le Thi Muon	33,586,653						24,400,000	57,986,653
59	Nguyen Thanh Tien	99,200,000						28,000,000	127,200,000
60	Nguyen Thi Sach	124,000,000						8,600,000	132,600,000
61	Do Thi Khyen	0						48,800,000	48,800,000
62	Do Van Cuc	148,800,000						12,200,000	161,000,000
63	Nguyen Thi Kim Phuong	6,200,000						24,400,000	30,600,000
64	Nguyen Van Chau	248,000,000						24,400,000	272,400,000
65	Tran Thi Tem	486,292,209						15,800,000	502,092,209
66	Nguyen Van Hoang	0						21,600,000	21,600,000
67	phung van oanh	205,216,193						19,400,000	224,616,193
68	huynh thi thao	51,527,570	3,524,805					0	55,052,375
69	nguyen van can	174,836,625						0	174,836,625
70	nguyen kim oanh	647,433,396						0	647,433,396
71	tran thi xe	147,786,771						0	147,786,771
72	tran van duong	168,598,094						0	168,598,094
73	pham van hai	134,251,350						0	134,251,350
74	huynh thi hoa	161,200,000						0	161,200,000
75	nguyen thanh tuyet	111,600,000						0	111,600,000
76	nguyen anh tuyet	995,919,956						0	995,919,956
77	pham ngoc diep	90,072,672						0	90,072,672
78	le ngoc trong	372,000,000						0	372,000,000
79	nguyen thanh nhanh	620,000,000						0	620,000,000
80	nguyen tran em	260,400,000						0	260,400,000

No	Full name	Agricultural land (VND)	Residential land (VND)	Houses and structures (VND)	Graves (VND)	Trees (VND)	Crops (VND)	Support (VND)	Total
81	tran thi nhiep	22,720,934						0	22,720,934
82	phan van luu	6,058,865						0	6,058,865
83	vo van chau	591,467,732						0	591,467,732
84	le van hoa	73,527,444						23,000,000	96,527,444
85	phung van dong	124,291,064						19,400,000	143,691,064
86	nguyen van huu	235,600,000						31,600,000	267,200,000
87	vo thi ray	92,750,259						19,400,000	112,150,259
88	bui van deo	95,229,003						7,200,000	102,429,003
89	le van theo	214,995,210						24,400,000	239,395,210
90	nguyen van be	53,862,091						12,200,000	66,062,091
91	vo thi bo	124,000,000						8,600,000	132,600,000
92	nguyen son dong	155,342,438						36,600,000	191,942,438
93	pham ngoc diep	90,072,672						15,800,000	105,872,672
94	bui thi hue	223,200,000						15,800,000	239,000,000
95	le van ba	92,572,040						23,000,000	115,572,040
96	vo thi tao	186,000,000						31,600,000	217,600,000
97	ho thi do	489,689,116						31,600,000	521,289,116
98	truong thanh cong	223,200,000						47,400,000	270,600,000
99	nguyen thi lung	248,000,000						28,000,000	276,000,000
100	tran thi doi	372,000,000						15,800,000	387,800,000
101	duong thi pho	94,860,000						20,800,000	115,660,000
102	Ho Loi Hiep	64,480,000						7,200,000	71,680,000
103	Nguyen Bao Viet	80,600,000						7,200,000	87,800,000
104	Dang Van Tot	78,120,000						7,200,000	85,320,000
105	Ho Ngoc Thanh	62,000,000						7,200,000	69,200,000
106	to van rui	205,216,193	185,069,238					7,200,000	397,485,431

**Borrow pit**

**Long An Province**

**Bau Cong Hamlet**

1	Truong Thanh Cong		80,000,000	128,700,000		11,400,000		88,400,000	308,500,000
2	Vo Van Tuan		40,000,000	70,150,000		0		45,400,001	155,550,001
3	Nguyen Thi Thuy		128,000,000	310,700,000		10,000,000		50,000,002	498,700,002
4	Nguyen Van Cung		160,000,000	265,900,000		17,250,000		44,000,003	487,150,003

No	Full name	Agricultural land (VND)	Residential land (VND)	Houses and structures (VND)	Graves (VND)	Trees (VND)	Crops (VND)	Support (VND)	Total
5	Nguyen Van Dat		120,000,000	196,500,000		4,100,000		50,000,004	370,600,004
6	Nguyen Thanh Tien		61,600,000	105,111,000		14,185,000		60,000,005	240,896,005
7	Le Thi Khach	379,464,257				0	10,000,000	14,400,000	403,864,257
8	Lai Thi Bich	220,129,615				0	0	18,000,000	238,129,615
9	Vo Van Vien	1,267,636,780				0	2,560,000	18,000,000	1,288,196,780
10	Ho Thi Do	399,950,700				0	1,110,000	21,600,000	422,660,700
11	Nguyen Van Hue	228,072,563				0	3,200,000	14,400,000	245,672,563
12	Vo Cong Doan	586,723,778				40,000,000	0	14,400,000	641,123,778
13	Nguyen Van Riet	759,901,365				0	0	14,400,000	774,301,365
14	Pham Van Sam	393,244,438				0	0	28,800,000	422,044,438
15	Vo Van Hoang	77,256,011				0	0	14,400,000	91,656,011
16	Pham Thi Phia	438,967,826				0	0	7,200,000	446,167,826
17	Pham Thi Ngoc Dung	187,949,428				30,000,000	0	10,800,000	228,749,428
18	Nguyen Van Men	995,383,306				4,000,000	0	18,000,000	1,017,383,306
19	Nguyen Hong Xuan	447,758,203				0	0	25,200,000	472,958,203
20	Trinh Van Cu	931,129,373				0	0	14,400,000	945,529,373
21	Truong Thanh Cong	432,794,300				0	0	0	432,794,300
22	Tran Thi Doi	15,975,414				0	0	0	15,975,414
23	Do Thi Khuyen	151,320,945				0	0	0	151,320,945
24	Nguyen Thanh Tuyen	528,537,860				0	0	0	528,537,860
25	Nguyen Van Dat	23,867,881				0	0	0	23,867,881
26	Nguyen Van Cung	3,368,033,145				0	0	0	3,368,033,145
27	Nguyen Thoi Dong	1,433,411,301				0	0	0	1,433,411,301
28	Nguyen Van Thang	1,268,359,778				0	0	0	1,268,359,778
29	Nguyen Van Thanh	12,304,888				0	0	0	12,304,888
30	Tran Van Toi	242,129,428				0	0	0	242,129,428
31	Nguyen Van Hoang	992,274,164				0	0	0	992,274,164
32	Luong Quoc Thai	135,315,643				0	0	0	135,315,643
33	Huynh Van Thuoc	161,500,910				0	0	28,800,000	190,300,910
34	Nguyen Van Diep	533,042,427				0	0	10,800,000	543,842,427
35	Phan Thi Gam	123,295,825				0	0	14,400,000	137,695,825
36	Tran Van Thuoc	425,361,982				0	0	14,400,000	439,761,982
37	Lai Van Hoai	128,128,381				0	0	14,400,000	142,528,381
38	Vo Thi Nam	273,664,148				0	0	18,000,000	291,664,148
39	Dao Van Het	197,775,285				0	0	28,800,000	226,575,285
40	Ho Thi Trut	13,496,920				0	0	18,000,000	31,496,920
41	Pham Van Xi	28,004,897				0	0	25,200,000	53,204,897
42	Huynh Tan Phat	105,948,691				0	0	18,000,000	123,948,691
43	Tran Van Dieu	418,566,874				0	0	32,400,000	450,966,874
44	Doan Van Thach	967,742,515				0	0	10,800,000	978,542,515
45	Ngo Van Lan	141,778,523				0	0	18,000,000	159,778,523
46	Tran Van Gion	981,619,844				0	0	14,400,000	996,019,844

No	Full name	Agricultural land (VND)	Residential land (VND)	Houses and structures (VND)	Graves (VND)	Trees (VND)	Crops (VND)	Support (VND)	Total
47	Vo Thi Giac	447,588,195				0	0	3,600,000	451,188,195
48	Nguyen Van Khuyen	272,828,079				0	0	10,800,000	283,628,079
49	Le Van Tet	301,435,296				0	0	14,400,000	315,835,296
50	Nguyen Thi Sai	930,262,493				0	10,000,000	7,200,000	947,462,493
51	Tran Van Dong	508,551,216				0	10,000,000	21,600,000	540,151,216
52	Le Van Nho	58,096,399				0	0	36,000,000	94,096,399
53	To Van Ruoi	84,818,732				0	0	21,600,000	106,418,732
54	Phan Van Phuc	102,664,568				0	10,000,000	14,400,000	127,064,568
55	Nguyen Van Ba	119,047,992				0	3,500,000	10,800,000	133,347,992
58	Phan Thi Phuong	268,039,033				0	0	0	268,039,033
59	Phan Thi Cam Nguyen	374,050,352				0	0	0	374,050,352
60	Tran Thai Hung	96,783,052				0	0	0	96,783,052
61	Huynh Van Trung	70,911,463				0	0	0	70,911,463
62	Tran Van Phu	464,699,922				0	0	0	464,699,922
63	Phan Thanh Lam	196,750,423				0	0	0	196,750,423
64	Phan Thanh Liem	155,216,902				0	0	0	155,216,902
65	Phan Thanh Quang	247,053,001				0	0	0	247,053,001
66	Nguyen Thi Chao	323,528,510				0	0	0	323,528,510
67	Vo Van Hai	346,976,900				0	0	0	346,976,900
68	Pham Thanh Tam	174,259,431				0	0	0	174,259,431
69	Le Thi Bac	384,057,320				0	0	0	384,057,320
70	Nguyen Thi Xi	174,259,431				0	28,000	10,800,000	185,087,431
71	Le Van Xi	3,543,370				0	1,054,000	10,800,000	15,397,370
72	Nguyen Van Tam	1,037,873,052				0	3,796,000	10,800,000	1,052,469,052
73	Le Van Phen	145,847,144				0	2,063,000	10,800,000	158,710,144
74	Nguyen Van Tam	1,037,873,052				0	2,968,000	21,600,000	1,062,441,052
75	Vo Van Bi	186,709,337				0	1,486,000	21,600,000	209,795,337
76	Le Thi Choi	75,148,776				0	2,138,000	3,600,000	80,886,776
77	Le Van Trong	1,051,090,011				0	9,689,000	21,600,000	1,082,379,011
78	Vo Cong Dan	432,304,703				0	4,136,000	18,000,000	454,440,703
79	Nguyen Van Loi	904,854,353				0	9,130,000	32,400,000	946,384,353
80	Le Thanh Thien	428,296,000				0	3,054,000	21,600,000	452,950,000
81	Nguyen Thi Ut	480,882,308				0	6,365,000	18,000,000	505,247,308
82	Le Van Bieu	349,455,613				0	2,294,000	21,600,000	373,349,613
83	Le Ton Hoang	284,598,724				0	2,619,000	18,000,000	305,217,724
84	Le Van Doi	509,055,753				0	4,440,000	18,000,000	531,495,753

No	Full name	Agricultural land (VND)	Residential land (VND)	Houses and structures (VND)	Graves (VND)	Trees (VND)	Crops (VND)	Support (VND)	Total
85	Tran Thi Hanh	502,327,671				0	3,761,000	18,000,000	524,088,671
86	Tran Hoang minh	118,811,685				0	1,246,000	21,600,000	141,657,685
87	Nguyen Thanh Dien	470,559,921				0	4,711,000	18,000,000	493,270,921
88	Tran Thi Phai	300,080,000				0	1,920,000	14,400,000	316,400,000
89	Nguyen Van Tam	76,012,000				0	413,000	3,600,000	80,025,000
90	Tran Van Nguoi	51,283,907				0	1,815,000	14,400,000	67,498,907
91	Le Van Liem	646,900,038				0	4,945,000	25,200,000	677,045,038
92	Vo Thi Mia	243,349,939				0	2,213,000	0	245,562,939
93	Le Thi Nguyet	524,419				0	1,203,000	10,800,000	12,527,419
94	Nguyen Chi Tam	2,577,873,040				0	0	0	2,577,873,040
95	Le Thi Bay	147,112,422				0	0	0	147,112,422
96	Vo Van Huan	192,633,485				0	0	0	192,633,485
	<b>The area of land can not be identified head household</b>								
1	can not be identified head household		3,029,054,492					0	3,029,054,492
2	can not be identified head household		53,060,938					0	53,060,938
3	can not be identified head household		3,345,932,373					0	3,345,932,373
4	can not be identified head household		153,986,328					0	153,986,328
5	can not be identified head household		103,067,188					0	103,067,188
6	can not be identified head household		86,720,898					0	86,720,898
7	can not be identified head household	16,570,616,000							16,570,616,000
	<b>TOTAL</b>	<b>121,551,773,253</b>	<b>33,927,019,365</b>	<b>16,691,459,900</b>	<b>2,850,000</b>	<b>2,934,450,364</b>	<b>1,284,912,000</b>	<b>6,130,892,615</b>	<b>182,536,157,498</b>