

Resettlement Plan

Sept 2012

VIE: Phuoc Hoa Water Resources Project

Component: Duc Hoa main canal – Cu Chi section

Prepared by Project Management Unit for Investment and Construction of Cu Chi District for the Asian Development Bank.

CURRENCY EQUIVALENTS

(as of 10/7/2012)

Currency unit	–	Vietnamese dong (VND)
\$1.00	=	VND 20,820

ABBREVIATIONS

ADB	–	Asian Development Bank
AH	–	Affected Household(s)
AP	–	Affected Person(s)
BA	–	Borrow Area
BLIS	–	Binh Long Irrigation System
BVI	–	Black & Veatch International
CRC	–	Compensation, Support, and Resettlement Committee
CCRC	–	Commune Compensation, Support, and Resettlement Committee
CLFD	–	Centre of Land Fund Development of the district.
CSM	–	Center of Survey and Mapping
CHLS	–	Center of House and Land Services
DMS	–	Detailed Measurement Survey
DHIA	–	Duc Hoa Irrigation Area
DHIS	–	Duc Hoa Irrigation System
DoF	–	Department of Finance
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
HEC 1	–	Hydraulic Engineering Company No. 1
HH	–	Household(s)
ICMB9	–	Hydraulic Project Investment & Construction Management Board 9
IR/SS	–	Income Restoration and Social Support
EM	–	Ethnic minority
LACS	–	Land Acquisition and Census Survey
LURC	–	Land Use Rights Certificate
MARD	–	Ministry of Agriculture and Rural Development
MO	–	Monitoring Organization
MTR	–	Mid Term Review
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
CPC	–	Commune People’s Committee
DPC	–	District People’s Committee
PPC	–	Provincial People’s Committee
PPMB	–	Provincial Project Management Board
RSS	–	Resettlement and Social Support
RF	–	Resettlement Framework
SPS	–	Safeguard Policy Statement
SAH	–	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
TOR	–	Terms of Reference
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 restore 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 area are identified, measured, their owners identified, their exact location pinpointed, and their replacement costs calculated. Additionally, the severity of impact on 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 to other place.
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 20% or more of their total productive land and/or assets, (ii) have to relocate; and/or (iii) lose 20% 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 National poverty line (use for 2010-2015), (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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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 benefiting a command area of approximately 13,821 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. *Updated Resettlement Plan (URP)*: 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 regarding to the policies for compensation, assistance and resettlement. The RP of Duc Hoa Main Canal approved by ADB in Nov 2010 was made in compliance with the RF and based on Initial Social Survey and Preliminary Measurement Survey data in July 2010 of the whole canal passing through 3 provinces of Tay Ninh, Long An and HCMC. This RP now is splitting into 3 RPs for the three provinces and updated based on results of DMS, public consultations and replacement cost survey which have been conducted recently in each province. The Updated RP of Duc Hoa Main Canal of Cu Chi district was prepared according to the RP of Duc Hoa Main Canal 2010, and updated based on Detail Measurement Survey (DMS) and Social Economic Survey conducted in 2012 in subproject area. Budget for RP implementation has been updated with new compensation prices according to replacement cost survey of HCMC. The entitlement matrix was also updated according to HCMC policy on resettlement. A revised implementation schedule is also included in this updated RP.

3. The land area is recovered through the Cu Chi District of HCMC is 312,206 m², of which agricultural land area is 274,036 m² (in which, 173,114 m² belonged to households and 100,922 m² are communal land and collective farm); residential land is 3,255 m² and public land in terms of roads and canals is 34,914 m². Overall, there will be 137 households (with about 596 people) and 2 organizations to be affected by the project. From the affected households, it is estimated that about 59 households lose more than 20% productive agricultural land and 16 households being affected of entire houses and have to relocate (of which, 10 households will lose both house and more than 20% agricultural land). Compensation will be paid for some 2,051 m² of housing. Besides, there are some other architectural structures, crops and trees to be affected by the project. No ethnic minorities in the communes are affected.

4. The socio-economic surveys with the project affected people were conducted by OSDP team from Feb to May 2012 in Thai My commune, Cu Chi District to get information of socio-economic profile, needs and expectations of affected households. Following the approval of detailed engineering designs, the households' DMS survey, has been conducted from Feb to Sep 2012 by the District Resettlement Committee (DRC) of the Cu Chi District.

5. *Public consultations*. The District Investment and Construction Management Unit (ICMU) has cooperated with District Compensation Board (DCB) under DRC of Cu Chi district and supports of OSDP consultant to conduct several public meetings to provide information regarding project implementation schedules and the compensation policies to all affected households. These public meetings were held before and during socio-economic survey and DMS from Nov 2011 to June 2012.

6. *Grievance redress mechanism*. The mechanism has been designed to ensure that affected households' complaints and grievance will be addressed and resolved timely and

precisely. Complaints will pass through 3 stages before they could be elevated to a court of law as a last resort; of which stage 1 is handed by Commune PC, stage 2 at District PC and stage 3 is responsible by PC of HCMC. The AHs will be free from all administrative and legal fees of grievance and complaint resolution. The Grievance Redress Mechanism was disclosed to APs during public consultations.

7. *Institutional arrangement.* The District People's Committee, in particularly, the District Project Management Board of Cu Chi District has been assigned to be the project owner responsible for the implementation of Duc Hoa Main Canal – Cu Chi section, HCMC. The District Compensation Board under the District Resettlement Committee (DRC) with support of BVI and OSDP consultants will be responsible for the preparation of this RP. However the main overall project implementation agency is ICMB9 under MARD.

8. *Monitoring and evaluation.* Implementation of the updated RP will be regularly supervised and monitored by an internal monitoring with the support of OSDP consultants and implementation consultants. A qualified external monitoring consultant was selected by ICMB9 for conducting independent monitoring on the compliance of the compensation and resettlement implementation with the regulations of updated RP.

9. *Budget of the RP.* Compensation and assistance for APs are funded by the counterpart fund of Vietnam's Government (MARD) and ADB loans. After obtaining approval of compensation plan by the PC of Cu Chi District, the Compensation Board of Cu Chi District will arrange compensation payment to APs. The total estimated amount of compensation for Duc Hoa Main Canal - Cu Chi section is 114,952,882,355 VND (about 5.5million USD); of which, 102,636,502,103 VND is paid for compensation/ support of land, assets and other allowances; the remaining fund will be used for implementation cost (2%) and contingency (10%). Detailed analysis on compensation costs is provided in Annex 3 of this Updated RP.

I. Project Description

10. 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.

11. Water resources infrastructure to be developed will include the Phuoc Hoa headworks which 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 6,725 ha, and (ii) Duc Hoa Irrigation System (DHIS) in Long An Province with a net command area at full development of 13,821 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 20,546 ha. In addition, the scheme will provide about 17.1 cubic meters per second of water to HCMC and neighboring provinces for DMI use.

12. The Duc Hoa Main Canal will provide irrigation to a total of 17,376 ha – comprised of an existing 2,655 ha in Trang Bang District of Tay Ninh province, and 13,821 ha in the Duc Hoa Irrigation Area in Duc Hoa District of Long An province as well as water supply for an industrial park and later on will also be planned for 900 ha in Cu Chi District of HCMC as an expansion of the irrigated area of Thai My commune,. The Duc Hoa Main Canal (hereafter used as Project) will be 17.68 km in length. Design discharge is calculated at 21.44 m³/s. The Duc Hoa main canal of Cu Chi section starts at Km 10 +200 and ends at Km 14 +020 after passing the siphone coming to Duc Hoa District of Long An province.

13. Detail Design of Duc Hoa Main Canal prepared by HEC1 in 2008 and approved in 2010 by MARD and second approval with some modification in March 2012. 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.

14. *Updated Resettlement Plan (URP):* This RP was split from RP for Duc Hoa main canal prepared in 2010 and updated based on results of DMS, public consultations and replacement cost survey which have been conducted resently in project area. The entitlement matrix was updated according to HCMC policy on resettlement. Budget for RP implementation has been updated with new compensation prices according to replacement cost survey of HCMC. A revised implementation schedule is also included in this updated RP.

II. Scope of Land Acquisition and Resettlement

15. 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. Some bridges will also be constructed in this section and again the location here is flat.

16. Based upon the **Detail Design (including Modification of Detail Design)**, the detailed measurement survey (DMS) at the Thai My commune was conducted by the Compensation Board of Cu Chi district. Representatives of affected households were involved and participated in the DMS process. Results of DMS are defined as follows:

(i) Affected households: there are 137 households (or about 596 people) and 02 organizations to be affected by the project, of these, 65 households are severely affected (by virtue of losing more than 20 percent of agricultural land holding and relocation) with 59 AHs losing more than 20% of total agricultural land holding and 16 relocated households (10 AHs losing both more than 20% of agricultural land and entire houses). There are no ethnic minority people in the project area.

(ii) Acquired land area: Approximately 312,206 m² of land will be acquired permanently, of which 274,036 m² are agricultural land, 3,255 m² are residential land and 34,914 m² are other land (Table 1).

Table 1: Type and area of acquired land

Commune	Total area affected (m ²)	Agricultural land		Residential land +non-agricultural land (m ²)	Roads and Canals Managed by the commune/ city gov (m ²)
		Agricultural land Belonged to households (m ²)	Agricultural land Belonged to Commune/ Collective farm (m ²)		
Thai My	312,206.7	173,114.1	100,922.8	3,255	34,914.8

(iii) Houses: There are 21 households with their houses to be affected by the project. Among them:

- Entirely affected house: 16 households (these have to be totally relocated).
- Partly affected house: 5 households (these can be repaired and continually accommodated).

(iv) Graves and wells: 30 wells to be affected and no affected graves.

(v) Public works: 29,955.8m² of roads and canals under management of Thai My CPC and 4,959m² of canals under the Irrigation Management Company (IMC) of HCMC will be affected.

(vi) Crops/trees: about 270,000 m² of crops, mainly rice will be affected.

Updated Resettlement Plan for Duc Hoa Main Canal-Cu Chi section

Tables 2 below summarize impacts of the Duc Hoa Main Canal – Cu Chi section on local people.

Table 2: Summary of Affected HHs

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	
Thai My Commune	65	16	0	59	73	318	137	596	
	II. Acquired land								
	Residential land and non-agricultural land (m2)	Agricultural land (m2)	Pond land (m2)	Forest land (m2)	Land managed by the commune/city (m2)	Total of acquired land (m2)			
Thai My Commune	3,255	274,036	0	0	34,914	312,206.7			
	III. Houses and other assets								
	House (m2)	Shops (m2)	Trees & Crops (m2)		Graves	Wells			
Thai My Commune	2,051	0	270,000		0	30			

There are 28 vulnerable households, of which 18 HHs are both severely and vulnerably affected households as shown below:

Table 3: Vulnerable and Severely Affected households

Location	IP/EM HH	Poor HH	Female Headed/ Lonely HH	Policy HH	TOTAL
Vulnerable households in Thai My Commune, Cu chi District	0	1	4	23	28
Households with being both Vulnerable and Severely affected	0	0	4	14	18

Source: Thai My Commune, Sep 2012

III. Socio Economic Information and Profile

17. 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 – Cu Chi section was implemented from Feb to Jun 2012 by OSDP team, in which affected households were identified based on the approved modified technical design.

18. The Investment and Construction Management Unit (ICMU) of Cu Chi District cooperating with the District Compensation Board and OSDP team and Thai My CPC have conducted household survey questionnaires and self-property Declaration Forms of affected households. Those surveys have collected the following data: (i) number of 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. Total 66 affected households (with approximately 287 people) have been interviewed.

Table 4: Number of interviewees

Commune	Hamlets	Number of interviewees
Thai My	Binh Thuong 1	5
	Binh Thuong 2	20
	My Khanh A	13
	My Khanh B	5
	Thap	18
	Other places	5
Total		66

3.1. Demographic information of affected communes

19. People affected by the Duc Hoa Main Canal in Thai My Commune are Kinh people. The average household size is 4.4 persons per household. As shown in the data, Thai My Commune is an agriculture-based commune with significant poultry raising, vegetable and crop plantation.

Table 5: Population characteristics of affected households

Commune	Number of Ahs/APs	Ethnic (AP/AH)		Average size of HH (Pers/HH)	Male and female ratio of household				The average age of household heads and members (age)	
		Kinh	Ethnic		heads (%)		members (%)		Heads	Members
Thai My	66/287	287	0	4.35	68.2	31.8	43.4	56.6	55.7	28.2

Source: OSDP Team Long An, Feb-May 2012

Table 6: Land use status of Thai My Commune

Area/%	Total land	Area (ha) and percentage of agricultural land					
		Residential land	Perennial crops	Annual crops	Forestry land	Aquaculture land	Other lands
Area (ha)	2,414.09	66.42	908.67	934.52	0	17.75	486.73

Updated Resettlement Plan for Duc Hoa Main Canal-Cu Chi section

%	100%	2.75%	37.64%	38.71%	0%	0.74%	20.16%
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Source: Thai My Commune, May 2012

3.2. Occupation and Income

20. Thai My commune of Cu Chi district has been chosen for building a new-rural model by the Central and the PC of HCMC in the period 2006 – 2012. Most income of the commune affected by Duc Hoa Main Canal is derived from agriculture, and some households have income sources from other jobs such as handicraft production, commercial services and also workers and government officials (Tables 7,8). From the survey result, more than 30% of household heads are farmers, 30% are officials and retirement but still involved in agricultural production and the remaining 30% are working in other industries. However, with other members of households, agricultural occupation occupied 11.1%, workers 17.9% and services of 9.5%, officials/ official retirement of 22.1% and students of 23.2 % in the structure.

Table 7: Main occupation ratio in Thai My Commune

Commune	Years	Farming and rearing (% HH)	Handicraft (% HH)	Worker and State officials (% HH)	Commercial services (% HH)	Others (% HH)
Thai My	2009	52.35%	36.64%	6.07%	2.94%	2.0%

Source: Thai My Commune, May 2012

Table 8: Main occupation of the Affected Households Heads

Commune		Farmers	Workers	Business/ Companies	Officials, Officials retirement	Other jobs ¹	Total
Thai My	HH	22	2	10	20	12	66
	%	33.3%	3.0%	15.2%	30.3%	18.2%	100%

Source: OSDP Team Long An, Feb-May 2012

Table 9: Main occupation of members of affected households (in working age)

Commune	Famers	Workers	Bussiness/ Companies	officials, officials retirement	Handicraft, semi-industrial	Hired labor/ free labor	Other jobs	Un employ ment	Pupils and students	Total
Thai My	21	34	18	42	5	11	7	8	44	190
	11.1%	17.9%	9.5%	22.1%	2.6%	5.8%	3.7%	4.2%	23.2%	100%

Source: OSDP Team Long An, Feb-May 2012

¹ Other jobs including: housewives, work for somebody, wholesales, motorbike and taxi drivers

21. The income structure of affected households from non-agricultural occupation is rather high. Located in an area with its main role of supplying labor, production and services to a major urban center as Ho Chi Minh city, the commune is also gradually being urbanized. In recent years, the socio-economic structure has been shifted from pure agriculture to half productions and services. As a result, households incomes have increased significantly, if in 2009 average households income of the commune is 54,272,222 VND/hh/year, or average income per head is 11,977,200 VND/per/year, then at the end of 2011 according to the survey of affected households, average households incomes have reached 121,896,364 VND/hh/year or average income per head have increased up to 28,031,916 VND/per/year. No poor affected households are found in the subproject area.

Table 10: Average incomes of affected households in the commune (2012)

Commune	VND/household/year	VND/person/year
	Affected households (2012)	Affected households (2012)
Thai My	121,896,364	28,031,916

Source: OSDP Team, May 2012

Table 11: Classification of income groups of the surveyed HHs

Commune	Total		Less than 1 mil/per/month		1-3 mil/per/month		3-5 mil/per/month		More than 5 mil/per/month	
	HHs	%	HHs	%	HHs	%	HHs	%	HHs	%
Thai My	66	100	4	6.1%	6	9.1%	10	15.2%	46	69.7%

Source: OSDP Team Long An, Feb-May 2012

22. It is important to note that this represents cash income² only and does not include household consumption of crops and vegetables grown by households. For example, most affected households grow their own rice and vegetables and fruit trees as well.

23. There is only 2 affected households occupying over 3 ha land in Thai My commune ; 10% of affected households has occupied 1 to 2 ha land; the average area of land holding have been ranged from 3,000m² to 6,000m² including both productive and residential land. Remaining of 30% affected households have occupied less than 1,000m² for mostly residential use.

3.3. Living Conditions

24. **Road system:** the road condition in the affected commune is relatively good, majority of road system is covered by asphalt. Some other areas, smaller roads are compacted with gravel and provide year round access.

² Therefore, without land the household loses not only their cash income by selling their products but moreover they have to spend money for their consumption food of crops and vegetables in the market.

25. **Electricity:** most households in the project area are using electricity and in Thai My commune 100% of households are connected to the national grid. The grid system has been gradually improved and extended over the years to meet the requirement on safety and accessibility of local people.

26. **Domestic water supply:** there are water supply pipes along main roads but water supply network is not available for areas that located in the back far from roads where people mainly use drilled water. The water quality are only assessed through visually and according to local people but in general still satisfied for the use of households. There is a water treatment station in Thai My commune serving hundreds of households. Other households treat their water individually at home before using.

27. **Water for agricultural production:** In Thai My commune, water for agricultural use mostly comes from irrigation canal of East Cu Chi, The canal T38 but only one crop per year and the water source as not always reliable as recently it has been polluted by some disposing industry water.

28. **Agricultural production:** Household income in the affected commune comes from farming and rearing. Farmers in Thai My commune cultivate clean vegetables, flowers and bonsai which have demanded in sufficiently supply of water, besides bamboo-craft industry using local materials are now become more popular in the locality.

29. **Education:** The commune has got a system of pre-schools, primary schools and secondary schools. There are several pre-schools serving the community and it is relatively convenient for people as located within the neighbourhood area. The number of students attending kindergarten, primary and secondary schools (up to grade 9) is 100%. Senior high school (up to grade 12 at age of 18 years old) enrollment is over 89% of that age group's population. The remaining either in their work or undertake vocational training. The schools are of relatively good quality with full electricity, water and sanitation facilities. Besides, Cu Chi District has made effort for vocational trainings, provision of agricultural extension and management knowledges to farmers every year.

Table 12: Education level of household members in working ages

Commune	Never schooling		Primary school		Secondary school		High school		University and higher		Total	
	#	%	#	%	#	%	#	%	#	%	#	%
Thai My	5	2.7%	41	21.8%	55	29.3%	48	25.5%	39	20.7%	188	100%

Source: OSDP Team Long An, Feb-May 2012

Table 13: Schooling ratio of children at schooling ages

Commune	Kindergarten %	Primary school %	Secondary school %	High school %

Thai My	100%	100%	100%	89%
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Source: Thai My Commune, May 2012

30. **Health services:** The clinic of Thai My commune with 1 doctor, 2 physicians, 2 midwives, 2 nurses and 6 patient beds, as well as 1 pharmacy assistant to provide health service to local people in the commune.

3.4. Poverty Conditions

31. The district is 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 Decision No. 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, 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.

32. At present, threshold of poor households in the commune is below or equal to 1 million VND/per/month . Details of progress in the reduction of poverty and of poor households in affected communes are shown below:

Table 14: Number of poor households in Thai My commune

Year	Numbers of poor households
2009	1232
2010	882
2011	500
2012	187

Source: Thai My Commune, Sep 2012

33. The Thai My commune is currently providing the following support programs to poorer and vulnerable households as follows:

- For medical insurance: households with income below 8 mil VND/per/year: to allocate health insurance cards for all family members. For those with income from 8 mil to 10 mil VND/per/year: 50% of this rate.

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- School fees: exemption of fee for households with income below 10 mil VND/per/year and 50% deduction for those with income below 12 mil VND/per/year.
- Regular cash support allowances: 100,000 VND/month for households with income below 8 mil VND/per/year and in specially difficult conditions.
- Power supply: support of 30.000 VND/hh/month for households with income below 8 mil VND/per/year.
- Provision of production loan for poor hhs from the National Poverty Deduction Fund and the Social Policy Bank. Poor households also receive gifts from the commune authority in National holiday and Tet occasions.
- 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 applied to 18 years old, and those with chronic psychiatric diseases and those afflicted with HIV infection.

3.5. Gender issues

34. The results of household survey show that out of the total 72 vulnerable and severely affected households, there are 4 female-headed/ lonely households. Their livelihoods mainly rely on agricultural production with low turnover. They shall be main beneficiaries of social support programs for affected households within the framework of OSDP program. Specifically, this vulnerable group will be included into gender action plan which will be integrated with social support programs, in order to be compatible with the project gender strategies, as follows: (i) to have special attention to be paid to the female-headed group during the implementation process, (ii) to insure active participation of women in resettlement planning and implementation stages especially the design of restoration measures to suit their specific needs or concerns, (iii) to have consultation to women in making decision on selection resettlement options or improving their current land and maintaining their family livelihood conditions.

35. Measures from the gender action plan to be utilized to assist women affected by land acquisition and resettlement are integrated in the framework of OSDP social support programs. The key support programs selected by female affected persons during community consultation include: (1) micro credit for home-based business and livestock (domestic animal breeding such as cow, pig, chicken, duck breeding, etc.) for income generation; (2) medical insurance cards for health protection of female and male Ahs; (3) child school grants in order to prevent early dropping out of schools of poor affected young girls; (4) agricultural extension programs ensuring participation of female farmers, especially female-headed HHs, to maximize their benefits from agricultural production on remaining land; and (5) vocational training program to be designed in the gender sensitive manner for both working-aged male and female from affected households to help them to find appropriate jobs based on their skills and choices.

36. Women union of the commune has a major role in poverty alleviation in the locality. In particular, the women union has been contributing to other social organizations to help poor and single Aps to improve their lives. As a result, the local Women Union at various levels is to be important stakeholder and local service provider for specific livelihood restoration for vulnerable people in the areas affected by the Duc Hoa Main Canal sub-project.

IV. Information Disclosure, Consultation and Participation

4.1. Information Disclosure

37. Information dissemination, consultation with and participation of all affected persons and involved agencies will reduce the potential for conflicts and minimize the risk of project delay. This also enables the design of project resettlement and rehabilitation program as a comprehensive development program suitable with needs and priorities of the affected people, thereby maximizing the economic and social benefits of the project's investments.

4.2 Consultation during project preparation

38. 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

39. 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. ICMU of the District, technical design consultant with the support from OSDP team have continued a dialogue with the District and Commune PCs during project implementation. APs involvement in implementation have been continued thereafter by requesting the commune to invite AP representatives to take part in the resettlement committee meetings and related 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 livelihoods, 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.

40. Information dissemination, consultation and participation of all affected persons and involved agencies have been conducted via meetings with all APs Thai My commune since April 2011 before and during DMS implementation. The specific objectives of these meetings were as follows: (i) to publicize project information, (ii) to get opinions and expectations of potential affected persons on compensation, resettlement and social support programs for livelihood restoration. Affected households have received project information booklets (PIBs) with detail information on project objective, design, compensation and resettlement policies and grievance mechanisms. Before conducting the DMS, the project team has several times approached each households, all the comments of people regarding their expectations upon compensation, support and resettlement issues have been recorded and considered by the DRC before the preparation of compensation and resettlement policy. During community hearing conducted at the time of household survey with APs, the following information are consulted: (i) People opinions on actual land prices and other asset prices in the affected commune of the district, (ii) resettlement support option for people who will lose their houses, and (iii) discussion with APs on their expectations of the OSDP social support programs.

4.3. Consultation during Implementation

41. After receiving land boundary and location maps from the project investor – ICMU of Cu Chi District, the District Compensation Board (DCB) has cooperated with Thai My CPC, ICMU of Cu Chi District to distribute the Asset Declaration Form to all affected households of the project and guide how to fill in the form with detail information on housing, land, crops and trees and other assets to be affected by the project. The Declaration Forms were collected and reviewed by the DCB before DMS process was carried out. During this time, the DCB also received aspirations and expectations of the affected people on compensation issues. They also have given additional information to the people regarding the procedures and principles of compensation and project implementation schedule. In the DMS process, inventory records were also given to each household for their information and agreement. Affected households have brought up their main expectations on being sufficiently compensated to what they will be lost based on market prices and being provided with necessary supports/ allowances especially in the cases of housing relocation.

42. After having DMS result, the DCB has cooperated with the CPC, ICMU and OSDP team to carry out community consultation firstly with 16 relocated households who will lose entirely house by the project and secondly to the severely affected people of more than 20% agriculture land. The Ahs have been explained with compensation and allowance policies and resettlement asistances to be provided to relocated households so that they can buy resettlement land by themselves because at present there is no resettlement area in Thai My Commune as well as in Cu Chi District. For households who preferred land for land compensation (2 households), the DCB and other relevant agencies of the district/ commune as CPC, ICMU, OSDP, and other associations of the district have organized several consultations and meetings with these households on cash for self-resettlement option and also recommend of vacant land on-sale nearby in the commune area for their consideration of purchasing. The severely affected households (SAPs) and vulnerable affected households (VAPs) were consulted with also other support means in terms of the project OSDP social support programs.

43. After the compensation unit prices approved by the PC of HCMC based on land price appraisal provided by a qualified valuation company, the prices have been publicly announced to Ahs at commune/ hamlet levels and received agreement of majority of affected households. The compensation plan and the detail compensation calculation sheets prepared by DCB with all the detail information related to compensation, relocation and support of each household will be announced in the commune and distributed to all the affected households in the public consultation meeting. The meeting was held at Thai My commune on 8 Oct 2012 after the compensation plan going through DRC meeting on 2 Oct 2012 at district level. Households will be requested to give their comments, feedbacks, or requests with in or after 20 day – announcement. The feedbacks of APs will be sent by mail to Thai My CPC or directly to the DCB for being consideration and finalization of the before the compensation estimation plan will be submitted to DRC for official approval. After approval, the project compensation plan and compensation payment schedule will be announced all affected households.

44. Following the census of affected persons, the final resettlement plan, as endorsed by the province, are 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.

45. 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 DRC:

- **Project components.** All the project components of Duc Hoa main canal through the 3 provinces of Tay Ninh, Long An and Cu Chi (HCMC) were described in the PIB including the total length of 17.68 km concrete-line canal and associated main structures such as culverts, bridges, siphon for diverting of the water flow (21.44m³/s) from Dau Tieng East Canal to the Duc Hoa Irrigation subproject.
- **Project impacts.** Impacts on the people living and working in the affected areas of the project including explanations about the scope of 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 of land-for-land and cash compensation; options of reorganizing and individual resettlement; measures of rehabilitation assistance under the Social Support Program, as well as opportunities for project-related employment will be applied for all APs³.
- **Grievance mechanism and the appeal process.** All APs were 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 also received 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 were 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 representatives 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 were given an explanation regarding compensation calculations and compensation payments, monitoring procedures, reorganization, relocation to an individual location/self-relocation, and preliminary information about physical works procedures.
- **Organizational responsibilities.** All APs were 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 were informed the proposed schedule for the main resettlement activities and that physical works would start only after the completion of all

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

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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 were provided to resettlement committees at all levels.

V. Grievance Redress Mechanisms

46. 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. AP's can utilize their normal civil rights at any stage of the process and access the national legal system. For the project, 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.

47. Grievances related to any aspect of the Project will be handled through negotiation aimed at achieving consensus. Complaints will pass through 3 stages before they could be elevated to a court of law as a last resort. The project will shoulder all administrative and legal fees that might be incurred in the resolution of grievances and complaints.

48. First stage, at the commune level: An aggrieved affected household may bring his/her complaint before the receiving department of the Commune People's Committee to be received and guided for necessary procedures. The CPC will meet personally with the aggrieved affected household and will have 5 days following the lodging of the complaint to resolve it (Note: in remote and mountainous areas, the complaint should be resolved within 15 days). The CPC secretariat is responsible for documenting and keeping file of all complaints that it handles.

49. Upon issuance of decision of CPC, the complainants can make an appeal within 30 days. If the second decision has been issued and the household is still not satisfied with the decision, the household can elevate his/her complaint to the DPC.

50. Second stage, at the district level: Upon receipt of complaint from the household, the DPC 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.

51. Upon issuance of decision of DPC, the complainants can make an appeal within 30 days. If the second decision has been issued and the household is still not satisfied with the decision, the household can elevate his/her complaint to the PC of HCMC.

52. Third Stage, at the provincial level: Upon receipt of complaint from the household, the PC of HCMC will have 30 days (or 45 days in remote and mountainous areas) following the lodging of the complaint to resolve the case. The PC of HCMC is responsible for documenting and keeping file of all complaints.

53. Upon issuance of decision of PC of HCMC, the household can make an appeal within 45 days. If the second decision has been issued and the household is still not satisfied with the decision, the household can elevate his/her complaint to the court.

54. Final stage, the Court of Law Arbitrates: Should the complainant file his/her case to the court and the court rule in favor of the complainant, then city government agency will have to increase the compensation at a level to be decided by the court. In case the court will rule in favor of PC of HCMC, the complainant will have to receive compensation as described in the approved compensation plan and obey all requirements of land clearance.

55. To assure that the mechanism described above is pragmatic and acceptable to APs, consultation with local authorities and affected communities about this mechanism is needed, particularly consultation with vulnerable groups.

VI. Legal Framework

6.1. Asian Development Bank Policy

56. 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.

57. 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 allowance and compensation for non-land assets affected. 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 compensation only.

6.2. Vietnamese Acts and By laws

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

- (i) Land Law passed by the National Assembly on 26 November 2003.

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- (ii) Decree 181/2004/ND-CP of the Government, dated 29 October 2004, on executing Land Law.
- (iii) Decree 197/2004/ND-CP of the Government, dated 03 December 2004, on compensation, assistance and resettlement when the State acquires the land. This is arguably the key piece of legislation which replaces Decree 22/CP dated 24 April 1998 which previously provided the primary basis for compensation and resettlement activities.
- (iv) Decree 198/2004/ND-CP of the Government, dated 03 December 2004, on charging fees on land use.
- (v) Decree 188/2004/ND-CP of the Government, dated 16 November 2004, on methods to identify tariffs and the tariff frames for different types of land.
- (vi) Decree 17/2006/ND-CP, dated 27 January 2006, relating to amendment and additions to Decrees 181/2004/ND-CP and 197/2004/ND-CP above.
- (vii) Decree 84/2007/ND-CP, on 25 May 2007 on supplementary regulations on granting land use certificate, orders and procedures for compensation, assistance and resettlement when the State acquires land and settling complaints on land.
- (viii) Circular 06/2007/TT-BTNMT, dated 15 June 2007, of the Ministry of Natural Resources and Environment guidelines to executing Decree 84 of the Government.
- (ix) Decree 123/2007/ND-CP, dated 27 July 2007, relating to amendment and addition to Decree 188/2004/ND-CP above.
- (x) Circular 145/2007/TT-BTC, dated 6 December 2007, of the Ministry of Finance guidelines to executing Decree 123/2007/ND-CP of the Government above and replacing Circular 144/2004/TT-BTC, dated 26 November 2004, of the Ministry of Finance providing guidelines to executing Decree 188 above.
- (xi) Decree 69/2009/ND-CP, dated 13 August 2009, regulating additional planning of land use, land prices, land acquisition, compensation, assistance and resettlement.
- (xii) Circular 14/2009/TT-TNMT, dated 16 November 2009, of the Ministry of Natural Resources and Environment providing guidelines on executing Decree 69/2009/ND-CP of the Government and replacing Circular 116/2004/TT-BTC, of the Ministry of Finance guiding on executing Decree 197/2004 of the Government.
- (xiii) Ordinance 34/2007/PL-UBTVQH11 of the National Assembly, dated 20 April 2007 on implementation of democracy in communes, wards, and townships, regulating issues for public announcement, which including public announcement of “investment projects and works and priority, implementation progress, compensation plans, assistance for land clearance and resettlement relating to project and works in communes”.
- (xiv) Resettlement Framework (RF) of the Phuoc Hoa Project in 2003 and the Updated RF in 2010.
- (xv) Decision 35/2010/QD-UBND dated 28 May 2010 of the PC of HCMC on compensation, relocation and support.

- (xvi) Decision 1268/2012/SNN-KHTC of DARD of HCMC dated 8 Aug 2012 on compensation unit price for trees and crops.
- (xvii) Decision 12/2008/QD-UBND of PC of HCMC dated 20 Feb 2008 on compensation unit price for housing, structures and construction works and the Decision 92 /2008/QD-UBND of PC of HCMC dated 26 Dec 2008 on issuing the Coefficient K= 1.3 when applying Decision 12/2008/QD-UBND of PC of HCMC dated 20 Feb 2008.
- (xviii) Official document 3941/UBND-DTMT of PC of HCMC dated 9 Aug 2012 on agreement of land compensation and support unit prices for the Duc Hoa Main Canal of Phuoc Hoa project, Thai My Commune, Cu Chi District.

59. Other laws, decrees and regulations relevant to land management, land acquisition and resettlement include the Construction Law 16/2003/QH11, dated on 26 November 2003, on construction activities, rights and obligations of organization and individual investing in civil works construction and construction activities; Decree 105/2009/ND-CP of the Government, dated 11 November 2009 on the sanctioning for administrative violations in land issues; Decree No. 12/2009/ND-CP dated 12/2/2009 on the management of construction investment projects and replacing Decree 16/2005/ND-CP and Decree 112/2006/ND-CP on management of construction investment projects; Decree 131/2006/ND-CP, on the management and use of Official Development Assistance (ODA), and Decree 70/2001/ND-CP, on detailed regulations of marriage and family Law implementation, stipulates that all documents registering family assets and land use rights must be in the names of both husband and wife; Decisions of project city or provinces relating to compensation and resettlement in provincial territory will be also applied for each relevant sub-project.

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

60. 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 15 presents the main areas of possible discrepancy.

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Table 15: Gaps Between National Policy and ADB Policy

Key Issues	Viet Nam policy	ADB Policy	Project Policy
Definition of seriously affected households	Decree 69/2009 (Article 20(1)) states that households directly engaged in agriculture losing 30% or more of their agricultural land are entitled to life stabilization assistance.	Physical displacement from housing, and/or loss of 10% or more of APs' 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.
Eligibility for compensation & assistance. Legalizable users	Decree 197/2004, Article 8, Compensation for the timely specific cases and no dispute	Affected person are entitled to compensation at replacement cost and other assistance similar to the title users	Affected people are entitled to compensation at replacement cost and other assistance similar to the title users
Eligibility for compensation & assistance. Non-titled users	Decree 69/2009 Article 14(1) If persons who have land recovered by the State meet conditions related to land ownership set out in Article 8 Item 1, 2, 3, 4, 5, 7, 9, 10, 11 of Decree 197/2004/ND-CP, they shall receive compensation; if they fail to meet all conditions for compensation, the Peoples' Committees of the provinces or centrally run cities shall consider providing such support. Decree 69/2009/ND-CP Article 24(4): Property attached to land which falls into one of the cases prescribed in Clauses 4, 6, 7 and 10 of Article 38 of the Land Law shall not be compensated.	Those without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets. Improve the standards of living of the displaced poor and other vulnerable groups, including women.	Those without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets. Improve the standards of living of the displaced poor and other vulnerable groups, including women.
Compensation of land at replacement cost	Decree 69/2009, Article 11, regarding the land price, if the PPC sets the land price at the land acquisition time does not match with the actual price of land in the market, the PPC will adjust the specific price suitably	All compensation is based on the principle of replacement cost, which is the method of valuing assets to replace the loss at current market value, plus any transaction costs such as administrative charges, taxes, registration and titling costs. In the absence of functions markets, a compensation structure is required that enables affected people to restore their livelihoods to level at least equivalent to those maintained at the time of dispossession, displacement, or restricted access.	All compensation is based on the principle of replacement cost, which is the method of valuing assets to replace the loss at current market value, plus any transaction costs such as administrative charges, taxes, registration and titling costs. In the absence of functions markets, a compensation structure is required that enables affected people to restore their livelihoods to level at least equivalent to those maintained at the time of dispossession, displacement, or restricted access.

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Unregistered businesses	Decree 69/2009, Article 20(2) states only registered businesses are eligible for assistance. When the land used by a registered economic organization, production household, business household and the business and production must be suspended, the user shall be compensated with 30% (the highest) of the after tax income in one year subject to average income in the last 3 continuous years as certified by the tax department.	In the case of economically displaced persons, regardless of whether or not they are physically displaced, the borrower/client will promptly compensate for the loss of income or livelihood sources at full replacement cost. The borrower/client will also provide assistance such as credit facilities, training, and employment opportunities so that they can improve, or at least restore, their income-earning capacity, production levels, and standards of living to pre-displacement levels.	Those who are economically displaced, but who are not formally registered (e.g. unregistered businesses, employees without labour contracts) will be assisted as appropriate to ensure that their income sources are restored to at least pre-project levels. Improve the standards of living of the displaced poor and other vulnerable groups, including women.
Entity that conducts the valuation of acquired assets	Provincial and cities people's committee under central authority will establish specific land prices based on the principles stated in clause 1, Article 56, Land Law Qualified organizations may provide consultancy on land prices (Article 57, Land Law)	Qualified and experienced experts will undertake the valuation of acquired assets	A qualified appraiser will be engaged to conduct replacement cost surveys for the project which will be used as input by the District Compensation Boards for determining compensation amounts for PPC approval.
Provision of rehabilitation assistance	Decree 69/2009/ND-CP, Article 20 – 21 and Decision 3788/2009/QĐ-UBND, Article 2[3]: APs losing more than 30% of productive land will be entitled to living stabilization and training/job creation assistance.	Rehabilitation assistance is required for those who lose 10% or more of their productive income generating assets and/or being physically displaced. Focus on strategies to avoid further impoverishment and create new opportunities to improve status of the poor and vulnerable people.	Rehabilitation assistance will be provided to those who lose 20% or more of their productive income generating assets, being physically displaced, and households who belong to poor and vulnerable groups.

VII. Entitlement, assistance and benefits

61. 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. Any people who settle in the subproject area after this cut-off date are not entitled to compensation and assistance. The cut-off date of Duc Hoa main canal of Cu Chi section is on 25 Sep 2012.

62. 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) lost land entirely or partially, ii) persons who lost land they occupy in its entirety or in part 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 in part who do not have any recognizable claim to that land.

7.1. Compensation and Assistance for Loss of Land

63. This is provided to ensure that the socio-economic 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 and suitable same-use land or, at the request of AP who has been informed regarding the options, cash compensation for land or a combination of the two.

64. 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 depreciations or deductions made for salvageable building materials. This ensures that the APs are able to reconstruct new houses and other structures. Compensation for affected land has been offered either in the form of land-for-land of equal productive capacity at a location acceptable to the APs if available or in cash compensation at replacement cost if no land available and at the specific request of the APs. During preparation of the project compensation policy the District Compensation Board (DCB) has requested a qualified and independent agency to undertake the valuation of land compensation prices, based on that result the district determined compensation amounts for the PC of HCMC to make approval.

65. The DCB has signed a property valuation contract to E Xim valuation Ltd Co. Based on related maps and drawings identified the location of project affected land parcels, field survey results, information provided by local households, land market research with in the district locality and other relevant sources, the valuation company has completed the appraisal of land prices with in the project affected area (Valuation certificate dated 26 Jun 2012 of the E Xim Valuation Limited Company). The appraisal results then have been sent to the DCB and also to the City Compensation Appraisal Committee. These results have been reviewed and adopted

by the City Compensation Appraisal Committee (the Committee chaired by the Department of Finance and members by other city relevant departments) and at district level it has been screened again by the District Urban Management Division to insure that the application of these prices and other cost is appropriate for the project.

66. Based on the appraisal prices, the DCB then updated and submitted a proposal on land compensation unit prices to the City Compensation Appraisal Committee for agreement before submitting to the PC of HCMC for final approval. The compensation land prices of Duc Hoa Main Canal, Cu Chi section was approved by PC of HCMC by Official Letter No. 3941/UBND-DTMT dated 9 Aug 2012.

67. *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 20% of their total agricultural landholdings, are entitled to cash compensation for crops and trees at market prices, AND cash compensation for acquired land at 100% of replacement cost.
- (ii) **Severely affected APs.** APs with losses of 20% or more of their total agricultural landholdings, are entitled to cash compensation for crops and trees at market prices AND first priority of compensation 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). APs who lose from 10 to 19 % of their total agricultural landholdings and the remaining cannot sustain the HH are entitled to special allowance. However, no case is found in the subproject.

68. *Land Users without permanent or legalizable rights to use of land:* None were found during project preparation or when updating the RP. However, households occupying and using land without permission from the commune will not be compensated for land but will be entitled for crops and trees compensation at 100% of market prices or will receive assistance corresponding to their remaining investment on 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.

69. *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.

70. For land with structures thereon, if relocation is required, legal or legalizable APs will be entitled to stay and rebuild on their remaining land if viable⁴, otherwise they can opt for relocation. APs who reconstruct their house on their remaining land will be compensated with cash-for-land as well as affected structures at 100% of the replacement cost. APs who have no viable remaining land, or who opt for relocation, will have one of the following options:

(i) **Self relocation**

- (a) In addition to the cash compensation at full replacement cost for their affected land and housing structures, if the displaced households will receive cash support for making their own arrangements for relocation, AND
- (b) subsistence and transportation allowances and cash allowance for leveling floor.

(ii) **APs that do not have recognized or recognizable claims to affected land.**

- (a) No compensation for land but assistance for relocation; AND
- (b) Compensation for affected structures at full replacement cost, AND
- (c) Subsistence and transportation allowances;

(iii) **Relocation to a resettlement site:** Relocation to a resettlement site option is not available in Cu Chi district because the district does not have resettlement site. Therefore, relocated households have to self-relocate with assistance of the district and commune PCs.

7.2. Compensation for Structures

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

- (i) Compensation in cash for all affected structures will be provided according to the city regulations based on replacement cost for materials and labor, regardless of whether or not they have title to the affected land or permission to build the affected structure. No deduction or depreciation will be made for salvageable materials. The amount will be sufficient to rebuild a new structure with 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) The calculation of rates will be based on the actual affected area and not the useable area.

72. The level of compensation for the removal of graves will be paid for all costs of land, 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.

⁴ 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.

73. The DCB also make pricing for the project affected houses and structures based on the city Decision 12/2008/QĐ-UBND dated 20 Feb 2008 on compensation unit prices applied to house and structures, this regulation still being applied for HCMC recently as construction materials without much fluctuation over recent years. Some items of not being included in the price list have been supplemented by property valuation results in Sep 2012 of E Xim Valuation Ltd. Company to ensure that the prices being applied are close to market price.

7.3. Compensation for Loss of Standing Crops and Trees

74. Prices of trees and crops are valued and issued annually by the Department of Agriculture and Rural Development of the City. For annual standing crops, compensation will be paid to households who cultivate on 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 prices of crops and trees are the unit prices regulated in the Official Letter No. 1268/SNN-KHTC, dated 8 Aug 2012, issued by the City Department of Agriculture and Rural Development. Compensation in cash will be paid to each affected family.

7.4. Compensation and Assistance for Affected Business Activities

75. APs who must relocate their shops or enterprises 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, compensation at replacement cost for structures affected with no deductions and depreciation for salvageable materials. Affected business owners are entitled to compensation for 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.

76. Businesses are entitled for full compensation of lost earnings during the transition period. Businesses that are legally registered and paying tax will receive full restoration whilst those that are not fully legal and registered with the taxation authorities will be entitled to 50% of the compensation available. Income levels must be substantiated either through taxation records or, if not available, as certified by the CPC and accepted by the DRC.

77. Workers of affected businesses are entitled to compensation for lost wages for a period of up to 6 months. If longer, they may be eligible for retraining.

78. In order to enable relocating APs losing shops at the affected locations to restore their incomes, where possible, access to business locations within the same communes is necessary 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.

XII. Relocation of Housing and Settlements

79. There are 16 households with entirely affected houses by the project and have to relocate. During consultation with these households, 14 households have agreed to receive cash compensation and resettle by themselves. Their entitlements for compensation and assistance are regulated in the entitlement matrix. Other 2 households preferred to be provided with land for land compensation. However, the district does not have resettlement sites to allocate land plots for them. Because Cu Chi is a suburban district of 50 km away from HCMC center, up to now there is not any resettlement site being built in the locality. Thus, there is not possible to have a resettlement site for relocating the 2 households who preferred to go to resettlement sites of the Duc Hoa Main Canal project. An alternative of being resettled to resettlement site in other districts is also not suitable due to a long distance. Therefore, 2 households were recommended residential land plots in the commune to buy and resettle by themselves.

80. Cash support for relocated households: If relocation households are eligible for resettlement but prefer to be resettled by themselves, beside of compensation for affected land and assets they shall receive an amount of support equal to the infrastructure investment cost for one standard plot in resettlement site. According to Degree 6994/SXD/QLKTXD of the Department of Construction dated 1 Sep 2010, self-resettlement households will receive a cash support of 487,000 VND/ m² of their existing residential land area (the area considered for support should not exceeding the quota of 300 m² of residential land allocated for each household applied for Cu Chi district).

IX. Income restoration and rehabilitation

9.1. Allowances during the Transition Period

81. Aps are entitled to provision of a range of special allowances, in accordance with Decision 35/2010/QĐ-UBND dated 28 May 2010 of the PC of HCMC, specifying the Degree 69/2009/NĐ-CP dated 13 Aug 2009 of the Government in the HCMC locality, so that they can restore their livelihoods and incomes as soon as. The details on the allowances during the transition period is provided in the Entitlement Matrix at Annex 1 of this RP:

- **Relocation assistance:** According to Clause 1 of Article 34 of Decision 35/2010/QĐ-UBND of the PC of HCMC if relocation to other places within the city, an allowance will be 6 million VND/ hh (4 million VND/hh for the case of grade 4 house); or if relocation to

other provinces, an allowance will be 10 million VND/hh. If being relocated but hhs do not lose entire land and can re-build houses on their remaining land, the assistance will be 50% of the above rate.

- **Housing rental assistance:** in the case of Cu Chi District, this amount will be included in the relocation allowance rate.
- **Assistance for livelihood stabilization:**

i) If the APs lose 20% to 70% of productive land they shall receive an assistance for 6 months if relocation is not required and 12 months if relocated. If relocated to difficult socio-economic area, the assistance is extended to 24 months.

ii) If APs lose more than 70% of productive land, the assistance will be for 12 months if no relocation required and for 24 months if relocated. If relocated to difficult socio-economic area the assistance is extended to 36 months.

The assistance rate in i) and ii) is equivalent to 300.000 VND/ person/ month.

iii) If the APs lose 100% of house and residential land, they shall receive assistance of 1,000,000 VND/ person for those who have their name in Household's Resident Book or Temporary living in the relocated house from more than 12 months (Not including those who have received the assistance from the categories i) and ii) above).

- **Assistance of agricultural land located in residential area:**

a) For agricultural land located in residential zone, In addition to compensation for affected agri-land, AP is entitled to assistance equal to 50% of the residential land average price within the local area. The residential land average price decided by PC of HCMC in this case is 280.000 VND/ m2.

b) For agricultural land located in the same land parcel with residential houses, AP is entitled to assistance equal to 40% of the residential land price of that parcel.

- **Assistance for new vocation and job creation** – Ahs directly involved in agricultural production and not receiving allowances provided in item 'Assistance of agricultural land located in residential area' above will be assisted with a cash assistance of 140.000 VND/ m2 for the agricultural land area acquired but not exceeding 10.000 m2 for vocational training/ job creation. Beside of the allowance, if any APs in working age of the affected households who wish to train in a new vocation, will be provided a training course without payment.
- **Special assistance to social policy households** – Special assistance is available to certified policy households: For Heroic Mothers household, the support is 6,000,000 VND/household; For Heroes Armed Forces, Invalid, Martyrs' families support level is 4.000.000 VND/ household. For other policy households as revolutionary family, retired official households who receive social assistance) the support is 2,000,000 VND /household.
- **Special assistance to affected poor households** –poor households according to MOLISA standard affected by the project shall be supported to overcome poverty. Level

of support is 5,000,000 VND /household according to Decision 35/2010/QD-UBND dated 28 May 2010 of the PC of HCMC.

- **Incentive bonus:** Relocated households hand over their affected land timely according to schedule of the project, in addition to compensation, are also provided an incentive bonus of 5,000,000 VND/ households in case of entirely relocated of house and residential land, or 50% of this above amount if (i) partially relocated of house ,or (ii) partially/ entirely relocated of agricultural land.
- **Social Development Program** – All APs losing 20% or more of their productive land/assets or any household losing 10% to 19% of productive land whose remaining land cannot sustain the households, as well as affected vulnerable households are entitled to participation in the On Farm and Social Development Program to facilitate the restoration of their livelihoods and income generation.

9.2. Income Restoration and the Social Support Program

82. Compensation alone is not sufficient to meet the objective of this 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.

83. **Marginally Affected APs.** APs with losses of less than 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 replacement cost. Beside of compensation, they are entitled to free participation in agricultural extension programs annually organized in their communes.

84. **Significantly Affected APs.** APs who must relocate and/or with losses of 20% or more of their total agricultural landholdings or any household losing 10% to 19% of productive land whose remaining land cannot sustain the households will be entitled to cash compensation for crops and trees at market prices and cash compensation for the lost land at replacement cost and provision of rehabilitation assistance, as well as the income restoration designed within the framework of social support programs of the Project as detailed below under Support for Vulnerable Groups.

9.3. Social Support for Vulnerable Groups

85. 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 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. Social support program will be carried out by OSDP consultant.

Community consultation to households with effected houses will be held with in the commune expected to be in Nov 2012 to develop related social support program, such as:

- (i) **Skills training.** Under the Social Support Program, one member of each severely affected agricultural family (losing 20% or more 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 (Households will need to register for the members of his household occupations they wish to be trained. Then, local services have been selected to implement social programs will support with household registration procedures are completed for members enrolled in vocational trainings).
- (ii) **Literacy training.** Those APs being physically displaced or losing 20% or more 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 (Households affected or vulnerable households with children at school age, the scholarship will be supported to minimize the risk of dropout children through a micro-credit scheme to be established by the Project.)
- (iii) **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 deal with difficulties in creating new enterprises. For the poor and other vulnerable groups including severely affected farmers, they will be assisted under the Social Support Program to obtain credit assistance, either through existing programs as a priority (Such as credit programs for job creations and income generations of Poverty Reduction Fund, of the Vietnam bank for social policies, credit program for poor HHs and poor women of the Women's Union), or if that is not possible to some households, through a micro-credit scheme to be established by the Project.
- (iv) **Health Care.** This program aims to improve better the existing living quality of households by long-term support of Health Insurance Cards to the project severely and vulnerable affected groups.

X. Resettlement Budget and Financing Plan

86. Budget of Compensation and assistance for APs are fully funded by the Vietnam's Government (MARD) and ODA loans. All funds will be transferred to the provincial treasuries. After obtaining approval of compensation plan from the PC of HCMC, The Compensation Board of the district will withdraw cash from the Treasury to pay for APs. If any AP does not receive compensation because of some reasons, their compensation amount will be deposited in the bank. Total amount of compensation for Duc Hoa Main Canal-Cu Chi section is 114,952,882,355 VND (about 5.5million USD), including compensation and allowance costs, costs of resettlement management and implementation (2%), and contingency (10%), except costs of monitoring and evaluation. Detailed cost estimate is as follows:

Table 16: Summary of RP implementation costs for Duc Hoa Main Canal-Cu Chi section

Type of cost	Quantity	Amount (VND)	Budget (%)	
			Government reciprocal capital of Vietnam	Loan ADB
I. Total compensation and allowances		<u>102,636,502,103</u>		
a) Compensation costs for land and assets		81,493,396,403		
Agriculture land (m2)	274,014	64,858,003,500		
Residential land (m2)	1,702	3,228,362,000		
Houses (m2):	2,051	3,326,468,338		
Structures	na	840,962,802		
Crops and trees	na	9,239,599,763		
b) Allowances:		21,143,105,700		
Support for land	1,553	2,060,848,400		
Support for career change or job creation		17,270,750,000		
Support for livelihood and production restoration		595,800,000		
Other supports		1,215,707,300		
II. Resettlement management and implementation cost	2% of total compensation costs	<u>2,052,730,042</u>		ADB Loan No 2025 – VIE
III. Contingency	10% of the total compensation costs	<u>10,263,650,210</u>		
IV . Total		<u>114,952,882,355</u>		

XI. Institutional Arrangements

87. As permitted under Decree 197/2004/ND-CP, MARD, ICMB9 and PC of HCMC have assigned the Investment and Construction Management Unit (ICMU) of Cu Chi District to be the project owner responsible for the implementation of resettlement activities in Cu Chi District of HCMC. However, the main project implementation agency is ICMB9 under MARD.

11.1. Management Agencies and Responsibilities

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

88. 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 supervising the implementation of resettlement.

89. 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 implement resettlement activities in accordance with policy of the approved RP; and if any mistakes or shortcomings identified through internal and/or external monitoring of RP implementation ICMB9 will advise local authorities to resolve timely to ensure that the objectives of the RP are met;
- Finalizing RP and obtaining PC of HCMC and ADB's approval before implementing approved RP;
- Providing resettlement training to implementing agencies, all ICMU and DCB staff;
- Coordinating with other implementation agencies and relevant institutions during periods of preparation, planning and implementation of the RP;
- Establishing a database of APs 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 for impacts occurring 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 implementation progress to the ADB.

People's Committee of HCMC (PC of HCMC)

90. The PC of HCMC is the principal authorities at the city level and act as the Project Holder(s) of the resettlement component of this Package. The PC of HCMC is responsible for:

- Issuing decisions on approval of land valuations applied for compensation rates, allowances and other supports to APs, especially vulnerable groups, based on principles of RP;
- Approving the project compensation plan and budget allocation for compensation, support and resettlement;
- Directing and supervising relevant departments to implement effectively the RP.
- Resolving complaints and grievances of APs.

District People's Committee (DPC)

91. The District People's Committee has responsibility for:

- Establishing District resettlement committee;
- Issuing the land acquisition decision for Ahs of the project;
- Checking compensation plans, then submitting to PC of HCMC for approval;
- Clarifying legitimacy, legality of affected land and properties;
- Taking acquired land and providing land-for-land;
- Issuing decisions on land acquisition of households;
- Resolving complaints and grievances of APs.

11.2. Implementation Agencies and Responsibilities

ICMU of Cu Chi District (ICMU)

92. The ICMU is responsible for:

- Preparing, updating, submitting RP for approval with the support of OSDP Team and BVI consultant; After RP approval, supervising RP implementation;
- Guiding DRC to implement all resettlement activities in compliance with the approved RP; and to resolve any mistakes or shortcomings identified by internal and/or external monitoring to ensure that the objectives of the RP are met;
- Supervising the compensation payment process and the implementation of the RP, and redressing grievances concerning resettlement activities in collaboration with DRC;
- Leading the implementation of the program to provide income restoration and other social support under the Social Support Program with assistance of OSDP Team (OSDP Long An has been assigned to be OSDP consultant of the Duc Hoa Main Canal project in both Long An province and Cu Chi district, HCMC);
- Establishing and maintaining AP databases for each component in accordance with established project procedures and providing regular reports to ICMB9 and IMO;
- Implementing prompt corrective actions in response to internal and external monitoring, and resolution of grievances;

The District Resettlement Committee (DRC)

93. DRC is responsible for:

- Establishing and strengthening capacity of commune-level Inventory Working Group;
- Implementing all resettlement activities within the district territory under the DPC' management, including public meeting and consultation, DMS, preparing compensation plan, payment of compensation, delivery of livelihood restoration measures, and resettlement.
- Accepting and handing over the sites to the implementing agencies;
- Assisting PC of Cu Chi District to redress APs' complaints and grievances.

XII. Implementation Schedule

94. **Approval of updated RP.** ADB and the Government of Viet Nam shall both approve the updated Resettlement Plan. Approval is expected in October 2012.

95. **Information Dissemination.** ICMU coordinated with DRC and CPC and OSDP team to implement an information campaign throughout the project process in July 2011 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 PIBs have been prepared and distributed to all affected households of the community.

96. **Detailed Design.** The basic design of Duc Hoa main prepared by the design consultants (HEC1) has been approved by the MARD since April 2008.. The Detail design was approved in Apr 2010 and the design modification of the canal was done in March 2012. The design consultant has marked the project boundaries for land acquisition.

97. **Establishment of District Resettlement Committee.** A resettlement committee of Cu Chi District was established in Jan 2012 to implement the resettlement plan of the project.

98. **Updating and Issuance of Compensation Unit Rates.** The PC of Cu Chi District has assigned to the DRC of Cu Chi District to update and issue unit rates at replacement cost since the end of 2011. Price valuation for land was done by E Xim Valuation Ltd Company in Jun 2012. Based on the valuation result the PC of HCMC issued the project compensation unit rates in Aug 2012. The affected households have been announced and informed with approved compensation rates after the approval and the majority has given their agreement on compensation unit prices. Affected households are now waiting for the compensation policy announcement and detail compensation calculation expected to be given in the meeting held by DRC before 5 Oct 2012.

99. **Detailed Measurement Survey (DMS) and Census Survey.** A DMS has been started to conduct since end of 2011 and continue until Sep 2012 as of some detailed design modification. The DMS and the Entitlement Matrix serves as the basis for calculating the compensation package.

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

101. **Approval of the updated RP.** RP is reviewed and approved by ADB before commencement of any civil work activities of the project.

102. **Pricing Application.** Compensation Board of Cu Chi District under the DRC is responsible for pricing application and preparing compensation plan for each affected household. The compensation plan of the project is scheduled to be verified in 1 Oct 2012 by the DRC with unit prices, quantity of affected assets, AP entitlements, etc. before posting them

at the commune for the people to review and comments. All compensation forms will be checked and signed by the APs to indicate their agreement.

103. **Payment of compensation and allowances.** This will be conducted by the Compensation Board of the district at the commune under the supervision of representatives of DRC, ICMU, and IMO. Payment schedule is planned in Nov 2012 after updated RP approved.

104. **Relocation of APs.** At the beginning the compensation payment date, expected in Nov 2012, DRC will assist APs who opt for self-relocation to seek and purchase or otherwise arrange replacement land satisfactory. Assistance from DRC is also required to assist APs during the movement of houses and during the construction period.

105. **Award of Civil Works Contract.** Although contracts may be awarded in October 2012, but no physical or economic displacement can occur until after all APs have been compensated and relocated in accordance with the approved RP for the specific subproject.

106. **Income Restoration and Social Support Assistance.** In order to provide adequate economic rehabilitation measures, APs entitled to assistance shall be consulted on rehabilitation options provided under the Social Support Program and shall be assisted to participate in the relevant activities. Social support program for APs in the commune is planned to be built in Nov 2012 and implementation after signing contract with local service providers.

107. **Monitoring and Reporting.** Internal monitoring has been implementing by the ICMU of Cu Chi District. External monitoring is conducted by IMO every quarter, starting from Jan 2012 to December 2013. Monitoring will continue throughout the construction period. The implementation agencies (PC of HCMC and ICMB9) assigned staff responsible for internal monitoring of Project RP, with the supports of the implementation consultants and OSDP staff at provincial level, as well as IMO.

Table 17: Implementation schedule of the project activities

Activities	Proposed/ or Completed time
Detail Design	Apr 2010
Detailed Design Modification	Mar 2012
Information Dissemination	Since Jul 2011 and after RP approval
Establishment of Resettlement Committee	Jan 2012
Detailed Measurement Survey	From Nov 2011 to Sep 2012
Land compensation price valuation	Jun 2012
Land compensation price approval	Aug 2012
Pricing Application	From Aug 2012
Approval of updated RP	Oct 2012.
Payment of compensation and allowances	Nov 2012
Relocation of APs	End of Nov 2012
Income Restoration and Social Support Assistance	From Nov 2012

XIII. Monitoring and Reporting

13.1. Internal Monitoring

104. Implementation of the RP will be regularly supervised and monitored by the ICMU of district with the support of OSDP consultants and implementation consultants. The findings and recommendations will be recorded by the ICMU of district in quarterly reports on implementation progress of compensation and resettlement to submit to the ICMB9 and the ADB for review. Internal monitoring aims to:

- a. ensure payment of compensation to project affected people are provided based on DMS results and replacement costs of affected assets at the market prices at the compensation time.
- b. ensure resettlement activities are conducted according to the compensation policies as per agreed RF and RP for the project.
- c. determine if the required transition and income restoration measures are provided on time.
- d. assess if income and livelihood restoration measures have been provided properly for income restoration of APs and propose remedial measures if objectives of restoring income of households have not been met.
- e. Implementation of information disclosure and community consultation
- f. determine if complaint procedures are followed and propose solutions if there are pending issues.
- g. give priority to displaced persons' concerns and needs, specially the poor and vulnerable households.
- h. conformity between relocation and land clearance and construction commencement to ensures that APs have been provided with compensation, allowance, and relocation satisfactorily before construction commencement.

Table 18: Specific monitoring indicators

Type of monitoring	Basis indicators
Budget and time	<ul style="list-style-type: none"> • Have the personnel for compensation and resettlement implementation been arranged sufficiently as per plans? • Have resettlement activities been carried out as per agreed plans? • Have budgets for resettlement been allocated for resettlement executing agencies timely and adequately? • Has compensation been paid as per AP? • Has land been acquired and handed over timely for construction?

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Delivery of APs' entitlements	<ul style="list-style-type: none"> • Have all APs received their entitlements fully for quantities and types of damages as stipulated in the matrix of entitlements? • Have the APs received their payments on time? • Have the APs with temporary lose of land been compensated for? • Have all APs been provided with transportation, transfer, and livelihood and income restoration allowances as per plans? • Have resettlement houses/ land been assigned? Has the legal land use right been granted to APs? • How many APs having been granted with land use right? • Do resettlement sites/ houses meet the agreed standards? • Have supporting measures been implemented as per plans for the receiving communities? • Can relocated APs access to schools, medical care services, socio-cultural places and activities? • Have livelihood and income restoration activities been implemented as per agreed the RF and RP? For example, numbers of APs that have been provided with vocational training and jobs, small-scale credits, income-supporting activities? • Have affected business been granted with their entitlements, regardless of being registered or not?
Consultation, Grievance, and Special Issues	<ul style="list-style-type: none"> • Has community consultation been carried out as plans? Have brochures of project information and entitlements of compensation and resettlement been delivered? • How many APs know about their entitlements? How many APs receive such entitlements? • Do APs know about and use grievance mechanism as set up in the RF? What are the outcomes? • Numbers of grievances and types of grievances (by genders, vulnerable groups)? • Numbers of settled grievances (by genders, vulnerable groups)? • Levels of awareness of resettlement procedures • Levels of satisfaction on resettlement procedures • Levels of awareness on entitlements • Levels of satisfaction on entitlements • Levels of awareness on grievance mechanism • Levels of satisfaction on grievance mechanism

13.2. External Monitoring

105. Compensation and resettlement implementation for project must be subject to external monitoring by an independent qualified consultant selected by ICMB9. The independent monitoring consultant should be recruited under regulations of recruiting the Consultant by the ADB with a terms of reference that specify frequency of monitoring, methods of monitoring, monitoring indicators, and reporting requirements. Monitoring reports will be submitted to the ICMB9 and the ADB after finishing site monitoring.

106. Independent monitoring of RP implementation will be based on desk review and field visits, meetings with relevant agencies, local officials, and APs. Separate meetings with women and vulnerable households will be held. The main objective of external monitoring is to provide

an independent periodic review and assessment of (i) achievement of resettlement objectives; (ii) changes in living standards and livelihoods; (iii) restoration and/or improvement of the economic and social base of the affected people; (iv) effectiveness and sustainability of entitlements; and (v) the need for further mitigation measures. Monitoring and evaluation indicators are presented in Table below.

107. The external monitoring will address specific issues as follows:

- a. Public consultation and awareness of resettlement policy and entitlements of APs;
- b. DMS of affected assets and compensation payment as per policies in approved RP;
- c. Coordination of resettlement activities with construction schedules;
- d. Land acquisition and transfer procedures;
- e. Construction/rebuilding of replacement houses and structures on residual land or to new relocation sites;
- f. Level of satisfaction of APs with the provisions and implementation of the RP;
- g. Grievance redress mechanism (documentation, process, resolution);
- h. Effectiveness and sustainability of entitlements and income rehabilitation measures for APs;
- i. Gender impacts and strategy;
- j. Capacity of APs to restore/re-establish livelihoods and living standards. Special attention provided or to be provided to severely affected and vulnerable households;
- k. Resettlement impacts caused during construction activities;
- l. Participation of APs in RP planning, updating and implementation;
- m. Institutional capacity, internal monitoring and reporting; and
- n. Channeling of government funds for compensation payment and allowances for severely APs or displaced APs.

Table 19: External monitoring indicators

Type of monitoring	Basis indicators
Some basic information of APs	<ul style="list-style-type: none"> • Locations • The average size of households, the average age range, the average education attainment • Genders of the APs' heads • Ethnicity • Levels of access to health and education services, utilities, and other social services. • Types of houses • Types of land and legal status of land use • Types of occupations and jobs • Sources and levels of incomes
Restoration of living standards	<ul style="list-style-type: none"> • Have depreciation, fees or transaction fees been included in compensation amounts for houses for APs?

Resettlement Plan for Duc Hoa Main Canal

	<ul style="list-style-type: none"> • Have APs accepted options of resettlement sites/ houses? • Have main environmental, cultural, and social conditions of APs been restored? • Have lives of APs, particularly of the displaced people and the vulnerable group, been stable?
Livelihood restoration	<ul style="list-style-type: none"> • Have compensation amounts been sufficient for replacement of lost assets? • Has compensation land been enough according to suitable standards? • Have transportation and subsistence allowances been enough? • Have business allowances been enough to re-establish enterprises and production? • Have vulnerable groups are provided with chances of incomes? Are such chances been effective and sustainable? • Do new jobs restore pre-project income levels and living standards?
Levels of APs' Satisfaction	<ul style="list-style-type: none"> • Have APs agreed with compensation prices? • To what extent do APs know about resettlement procedures, their rights and entitlements? • Do they know whether their entitlements are provided or not? • To what extent do APs self-evaluate their restored living standards and livelihoods? • To what extent do APs know about grievance and grievance redress procedures? • Have their grievances been received, settled timely and satisfactorily as per the mechanism in the RF?
Additional impacts	<ul style="list-style-type: none"> • Are there any unexpected environmental impacts? • Are there any unexpected impacts on jobs or incomes? • If any, how have such issues been resolved?

XIV. Annexes

Annex 1: Entitlement Matrix

Annex 2: RP Implementation Schedule

Annex 3: Total estimated compensation costs for Duc Hoa Main Canal

Annex 4: Project Information Booklet (PIB)

Annex 5: The Land Compensation Prices of HCMC

Annex 6: List of Severely Affected and Vulnerable Households

Annex 7: List of Affected Households and Estimated Compensation

Annex 8: Summary of Affected Household Consultations

Annex 9: Appraisal Certificate of exima appraisal corporation on replacement cost survey

Annex 1: Entitlement Matrix

ITEM	TYPE OF LOSS	APPLICATION	DEFINITION OF ENTITLED PERSON	COMPENSATION POLICY	IMPLEMENTATION ISSUES
1	2	3	4	5	6
1	Temporary loss of arable land	Loss of use of the land for period of construction for borrow pits, storage and/or camping areas.	User regardless of tenure status.	(i) No compensation for land as land must be returned to original user. (ii) Cash compensation for loss of crops and trees at market prices, and (iii) Compensation for loss of net income from subsequent crops that cannot be planted for the duration of the acquisition period.	There should be measures to improve land quality in cases of land being adversely affected or acidified. Contractors using land temporarily must return land in same condition and remove rubbish and debris. Restoration of land to its previous or better quality and contractor must pay for any damages.
	Permanent loss of arable land	Losing less than 20% ^a of total arable landholding and marginal impact on household income and living standards.	i) persons with LURC or legalizable	Because there is no available and suitable same-use of agricultural land in the locality, APs will be entitled to: (i) Cash compensation for acquired land at replacement cost, and (ii) Cash compensation for crops and trees at market price.	HH without LURC but has recognizable claim, or their name listed in the land book of the commune and still now using that land and land not under any dispute, are considered as fully legal users. If the viability of the remaining land is less than the minimum viable economic unit, then the entire piece of land would be acquired and the AP would fall under the next category.
		Losing 20% or more of total arable landholding. The approach taken is restoration of income loss. Severe impact on household income and living standards.	Legal user with LURC or legalizable.	APs will be entitled to cash compensation for crops and trees at market price, in addition to one of the following options: (i) Cash compensation for lost land at replacement cost, at the informed request of APs, <u>And,</u> (ii) A rehabilitation package of allowances and income restoration and support under the Social Support Program in the OSDP.	Priority will be given to land compensation of equal area and productivity within the same or surrounding communes. Cash in lieu of land will be offered at the informed request of the AP, or when alternative suitable land is not available.

ITEM	TYPE OF LOSS	APPLICATION	DEFINITION OF ENTITLED PERSON	COMPENSATION POLICY	IMPLEMENTATION ISSUES
1	2	3	4	5	6
			User without LURC or un-legalizable.	(i) No compensation for land but the remaining investment in land , and, (ii) Cash compensation for crops and trees at market price. (iii) In addition, poor and vulnerable households will be allocated use rights to replacement land and rehabilitation assistance under the OSDP Social Support Program to ensure they are able to improve their income levels and living standards. Rehabilitation assistance will consist of skills training for working age family members in a current or new occupation and a training allowance, provision of agricultural extension services to increase the productivity of any remaining land, literacy training, and assistance to access existing credit programs, priority for project-related job opportunities.	
2	Insignificant loss of residential land without non-land assets thereon	The remaining land is sufficient for rebuild house	User with LURC	APs will be entitled to cash compensation for land at replacement cost	.
	Significant loss of residential land	The remaining land is insufficient for rebuild house and AP has to relocate.	User with LURC.	APs will be entitled to the following: (i) Cash compensation for land acquired at replacement cost, if self-relocation, and support for leveling floor, equal to cost of infrastructure investment of a standard plot in resettlement site, ii) Relocation allowances package	If amount of compensation and allowances is lower than value of a standard plot in resettlement site, relocating households has not to pay for the difference, conversely, if value of affected land is higher than value of plot allocated, AP will receive cash for the difference.
			User without LURC or un-legalizable	(i) No compensation for affected land but compensation for non-land assets and : (ii) Receive relocation allowance package If AP has no other shelter to stay, PC of HCMC considers allocating land for them.	Entitled to assistance for livelihood restoration in OSDP

ITEM	TYPE OF LOSS	APPLICATION	DEFINITION OF ENTITLED PERSON	COMPENSATION POLICY	IMPLEMENTATION ISSUES
1	2	3	4	5	6
3	Dwellings and other Structures	House and/or structures partially demolished but remaining area still usable – no need to relocate.	Legal owner of the affected structure regardless of land tenure status	AP will be entitled to: i) compensation at replacement cost of the demolished portion, plus ii) costs for repairing the remaining part to its pre-demolition technical specifications. iii) No deduction will be made for salvageable materials.	No compensation for structures is built after cut-off date.
		House and/or structures entirely or partially demolished but remaining area is NOT usable – AP must relocate	Legal owner of the affected structure regardless of land tenure status	AP is entitled to: i) Compensation for the AP's house/structures based upon construction cost of a new house/structures having same technical standards. ii) Relocation assistance and allowances. iii) Rental allowance (in the case of Cu Chi, this included in the relocation allowance rate).	
4	Loss of business income	Loss of business income for relocated shopkeepers.	Relocating owner with registered or non-registered business.	Relocating APs will be entitled to: (i) Compensation for structure at full replacement cost in material or cash or a combination of the two. No deduction shall be made for depreciation or salvageable materials. (ii) Transport and re-establishment allowance includes allowance for re-installation of plant, equipment, machinery. (iii) Priority to relocate to a place with equal or better commercial potential. iv) Compensation for net income lost during transition period.	At the time of compensation, allowances will be adjusted to account for inflation. Entitled to replacement property of equal or greater value or cash compensation at full replacement cost.
5	Loss of standing crops	Agricultural land either permanently or temporarily acquired	Household who cultivates on the affected land.	The level of compensation for annual crops shall be equal to the value of the output of affected crops. The value of the output of a crop shall be calculated on the basis of the productivity of the highest crop yield in the last three years of in the locality and the average market price at the time of land recovery.	APs will be given notice several months in advance regarding evacuation and cut-off date. Crops grown after issuance of the deadline will not be compensated.
6	Loss of trees	Agricultural land either permanently or temporarily acquired	Household who occupies the land where trees are located irrespective of land tenure status.	Compensation for perennial trees shall be equal to the existing value of the trees growing, calculated at the local market price at the time of land recovery. For trees and perennial crops which may be moved to elsewhere, compensation for expenses for moving and for actual damage from relocation and re-planting shall be paid.	

ITEM	TYPE OF LOSS	APPLICATION	DEFINITION OF ENTITLED PERSON	COMPENSATION POLICY	IMPLEMENTATION ISSUES
1	2	3	4	5	6
7	Loss of graves	Graves on acquired land	Household who own the graves,	APs are entitled to cash compensation for all costs of land, excavation, movement, reconstruction materials and labor for reburial.	
8	Loss of community assets	Community buildings, structures, community forest/grazing/or other land/ irrigation systems affected by temporary or permanent land acquisition or spoil disposal.	Village, Ward, Government Unit.	Reconstruction of infrastructure, or cash compensation. Where the recovered land belongs to public land fund of communes, wards or townships, support provided shall be prescribed by the PC of HCMC.	Monetary supports shall be remitted into the State budget and incorporated into the annual budget estimates of communes, wards or townships; monetary supports shall only be used for investment in building infrastructural works, for public interests of communes, wards or townships.
9	Loss of income of employees or hired laborers	Employees of enterprises affected or farm laborers affected.	Temporarily affected (while business is reorganizing) within remaining land.	Laborers shall receive compensation in cash for net wage lost according to the job stoppage allowance in Clause 3, Article 62 of the Labor Code. The period for compensation shall be the period of stoppage but not exceed 6 months.	If more than 6 months can apply for training assistance.
10	Temporary impact during construction	Damages by contractors to private or public structures or land	Owner or person with use rights	(i) The contractor will be required to pay compensation immediately to affected families, groups, communities or government agencies based on the RP policy. (ii) Damaged property will be restored to its former condition before returning to the APs.	

ITEM	TYPE OF LOSS	APPLICATION	DEFINITION OF ENTITLED PERSON	COMPENSATION POLICY	IMPLEMENTATION ISSUES
1	2	3	4	5	6
11	Income restoration/ Social Support Program for severely affected and vulnerable groups	(i)APs have to relocate; (ii) APs lose 20% or more of their productive assets (agricultural or forestry land or business) due to land acquisition; (iii) also any APs lose 10-19% of productive assets who remaining land cannot sustain the HH; (iv) and vulnerable APs.	(i) APs whose houses must be relocated to other place. or (ii) APs losing 20% or more of agricultural land, or (iii) APs losing 20% or more of agricultural land,who remaining land cannot sustain the HH. or (iv) Other vulnerable APs (poor, landless, and/or female-headed households etc.).	APs entitled to income restoration assistance from the Social Support Program: agriculture / aquaculture extension assistance to intensify use of existing land, skills training for a new skill (and subsistence allowance for the trainee during the duration of the training program), access to existing credit programs and credit management, literacy training.	A participatory approach will be used to design the Social Support Program (SSP) and target beneficiaries during project implementation.
12	Loss of House	12.1 Relocation assistance	Relocating APs.	Relocating AP will receive a transportation and relocation allowance of 6 million VND/ hh (4 million VND/hh for the case of grade 4 house) if relocation to other places with in the city or 10 million VND/hh if relocation to other provinces. If being relocated but hhs do not losing entire land and can re-build new house on the remaining land, the assistance will be 50% of the rates of relocation to other places with in the city.	At the time of compensation, allowances will be adjusted to account for inflation.

ITEM	TYPE OF LOSS	APPLICATION	DEFINITION OF ENTITLED PERSON	COMPENSATION POLICY	IMPLEMENTATION ISSUES
1	2	3	4	5	6
		12.2 Rental assistance	Person whose residential land acquired but having no other accommodation	Whilst waiting for new accommodation to be arranged, AP will be provided with temporary house or rental assistance. In the case of Cu Chi, this amount is included in the relocation allowance rate.	
13	Loss of agri-land and AP's income is mainly based on the land	13.1 Assistance for Livelihood and Production stability	Relocating APs and severely affected APs.	<p>a) <u>Losing 20 to 70% of productive land</u>:</p> <p>i) If relocation not required, AP entitled to assistance for 6 months.</p> <p>ii) If relocation required, assistance for 12 months.</p> <p>b) <u>Losing more than 70% of productive land, entitled to</u>:</p> <p>i) If relocation not required, assistance for 12 months,</p> <p>ii) If relocation required, assistance for 24 months, and 36 months if move to hard condition area.</p> <p>In all cases assistance is by cash, equivalent to 300.000 VND/ person /month.</p> <p>c) <u>If the APs lose 100% of house and residential land</u>: they shall receive assistance of 1,000,000 VND for each person having name in Household's Resident Book or Temporary living in the relocated house from 12 or more months (Not including those who have received the assistance from the categories a) and b) above).</p>	<p>If relocation is to difficult socio-economic area, support extended as follows:</p> <p>i) if under 70% loss, support for 24 months.</p> <p>ii) if over 70% support for 36 months.</p>
		13.2 Agricultural land located in residential area	AP derives income from agricultural land but the land is located in residential zone or the land is located in the same parcel with houses.	<p>a) For agricultural land located in residential zone, In addition to compensation for affected agri-land, AP is entitled to assistance equal to 50% of the residential land average price within the local area. The residential land average price decided by PC of HCMC in this case is 280.000 VND/ m2.</p> <p>b) For agricultural land located in the same land parcel with residential houses, AP is entitled to assistance equal to 40% of the residential land price of that parcel</p>	But area for assistance is not more than 5 times of quota of residential land allocation in locality.

ITEM 1	TYPE OF LOSS 2	APPLICATION 3	DEFINITION OF ENTITLED PERSON 4	COMPENSATION POLICY 5	IMPLEMENTATION ISSUES 6
		13.3 Assistance to career change and job generation	All AHs directly involved in agricultural production and not receiving allowances provided in item 13.2	a) Vocational training: Affected households will be assisted with a cash assistance rate of 140.000 VND/ m2 for vocational training/ job creation. b) People of working age, if requesting assistance for new vocational training are entitled to provision of a training card of value up to VND 5 million (not a cash payment).	But the agricultural land area acquired is not exceeding 10.000 m2.
14	Other assistance	14.1 Allowance for persons who receive social allowance from the state.	Beneficiary of social allowance who lose house.	Special assistance is provided for policy households (Heroic Mothers, Heroes Armed Forces, Invalid, Martyrs, Revolution families). If they must relocate but productive land not lost, an additional allowance of between 2 to 10 million VND per household is paid, depending upon whether or not all residential land is lost.	
		14.2 Poor households as classified according to the State poverty line	Poor HHs having to relocate	If certified poor households must relocate because they have lost their residential land, they will receive an additional support to overcome poverty. Level of support is 5,000,000 VND /household according to Decision 35/2010/QD-UBND dated 28 May 2010 of the PC of HCMC.	
		14.3 Incentive bonus for households who move on time.	Relocating AP.	Relocated households hand over their affected land timely according to schedule of the project, in addition to compensation, are also provided an incentive bonus of 5,000,000 VND/ household in case of entirely relocation of a house and residential land, or 50% of this rate if (i) partially relocation of a house ,or (ii) partially/ entirely relocation of agricultural land.	Not applicable for AP who does not move by prescribed time.

^a ADB has agreed to the criteria to classify the level of impact as serious when the APs losing land is 20% or more instead of 10% (ref ADB memo dated 26/9/2003)

Annex 2: RP Implementation Schedule

	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
Public Meeting																								
Inventory																								
Pricing																								
Updating RP																								
Compensation																								
Resettlement																								
Social Support																								
Monitoring																								

Annex 3: Total estimated compensation costs for Duc Hoa Main Canal – Cu Chi section

Type of cost	Quantity	Amount (VND)	Budget (%)	
			Government reciprocal capital of Vietnam	Loan ADB
I. Total compensation and allowances		<u>102,636,502,103</u>		100%
a) Compensation costs for land and assets		81,493,396,403		
Agriculture land (m2)	274,014	64,858,003,500		
Residential land (m2)	1,702	3,228,362,000		
Houses (m2):	2,051	3,326,468,338		
Structures	na	840,962,802		
Crops and trees	na	9,239,599,763		
b) Allowances:		21,143,105,700		100%
Support for land	1,553	2,060,848,400		
Support for career change or job creation		17,270,750,000		
Support for livelihood and production restoration		595,800,000		
Other policy supports		1,215,707,300		
II. Cost Estimate for management and implementation of resettlement is 2% of total compensation costs for Duc Hoa Main Canal through Cu Chi District		<u>2,052,730,042</u>		ADB Loan No 2025 - VIE
III. Contingency (10% of the total compensation cost)		<u>10,263,650,210</u>		
IV . Total		<u>114,952,882,355</u>		

Annex 4: Public Information Booklet (PIB)

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.

2. Scope of Land Acquisition and Resettlement of the Project

Phase 2 of the Project affects 3 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 21,44m³/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 71.626 km 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 300 ha. 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.

3. Legal framework of compensation, resettlement and supports for affected persons

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

i) to avoid involuntary resettlement wherever possible by exploring project and design alternatives; ii) to enhance , or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; iii) 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.

4. 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 **30 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 **30 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, and 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 PPMB, CSRC, and local authorities announce specific date, time, and 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, the project recommends 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, PC of HCMC 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 ofCommune.

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

The Compensation, Support and Resettlement Committee (CRC)

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

The Investment and Construction Management Unit (ICMU) of Cu Chi District

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

Information Dissemination, Consultation, Participatory Approaches and Disclosure Requirements	<ul style="list-style-type: none"> • Identification of project stakeholders. • Disclosure of project information • Consultations for determining principles of resettlement and compensation • Mechanisms for stakeholder participation in planning, management, monitoring, and evaluation • Disclosure of RP to people affected • Local institutions or organizations to support people affected. Potential role of non-government organizations (NGOs), women's groups and community based organizations (CBOs).
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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 ICMU and DBC 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 Investment and Construction Management Unit (ICMU) of Cu Chi District will cooperate with District Resettlement Committees (DRC) and District Compensation Board (DCB) 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 DRC 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 DRC:

- **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 APs⁵.
- **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

⁵ Rights and Entitlement to livelihood rehabilitation supports, as well as opportunities for project-related benefit sharing or employment in the framework of OSDP programs.

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.

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

			2011				2012								
Item	Target	Period/Stage	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	...	Oct
APs Consultations	Community APs	During project preparation and formulation of RF – before Loan Appraisal													
APs Preparation of RP	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

4. 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 5: The land compensation prices of HCMC

Land Prices of Cu Chi District (Official Document 3941/ UBND – DTMT dated 9/8/2012 of the PC of HCMC).

a) Unit price of residential land for compensation of the project

Location	Unit price (VND/m ²)
1. Road-fronted of Provincial road No. 7, Cu Chi District	3,532,000
- Alley level 1 – Location 1	2,000,000
- Alley level 1 – Location 2	1,450,000
- Other alleys – Location 1	1,413,000
2. Road-fronted of Doan Minh Triet Rd, Cu Chi District	2,400,000
- Alley level 1 – Location 2	1,200,000

b) Unit price of agricultural land for compensation of the project

Location	Unit price (VND/m ²)
1. Agriculture land located in residential area	
- Agriculture land with road-fronted location	375,000
- Agriculture land without road-fronted location	304,000
2. Agriculture land located outside residential area	
- Perennial agriculture land with road-fronted location	375,000
- Perennial agriculture land without road-fronted location	250,000
- Annual agriculture land with road-fronted location	300,000
- Annual agriculture land without road-fronted location	200,000

c) In addition, the 2 rates related to compensation and assistance of the project also being regulated in the Official Letter No. 3941/UBND-DTMT include: (i) average residential rate of 280.000 VND/m² for calculation the support of agricultural land located with in residential area; and (2) the maximum support rate of 140.000 VND/m² for households directly involved in agricultural production.

Annex 6: List of Severely Affected and Vulnerable households

(According to primary data provided by Compensation Board of Cu Chi District and Thai My Commune)

No	Name of households	Address	>20 % Agricultural land acquired	Loss of houses	Poor HHs	Female headed/ Lonely HHs	Policy HHs
1	Nguyễn Thị Mỹ Trinh	130/25/15 ấp 4, xã Nhị Bình, huyện Hóc Môn	100%				
2	Nguyễn Hữu Đông	Số 6, đường 680, tổ 9, ấp Bình Thượng 1, xã Thái Mỹ, huyện Củ Chi	100%			x	
3	Nguyễn Thị Bạch Tuyết	21 đường 701, tổ 7, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi	100%				
4	Huỳnh Thị Hiền	Tổ 4, Ấp Mỹ Khánh B, xã Thái Mỹ, Huyện Củ Chi	100%				
5	Nguyễn Thị Thảo	47 đường 17, ấp Tân Tiến, xã Tân Thông Hội, huyện Củ Chi	100%				
6	Trần Thị Kim Loan	(na)	100%				
7	Nguyễn Văn Mậu	Số 80/4A, Thống Nhất, Tân Thới Nhì, huyện Hóc Môn. TP.HCM	100%				
8	Hồng Lệ Thủy	TL7, tổ 1, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi	100%	x			

9	Dương Văn Vinh	Tổ 7, ấp Tháp, xã Thái Mỹ, H.Củ Chi	100%	x			
10	Trần Văn Hải	Tổ 4, Ấp Bàu Tre 2, Xã Tân An Hội, Củ Chi	100%				
11	Hồng Thị Tố Loan	Bình Thượng 2, xã Thái Mỹ, Củ Chi	100%	x			
12	Nguyễn Văn Bên	67C, Đoàn Minh Triết, Ấp Tháp, Xã Thái Mỹ, H.Củ Chi	100%	x			
13	Phạm Thị Hiếu	689, tổ 1, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi.	98%				x
14	Đặng Thanh Tuấn	Tổ 2, khu phố 7, Thị trấn Củ Chi, huyện Củ Chi.	94%				
15	Nguyễn Văn Nền	519/19/4, tổ 1, ấp Bình Thượng 2, xã Thái Mỹ, H.Củ Chi	89%	x			
16	Lê Hồng Hải	10/8 đường Trần Nhật Dật, Phường Tân Định, Quận 1, TP.HCM	87%				
17	Nguyễn Văn Thưởng (ủy quyền Nguyễn Thị Hánh)	Tổ 4, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi	82%			x	x
18	Đặng Thị Trài	21 đường 689 tổ 3, Ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi.	81%				x
19	Lê Văn Hảnh	Ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi	77%				

20	Nguyễn Văn Xiêu	67, Đoàn Minh Triết, tổ 7, ấp Tháp, xã Thái Mỹ, huyện Củ Chi.	75%	x			
21	Nguyễn Hoàng Thanh	521/91/43, Hoàng Văn Thụ, Phường 4, Quận Tân Bình, TP.HCM	67%				
22	Lê Thanh Xuân	69, Đoàn Minh Triết, Tổ 7, xã Thái Mỹ, H.Củ Chi	66%	x			
23	Nguyễn Thị Đạn	471, TL 7, tổ 2, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi.	65%				x
24	Võ Thành Xuân	34, đường 685, tổ 5, ấp Tháp, xã Thái Mỹ, huyện Củ Chi	64%				
25	Nguyễn Văn Sơn	Tổ 1A, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi.	63%				
26	Nguyễn Thị Trạc	505/12 tổ 1, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi.	60%				x
27	Nguyễn Thị Thanh Loan	844-846, QL22, Tổ 8, KP.8, Thị Trấn Củ Chi, H.Củ Chi	59%				
28	Phạm Việt Hùng	57 đường 472, tổ 8, ấp Bốn Phú, xã Trung An, huyện Củ Chi	58%				

29	Nguyễn Văn Na	67B, Đoàn Minh Triết, ấp Tháp, xã Thái Mỹ, H.Củ Chi	58%	x			
30	Hồng Thanh Danh	497 đường Tỉnh Lộ 7, ấp Bình Thượng 2, xã Thái Mỹ, Huyện Củ Chi	54%				
31	Nguyễn Văn Cường	Tổ 1, ấp Tháp, xã Thái Mỹ, huyện Củ Chi.	47%				x
32	Nguyễn Thị Nộ (chết) Lê Tự Sáu (thừa kế)	Ấp Tháp, xã Thái Mỹ, huyện Củ Chi.	47%				
33	Huỳnh Thị Hận	648 đường Tỉnh lộ 7, tổ 7, ấp Mỹ Khánh B, xã Thái Mỹ, huyện Củ Chi	45%				
34	Lê Văn Chu	33/1 Đường 695, Tổ 5, Ấp Tháp, Xã Thái Mỹ, Củ Chi	44%				
35	Lê Minh Tấn	ấp Mỹ Khánh B, xã Thái Mỹ, huyện Củ Chi.	41%				x
36	Nguyễn Văn Cường	493A, TL 7, tổ 2, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi.	41%				
37	Lê Thị Xi	463 đường TL 7, tổ 4, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi.	40%				x
38	Lê Thị Khóa	Số 3940, Tổ 8, Ấp Suối Sâu, Xã An Tịnh Huyện Trảng Bàng, Tỉnh Tây Ninh	38%				

39	Nguyễn Văn Hiều	Tổ 1, ấp Bình Thượng 1, xã Thái Mỹ, Huyện Củ Chi	37%				
40	Nguyễn Thị Ngại	505/12/1 Đường Tỉnh Lộ 7, Tổ 1, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi	37%			x	x
41	Nguyễn Văn Nây	67, Đoàn Minh Triết, ấp Tháp, xã Thái Mỹ, huyện Củ Chi	37%	x			
42	Võ Thị Sỏi	412/8, đường Cây Trôm - Mỹ Khánh, tổ 4, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi	36%				x
43	Nguyễn Văn Gện	22 đường 697, tổ 1A, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi	35%				
44	Nguyễn Thị Hánh	Số 50/1, đường Nguyễn Minh Triết, Tổ 1, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi	32%	x			
45	Võ Thị Riêng	580, QL 22, Tổ 8, Ấp Cây Trôm, xã Phước Hiệp, H.Củ Chi	32%				
46	Lê Văn Lai	413/3, Cây Trôm - Mỹ Khánh, tổ 2, ấp Mỹ Khánh A, xã Thái Mỹ, H.Củ Chi.	31%				

47	Nguyễn Thị Rí	192 Tân Kỳ Tân Quý, Phường Sơn Kỳ, Quận Tân Phú, TP.HCM	31%				
48	Nguyễn Văn Xường(chết) thừa kế Nguyễn Văn Cường	519/19/5, Tổ 1, ấp Tháp, xã Thái Mỹ, H.Củ Chi	31%				
49	Vương Thị Bê	570 đường Tỉnh Lộ 7, Tổ 5, Ấp Mỹ Khánh B, Xã Thái Mỹ, Huyện Củ Chi	31%				x
50	Nguyễn Văn Bách	185/18 Phan Đình Phùng, Q.Phú Nhuận, TP.HCM	31%				
51	Nguyễn Văn Đục	Tổ 2, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi	30%				
52	Đỗ Ngọc Hạnh	562 đường Tỉnh Lộ 7, Tổ 5, ấp Mỹ Khánh B, xã Thái Mỹ, Huyện Củ Chi	29%				
53	Trần Văn Càng	361/4 đường Cây Trôm Mỹ Khánh, tổ 12, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi	28%				
54	Trần Thị Nồng	Tổ 2, Mũi Côn Đại, xã Phước Hiệp, H.Củ Chi	28%				
55	Phan Thị Vên	Số 37, đường 698, tổ 3, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi	27%				x

56	Lê Thị Yến	ấp Mũi Côn Đại, xã Phước Hiệp, huyện Củ Chi	25%				
57	Nguyễn Văn Cờ	Tổ 5, Ấp Tháp, Xã Thái Mỹ, Củ Chi	30%				
58	Nguyễn Văn Giộc	351 đường Cây Trôm Mỹ Khánh, Tổ 5, Ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi	23%				
59	Đoàn Minh Hội	Tổ 6, ấp Tam Tân, xã Tân An Hội, huyện Củ Chi	21%				
60	Nguyễn Văn Cương	(na)		x			
61	Võ Thị Chặt	(na)		x		x	x
64	Dương Văn Ninh	Xã Thái Mỹ, Huyện Củ Chi		x			x
63	Nguyễn Văn Vén	ấp Tháp, xã Thái Mỹ, Củ Chi		x			
64	Nguyễn Văn Mười (con ông Vén)	ấp Tháp, xã Thái Mỹ, Củ Chi		x			
65	Nguyễn Văn Xiêu	Ấp Tháp, xã Thái Mỹ, huyện Củ Chi.					x
66	Huỳnh Văn Tùng	Tổ 2, Ấp Bình Thượng 2, Xã Thái Mỹ					x
67	Trần Thị Ngoài (Ủy quyền Trần Trí Hiệp)	Tổ 8, Ấp Tháp, Thái Mỹ, H. Củ Chi			x		x
68	Nguyễn Thị Thắm	67/1đường Đoàn Minh Triết, tổ 7, ấp Tháp, xã Thái Mỹ					x

69	Nguyễn Tấn Hùng	60 Đoàn Minh Triết, tổ 8, ấp Tháp, xã Thái Mỹ					x
70	Nguyễn Văn Thanh	Tổ 3, ấp Bình Thượng 2, xã Thái Mỹ					x
71	Võ Thị Yến	Tổ 4, ấp Bình Hạ Đông, xã Thái Mỹ					x
72	Nguyễn Văn Thành	505/16 Tỉnh Lộ 7, Tổ 1, Ấp Bình Thượng 2, xã Thái Mỹ, Củ Chi					x
73	Nguyễn Văn Thanh	Tổ 5, ấp Tháp, xã Thái Mỹ, Củ Chi		x			
	Total		59	16	1	4	23

Annex 7: List of Affected Households and Estimated Compensation

No	Name	Address	Compensation of residential land		Support for residential land		Garden and pond land within the same parcel of houses		Agricultural land located in residential area (with in 5 times of a quota of residential land allocation)		Agricultural land located in residential area (exceeding 5 times of a quota of residential land allocation)		Agricultural and with in residential area		Rented land of the Tam Tan state-run farm		Crops and trees (VND)	Houses		Compensation for other types of assets	Other assistance	Support on career changing and job creation	Support for livelihood and production restoration	Total compensation and support of Ahs
			Area	Amount	Area	Amount	Area	Amount	Area	Amount	Area	Amount	Area	Amount	Area	Amount	Amount	Quantity	Amount					
1	Nguyễn Thị Diệu	67/2 Đường Đoàn Minh Triết, Tổ 7, ấp Thấp, xã Thái Mỹ, Huyện Củ Chi							13	5,683,200														5,683,200
2	Nguyễn Mộng Thúy	Tổ 9, ấp Bình hạ Đông, xã Thái Mỹ, huyện Củ Chi							3	1,376,400							45,000							1,421,400
3	Trần Thị Thắm	Tổ 1, ấp Bình Thường 2, xã Thái Mỹ, huyện Củ Chi							99	44,133,600							10,766,000							54,899,600
4	Nguyễn Thị Mỹ Trinh	130/25/15 ấp 4, xã Nhị Bình, huyện Hóc Môn							573	254,234,400							5,850,000			10,210,000	2,500,000		28,800,000	301,594,400
5	Nguyễn Thị Nùng	Tổ 2, ấp Bàu Điều, xã Phước Thạnh, huyện Củ Chi							45	19,802,400							540,000							20,342,400
6	Võ Văn Dũng (ủy quyền Phạm Văn Xàng)	505/269 Đường Tỉnh Lộ 7, ấp Bình Thương 2, xã Thái Mỹ, huyện Củ Chi							17	7,681,200							2,692,000			2,278,068				12,651,268

7	Võ Văn Dũng	505/269 Đường Tỉnh Lộ 7, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi							0	177,600													177,600
8	Nguyễn Thị Bé Bảy	519A, Đường Tỉnh Lộ 7, ấp Bình Thượng 2, xã Thái Mỹ, Huyện Củ Chi							2	824,000					490,000			3,544,000					4,858,000
9	Nguyễn Văn Tra	87/1, tổ 7, ấp Thấp, xã Thái Mỹ, huyện Củ Chi							1,091	484,581,600					14,222,086								498,803,686
10	Nguyễn Thị Ngai	505/12/1 Đường Tỉnh Lộ 7, Tổ 1, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi							1,047	464,646,000					11,342,000						5,400,000		481,388,000
11	Nguyễn Hữu Đồng	số 6, đường 680, tổ 9, ấp Bình Thượng 1, xã Thái Mỹ, huyện Củ Chi							189	97,335,000					4,536,000			2,500,000			21,600,000		125,971,000
12	Nguyễn Văn Hiếu	Tổ 1, ấp Bình Thượng 1, xã Thái Mỹ, Huyện Củ Chi							1,500	666,000,000	2,310	702,118,400			11,929,110			323,344,000			7,200,000		1,710,591,510
13	Lê Văn Hành	Ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi							1,137	504,916,800					4,995,850								509,912,650
14	Nguyễn Ngọc Khuê	505/14, tổ 1, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi							144	63,802,800					3,895,000						18,000,000		85,697,800

15	Đặng Thị Thu Bích Huyện	190/39 đường Sur Vạn Hạnh, Phường 9, Quận 5, TP.HCM							160	70,99 5,600						1,370,00 0							72,365, 600
16	Nguyễn Thị Minh	576, Ấp An Phú, xã An Tịnh, huyện Trảng Bàng, Tỉnh Tây Ninh							10	4,484 ,400						125,000							4,609,4 00
17	Nguyễn Thị Bạch Tuyết	21 đường 701, tổ 7, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi							169	86,88 0,500							2,500, 000			10,800 ,000		100,180 ,500	
18	Hồng Thanh Danh	497 đường Tỉnh Lộ 7, ấp Bình Thượng 2, xã Thái Mỹ, Huyện Củ Chi							1,397	620,3 12,40 0						17,580,5 76				18,000 ,000		655,892 ,976	
19	Nguyễn Thị Huyền	Đường Đoàn Minh Triết, Tổ 1, ấp Bình Thượng 2, xã Thái mỹ, huyện Củ Chi										1,15 5	230,9 00,00 0			2,597,62 5				161,63 0,000		395,127 ,625	
20	Nguyễn Văn Đức	Tổ 2, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi							240	106,4 26,80 0			1,08 5	216,9 60,00 0		21,434,8 34				151,87 2,000		496,693 ,634	
21	Lê Hồng Sơn	Tổ 2, ấp Mỹ Khánh A, xã Thái Mỹ, Huyện Củ Chi							45	23,32 9,500												23,329, 500	
22	Vương Thị Bê	570 đường Tỉnh Lộ 7, Tổ 5, Ấp Mỹ Khánh B, Xã Thái Mỹ, Huyện Củ							1,500	666,0 00,00 0	678	206, 020, 800				1,100,00 0				94,878 ,000	3,600, 000	971,598 ,800	

		Chi																					
23	Đỗ Ngọc Hạnh	562 đường Tinh Lộ 7, Tổ 5, ấp Mỹ Khánh B, xã Thái Mỹ, Huyện Cù Chi						1,500	666,0 00,00 0	966	293, 572, 800					22,945,0 00				135,19 8,000	5,400, 000	1,123,1 15,800	
24	Huỳnh Thị Liên	Tổ 4, Ấp Mỹ Khánh B, xã Thái Mỹ, Huyện Cù Chi						933	480,4 43,50 0						13,993,5 00				2,500, 000	1,800, 000	498,737 ,000		
25	Kiều Thị Tuyết Nhưng, Trần Văn Phi	591 đường Tinh Lộ 7, Tổ 3, Ấp Mỹ Khánh B, xã Thái Mỹ, Huyện Cù Chi						203	90,04 3,200												90,043, 200		
26	Lê Hồng Hải	10/8 đường Trần Nhật Dật, Phường Tân Định, Quận 1, TP.HCM						818	421,1 15,50 0						12,565,5 00				2,500, 000	1,800, 000	437,981 ,000		
27	Nguyễn Văn Xiêu	Tổ 7, Ấp Tháp, Xã Thái Mỹ, Huyện Cù Chi						33	14,69 6,400												14,696, 400		
28	Lê Hoàng Anh	Tổ 7, ấp Thanh An, xã Trung An, huyện Cù Chi									10,6 29	2,125 ,820, 000							1,400, 000,00 0	7,200, 000	3,533,0 20,000		
29	Phan Công Trình	521/91/43, Hoàng Văn Thụ, Phường 4, Quận Tân Bình, TP.HCM						153	68,06 5,200												68,065, 200		
30	Trần Hoàng Thanh	521/91/43, Hoàng Văn Thụ, Phường 4, Quận Tân Bình, TP.HCM						717	318,3 48,00 0											-	318,348 ,000		

31	Nguyễn Thị Rí	192 Tân Kỳ Tân Quý, Phường Sơn Kỳ, Quận Tân Phú, TP.HCM							1,044	537,7 11,50 0						10,560,0 00						7,200, 000	555,471 ,500
32	Phạm Quốc Minh (ủy quyền Phạm Văn Lực)	Tổ 1, ấp Đồn, Xã Trung Lập Thượng, huyện Củ Chi										443	88,50 0,000			7,743,75 0				61,950 ,000	9,000, 000	167,193 ,750	
33	Trần Tấn Quan	14 đường 700, tổ 4, ấp Mỹ Khánh A, xã Thái Mỹ, Huyện Củ Chi										1,03 6	207.1 80,00 0			2,330,77 5				145,02 6,000		354,536 ,775	
34	Nguyễn Văn Bích	37A đường 698, Tổ 3, Ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi										4,45 8	891,6 00,00 0					2,500, 000	624,12 0,000	21,600 ,000	1,539,8 20,000		
35	Nguyễn Văn Giộc	351 đường Cây Trôm Mỹ Khánh, Tổ 5, Ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi							1,500	666,0 00,00 0	776	235, 782, 400				6,748,10 0				108,58 4,000	3,600, 000	1,020,7 14,500	
36	Đặng Thị Trài	21 đường 689 tổ 3, Ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi.										3,73 2	746,4 00,00 0			8,847,00 0				522,48 0,000	10,800 ,000	1,288,5 27,000	
37	Huỳnh Thị Hân	648 đường Tỉnh lộ 7, tổ 7, ấp Mỹ Khánh B, xã Thái Mỹ, huyện Củ Chi							1,500	666,0 00,00 0	167	50,6 16,0 00				29,163,7 50				23,310 ,000	7,200, 000	776,289 ,750	

38	Trần Văn Càng	361/4 đường Cây Trôm Mỹ Khánh, tổ 12, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Cù Chi							652	289,3 54,80 0						11,404,7 50							14,400 ,000	315,159 ,550
39	Huỳnh Văn Tùng	471 đường Tinh Lộ 7, tổ 2, ấp Bình Thượng 2, xã Thái Mỹ, huyện Cù Chi											457	91,46 0,000							64,022 ,000		155,482 ,000	
40	Võ Thị Sỏi	412/8, đường Cây Trôm - Mỹ Khánh, tổ 4, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Cù Chi							1,500	666,0 00,00 0	3,34 1	1,01 5,63 3,60 0				84,715,7 50						467,72 6,000	3,600, 000	2,237,6 75,350
41	Nguyễn Văn Quý	34 đường 698, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Cù Chi							1,500	666,0 00,00 0	437	132, 939, 200									61,222 ,000		860,161 ,200	
42	Nguyễn Văn Gện	22 đường 697, tổ 1A, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Cù Chi							1,500	666,0 00,00 0	1,20 3	365, 620, 800				47,297,2 50						168,37 8,000		1,247,2 96,050
43	Nguyễn Thị Thảo	47 đường 17, ấp Tân Tiến, xã Tân Thông Hội, huyện Cù Chi											4,92 6	985,2 60,00 0		295,560, 000					2,500, 000	689,68 2,000	10,800 ,000	1,983,8 02,000
44	Nguyễn Thị Mơ	272/12, Pasteur, phường 8, Q.3, TP.HCM											225	44,96 0,000							31,472 ,000		76,432, 000	

45	Hồ Văn Thành	8A đường 698, tổ 2, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Cù Chi, TP.HCM										372	74,46 0,000							52,122 ,000		126,582 ,000
46	Trần Thị Kim Loan	số 8, Phạm Thị Hối, tổ 7, khu phố 7, Thị trấn Cù Chu, huyện Cù Chi										5,90 8	1,181 ,520, 000		9,060,00 0			2,500, 000	827,06 4,000	28,800 ,000	2,048,9 44,000	
47	Phạm Việt Hùng	57 đường 472, tổ 8, ấp Bốn Phú, xã Trung An, huyện Cù Chi										10,0 66	2,013 ,260, 000		13,781,2 50				1,400, 000,00 0	1,800, 000	3,428,8 41,250	
48	Nguyễn Văn Tre	số 17, đường 697, tổ 1, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Cù Chi										529	105,8 40,00 0		1,190,70 0				74,088 ,000		181,118 ,700	
49	Võ Văn Dũng	Số 505/18/6, Tổ 1, ấp Bình Thượng 2, xã Thái Mỹ, huyện Cù Chi							2	799,2 00					1,300,00 0						2,099,2 00	
50	Nguyễn Văn Mậu	Số 80/4A, Thống Nhất, Tân Thới Nhì, huyện Hóc Môn. TP.HCM							123	54,74 5,200					5,895,00 0			2,500, 000	10,800 ,000	73,940, 200		
51	Nguyễn Văn Cương	Tổ 1, ấp Thấp, xã Thái Mỹ, huyện Cù Chi.							75	33,34 4,400					1,910,00 0						35,254, 400	
52	Võ Thị Chặt	Tổ 1, ấp Bình Thượng 2, xã Thái Mỹ, huyện Cù Chi							247	109,5 79,20 0					8,371,00 0						117,950 ,200	

53	Nguyễn Thị Thắm	67/1 đường Đoàn Minh Triết, tổ 7, ấp Tháp, xã Thái Mỹ, huyện Cù Chi							716	318,0 37,20 0							1,611,67 5							319,648 ,875
54	TRẦN Thị Ngoài (Ủy quyền Trần Trí Hiệp)	Tổ 8, ấp Tháp, xã Thái Mỹ, huyện Chủ Chi							13	6,592 ,000							2,430,00 0							9,022,0 00
55	Phạm Thị Ngon	21A, tổ 6, ấp Tháp, xã Thái Mỹ, Huyện Chủ Chi										1,43 1	286,1 40,00 0				107,250, 000				200,29 8,000			593,688 ,000
56	Lê Văn Hải	Số 64, đường Đoàn Minh Triết, tổ 8, ấp Tháp, xã Thái Mỹ, Huyện Cù Chi							84	43,36 3,000							8,992,00 0							52,355, 000
57	Lê Thị Khóa	Số 3940, Tổ 8, Ấp Suối Sầu, Xã An Tịnh Huyện Tráng Bàng, Tỉnh Tây Ninh										3,04 4	608,8 20,00 0				6,849,22 5				426,17 4,000	5,400, 000		1,047,2 43,225
58	Nguyễn Văn Ngươn (chết) vợ Nguyễn Thị Kham	Tổ 1, ấp Tháp, Xã Thái Mỹ, Huyện Cù Chi							488	216,5 83,20 0							1,097,55 0							217,680 ,750
59	Nguyễn Văn Bấm (chết) Lý Thị Nhỏ (vợ)	38/1 đường 695, tổ 5, ấp Tháp, xã Thái Mỹ, huyện Cù Chi										2,24 1	448,1 40,00 0				52,756,0 00				313,69 8,000			814,594 ,000

60	Nguyễn Tấn Hùng	60 Đoàn Minh Triết, tổ 8, ấp Tháp, xã Thái Mỹ, Củ Chi							115	59,07 0,500							900,000							59,970, 500
61	Nguyễn Thị Nộ (chết) Lê Tư Sáu (thừa kế)	Ấp Tháp, xã Thái Mỹ, huyện Củ Chi.										1,70 7	341,3 60,00 0				11,196,6 08				238,95 2,000	7,200, 000	598,708 ,608	
62	Nguyễn Văn Thạnh	Tổ 3, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi										1,88 1	376,1 60,00 0				33,854,4 00				263,31 2,000		673,326 ,400	
63	Nguyễn Thị Trạc	505/12 tổ 1, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi.										1,53 8	307,5 20,00 0				10,039,4 24				215,26 4,000		532,823 ,424	
64	Nguyễn Văn Minh	Số 18/2, đường 695, tổ 6, ấp Tháp, xã Thái Mỹ, huyện Củ Chi										61	12,28 0,000				138,150				8,596, 000		21,014, 150	
65	Nguyễn Thị Hánh	Số 50/1, đường Nguyễn Minh Triết, Tổ 1, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi							475	210,8 11,20 0							19,220,0 00					3,600, 000	233,631 ,200	
66	Võ Thị Yến	Tổ 4, ấp Bình Hạ Đông, xã, Thái Mỹ, huyện Củ Chi										868	217,0 25,00 0				5,694,73 6				121,53 4,000		344,253 ,736	
67	Phan Thị Vên	Số 37, đường 698, tổ 3, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Củ Chi							756	335,8 41,60 0							13,160,0 00						349,001 ,600	

68	Nguyễn Văn Sơn	Tổ 1A, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Cù Chi.							1,500	666,000,000	2,401	729,995,200				3,000,000					336,182,000	9,000,000	1,744,177,200
69	Nguyễn Văn Cu	851 đường Tỉnh Lộ 7, tổ 4, ấp Phước Hưng, xã Phước Thạnh, huyện Cù Chi										748	149,600,000			1,683,000					104,720,000		256,003,000
70	Phạm Thị Hiếu	689, tổ 1, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Cù Chi.										5,589	1,117,880,000			12,576,150					782,516,000	18,000,000	1,930,972,150
71	Đặng Thanh Tuấn	Tổ 2, khu phố 7, Thị trấn Cù Chi, huyện Cù Chi.										5,448	1,089,660,000			326,850,000					762,762,000	10,800,000	2,190,072,000
72	Lê Thị Xi	463 đường TL 7, tổ 4, ấp Bình Thượng 2, xã Thái Mỹ, huyện Cù Chi.										4,569	913,720,000			10,279,350					639,604,000	7,200,000	1,570,803,350
73	Lê Văn Lai	413/3, Cây Trôm - Mỹ Khánh, tổ 2, ấp Mỹ Khánh A, xã Thái Mỹ, H.Cù Chi.										938	187,540,000			2,109,825					131,278,000		320,927,825
74	Nguyễn Thị Gao	512, đường TL 7, tổ 2, ấp Mỹ Khánh A, xã Thái Mỹ, huyện Cù Chi.										4,084	816,740,000			7,500,000					571,718,000		1,395,958,000
75	Nguyễn Thị Bé	361 Nguyễn Chí Thanh, Phường 5, Quận 5, TP.HCM							157	69,574,800													69,574,800

76	Nguyễn Văn Cường	493A, TL 7, tổ 2, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi.						908	403,0 18,80 0						12,789,3 76						9,000, 000	424,808 ,176
77	Nguyễn Thị Đan	471, TL 7, tổ 2, ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi.						1,500	666,0 00,00 0	1,19 7	363, 827, 200				15,050,4 72		2,500, 000		167,55 2,000		1,214,9 29,672	
78	Lê Minh Tấn	ấp Mỹ Khánh B, xã Thái Mỹ, huyện Củ Chi.										7,18 3	1,436 ,560, 000		16,641,3 00				1,005, 592,00 0	7,200, 000	2,465,9 93,300	
79	Nguyễn Văn Xường (chết) Võ Thị Chật (vợ)	Tổ 1, ấp Bình Thượng 2, xã Thái Mỹ Huyện Củ Chi	286	414, 555, 000			855		755, 908, 400	461,4 04,80 0	1,039				122,325, 924	15 6	240, 859, 320	23,308 ,575	143,73 3,300		2,162,0 95,319	
80	Nguyễn Văn Cương	Ấp Bình Thượng 2, xã Thái Mỹ, huyện Củ Chi.						925	410,4 78,00 0						5,650,00 0					9,000, 000	425,128 ,000	
81	Nguyễn Văn Xiếu	67, Đoàn Minh Triết, tổ 7, ấp Thấp, xã Thái Mỹ, huyện Củ Chi.	242	289, 800, 000			549		430, 024, 000	359,9 95,20 0	811				81,736,8 48	13 1	239, 607, 940	16,932 ,769	126,6 10,50 0		1,544,7 07,257	
82	Nguyễn Văn Nảy	67, Đoàn Minh Triết, ấp Thấp, xã Thái Mỹ, huyện Củ Chi			89		103, 368, 000			57,36 4,800	129				2,664,50 0	71	102, 801, 400	224,64 0	57,09 9,500		323,522 ,840	
83	Dương Văn Ninh	tổ 7, ấp Thấp, xã Thái Mỹ, huyện Củ Chi			300		360, 000, 000	999	783, 216, 000			1,50 1	317, 730, 000		229,538, 424	93	209, 781, 000	54,702 ,674	155,1 00,00 0	210,1 54,00 0	36,00 0,000	2,356,2 22,098
84	Nguyễn Văn Nền	519/19/4, tổ 1, ấp Bình Thượng 2, xã Thái Mỹ, H.Củ Chi	124	179, 075, 000						385,4 36,40 0	868				35,065,0 00	19 9	440, 608, 480	15,457 ,404			1,055,6 42,284	

85	Hồng Lệ Thủy	TL7, tổ 1, ấp Bình Thương 2, xã Thái Mỹ, huyện Cù Chi	201	709,932,000														22,766,624			28,800,000	761,498,624
86	Võ Thành Xuân	34, đường 685, tổ 5, ấp Thấp, xã Thái Mỹ, huyện Cù Chi									640	128,080,000						7,940,000		89,656,000		225,676,000
87	Võ Thị Trang	Số 11, đường số 2, KP 2, P. Bình Thọ, Q. Thủ Đức									2	440,000						310,000		308,000		1,058,000
88	Võ Văn Tỷ (chết)	Ấp Phước Hưng, xã Phước Thạnh, huyện Cù Chi							162	71,839,200								1,445,184				73,284,384
89	Võ Thị Lý	Ấp Bình Thương 2, xã Thái Mỹ, huyện Cù Chi									112	22,440,000						874,500		15,708,000		39,022,500
90	Nguyễn Thị Thanh Loan	844-846, QL22, Tổ 8, KP.8, Thị Trấn Cù Chi, H.Cù Chi									9,065	1,812,920,000			20,945,350					1,269,044,000	9,000,000	3,111,909,350
91	Lê Thị Thu	Số 62, Đoàn Minh Triết, Tổ 8, ấp Thấp, xã Thái Mỹ, H.Cù Chi	36	85,920,000											2,423,500	13	32,701,500	24,395,455				145,440,455
92	Lê Văn Xúp	62A, Đoàn Minh Triết, Tổ 8, ấp Thấp, xã Thái Mỹ, H.Cù Chi													5,280,000	14	20,420,400	37,003,800				62,704,200
93	Trần Thị Nông	Tổ 2, Mũi Cồn Đại, xã Phước Hiệp, H.Cù Chi									19,660	3,931,980,000			1,483,360,000							5,415,340,000

94	Nguyễn Văn Thường (ủy quyền Nguyễn Thị Hánh)	Tổ 4, ấp Bình Thượng 2, xã Thái Mỹ, huyện Cù Chi			196	228, 694, 400	1,08 4	850, 169, 600								83,105,5 70	12 2	104, 145, 600	103,91 5,063				1,370,0 30,233
95	Đoàn Minh Hội	Tổ 6, ấp Tam Tấn, xã Tân An Hội, huyện Cù Chi												3,33 9	383,9 85,00 0	667,710, 000							1,051,6 95,000
96	Lê Thị Yến	ấp Mũi Côn Đại, xã Phước Hiệp, huyện Cù Chi							1,361	604,3 72,80 0						102,165, 000			18,740 ,000				725,277 ,800
97	Trần Chim Thanh (chết) Võ Thị Thanh Thủy	52 đường Trần Hưng Đạo, Phường 7, Quận 5, TPHCM												77,9 24	8,961, 248,5 00	3,753,31 2,500	12 8	135, 807, 568	8,697, 125				12,859, 065,693
98	Nguyễn Văn Bách	185/18 Phan Đình Phùng, Q.Phú Nhuân, TP.HCM							963	427,3 50,00 0						10,131,0 00			675,00 0				438,156 ,000
99	Nguyễn Văn Na	67B, Đoàn Minh Triết, ấp Tháp, xã Thái Mỹ, H.Cù Chi			300	350, 400, 000		649		287,9 34,00 0						45,009,8 00	18 2	288, 004, 912	19,941 ,036	155,1 00,00 0			1,146,3 89,748
100	Nguyễn Văn Thanh	42, đường 695, ấp Tháp, xã Thái Mỹ, H.Cù Chi	300	435, 000, 000					117	51,72 6,000						15,897,0 00	20 7	416, 325, 520	23,315 ,171	146,10 0,000			1,088,3 63,691
101	Dương Văn Vinh	Tổ 7, ấp Tháp, xã Thái Mỹ, H.Cù Chi			172	200, 896, 000						425	106, 200, 000			23,700,0 00	96	158, 866, 240	9,746, 419	92,76 4,000	59,47 2,000		651,644 ,659
102	Lê Thanh Xuân	69, Đoàn Minh Triết, Tổ 7, xã Thái Mỹ, H.Cù Chi							153	68,02 0,800						10,180,5 00			17,926 ,830				96,128, 130

103	Nguyễn Văn Xường(chết) thừa kế Nguyễn Văn Cương	519/19/5, Tổ 1, ấp Thấp, xã Thái Mỹ, H.Cù Chi	300	600,000,000					538	238,872,000						62,043,000	166	155,542,296	19,641,461				1,076,098,757
104	Nguyễn Thu Đồng	519, Tỉnh Lộ 7, Tổ 1, Ấp Bình Thượng 2, xã Thái Mỹ, Cù Chi							47	20,690,400						810,000			6,224,000				27,724,400
105	Trần Văn Út	511, Tỉnh Lộ 7, Tổ 1, Ấp Bình Thượng 2, xã Thái Mỹ, Cù Chi							93	41,469,600						5,396,000			1,104,000				47,969,600
106	Nguyễn Văn Thành	505/16 Tỉnh Lộ 7, Tổ 1, Ấp Bình Thượng 2, xã Thái Mỹ, Cù Chi							1,500	666,000,000			58	11,500,000		24,222,500			30,692,840		8,050,000		740,465,340
107	Nguyễn Văn Nghĩa (chết) Bùi Thị Lệ (vợ)	15/37 Phạm Văn Hai, Phường 1, Quận Tân Bình, TP.HCM							65	28,948,800						1,700,000			14,895,100				45,543,900
108	Trần Văn Hải	Tổ 4, Ấp Bàu Tre 2, Xã Tân An Hội, Cù Chi							181	80,319,600						480,000			4,952,000		14,400,000		100,151,600
109	Trần Văn Hiền	513, Tỉnh Lộ 7, Ấp Bình Thượng 2, xã Thái Mỹ, Cù Chi							407	180,841,200						16,475,000	16	13,760,000	49,152,360				260,228,560
110	Hồng Thị Tổ Loan	Bình Thượng 2, xã Thái Mỹ, Cù Chi							180	79,920,000						4,076,000	24	26,204,000	6,729,520	4,000,000		43,200,000	164,129,520
111	Nguyễn Văn Bảo	71 Đoàn Minh Triết, Ấp Thấp, xã Thái Mỹ, Cù Chi							221	98,035,200						1,153,500			10,198,024				109,386,724

112	Trà Thị Quy	59 Đoàn Minh Triết, Tổ 7, Ấp Thấp, Xã Thái Mỹ, Cù Chi	70	168,480,000			91	121,618,500	90	39,782,400						9,506,500	1	914,550	29,901,248				370,203,198
113	Trà Văn Lạnh	439, TL 7, Tổ 4, Ấp Bình Thượng 2, Xã Thái Mỹ, Cù Chi							1,500	666,000,000	688	258,112,500				57,460,000			10,516,000		96,362,000		1,088,450,500
114	Trà Văn Hòn	63A, Đoàn Minh Triết, Tổ 7, Ấp Thấp, Xã Thái Mỹ, Cù Chi														14,545,000							14,545,000
115	Dương Thị Lắm	71A, Đoàn Minh Triết, Tổ 7, Ấp Thấp, Xã Thái Mỹ, Cù Chi							24	10,656,000						1,886,000			91,470,211				104,012,211
116	Võ Văn Thành	Ấp Thấp, Xã Thái Mỹ, Cù Chi							210	93,018,000						1,715,000			4,095,000				98,828,000
117	Trà Thị Út	Tổ 7, Ấp Thấp, Xã Thái Mỹ, Cù Chi										1,111	222,140,000			2,472,000			41,142,105	155,498,000	7,200,000		428,452,105
118	Lê Văn Chu	33/1 Đường 695, Tổ 5, Ấp Thấp, Xã Thái Mỹ, Cù Chi										1,111	222,140,000			17,010,500			4,304,000	155,498,000			398,952,500
119	Nguyễn Văn Cờ	Tổ 5, Ấp Thấp, Xã Thái Mỹ, Cù Chi										1,328	265,560,000			47,800,800			18,693,000	185,892,000			517,945,800
120	Nguyễn Thị Liên	Tổ 3, Ấp Bình Thượng 2, Xã Thái Mỹ, H.Cù Chi										9	1,740,000			19,575				1,218,000			2,977,575

121	Nguyễn Thị Ra ủy quyền Lê Thành Hiền	Tô 6, Ấp Thấp, Xã Thái Mỹ, H.Cù Chi									21	4,140,000			46,575					2,898,000		7,084,575
122	Võ Thị Riêng	580, QL 22, Tô 8, Ấp Cây Trôm, xã Phước Hiệp, H.Cù Chi									147	29,380,000			3,796,000					20,566,000	7,200,000	60,942,000
123	Nguyễn Thị Minh Thư	400/1B, Phường An Phú Đông, Q.12, TP.HCM								8	2,432,000				610,000					1,120,000		4,162,000
124	Phan Thị Trang	15B7 Lê Thánh Tôn, P. Bến Nghé, Q.1								10	3,675,000				300,000			680,000		1,372,000		6,027,000
125	Huỳnh Thùy Linh	Tô 4, Ấp Mỹ Khánh B, xã Thái Mỹ, huyện Củ Chi							12	5,372,400					181,500							5,553,900
126	Nguyễn Thị Gái	Tô 1, Ấp Bình Thượng 2, xã Thái Mỹ, H.Cù Chi							7	3,241,200					109,500							3,350,700
127	Phạm Đình Sơn	Thôn 3, Thọ Lâm, Thọ Xuân, Thanh Hóa							13	5,772,000					950,000							6,722,000
128	Nguyễn Thị Thanh Thủy	Tô 7, Ấp Mỹ Khánh B, Xã Thái Mỹ, Huyện Củ Chi							16	7,148,400					1,700,000			1,086,750				9,935,150
129	Nguyễn Văn Bền	67C, Đoàn Minh Triết, Ấp Thấp, Xã Thái Mỹ, H.Cù Chi				350,400,000			644	285,891,600					25,606,000	132	195,944,320	19,191,295	155,100,000			1,032,133,215
130	Lê Thị Thảo	Ấp Thới Tây 2, Phường Tân Hiệp, Huyện Hóc Môn							6	3,296,000						6	5,379,192					8,675,192

131	Nguyễn Văn Vén	ấp Thấp, xã Thái Mỹ, Củ Chi	144	345,600,000	156	374,400,000	1,500	2,002,500,000		2,447	917,512,500					732,000,000	254	473,830,500	49,443,550	151,100,000	342,538,000	72,000,000	5,460,924,550	
132	Nguyễn Văn Mười (con ông Vén)	ấp Thấp, xã Thái Mỹ, Củ Chi			40	92,690,000			160	82,245,500							40	64,963,600		6,500,000		21,600,000	267,999,100	
133	Trần Thị Thanh Thủy	351/28 Lê Văn Sỹ, Phường 13, TP HCM							155	79,928,000						420,000							80,348,000	
134	Nguyễn Thị Út	ấp Mỹ Khánh A, xã Thái Mỹ, Củ Chi									3,374	674,880,000				59,052,000					472,416,000	3,600,000	1,209,948,000	
135	Nguyễn Thị Út	ấp Mỹ Khánh B, xã Thái Mỹ, Củ Chi									2,179	435,800,000				38,132,500					305,060,000	7,200,000	786,192,500	
136	Nguyễn Thị Kém	Ấp Bình Thượng 2, xã Thái Mỹ, Củ Chi							538	249,220,800						10,260,000							259,480,800	
137	Nguyễn Văn Trỗi	Tổ 3, ấp Mỹ Khánh B, xã Thái Mỹ, Củ Chi							81	35,786,400						2,900,000							38,686,400	
				3,228,362,000	1,553	2,060,840,000	5,078	4,943,436,500	43,955	19,791,140,100	16,627	5,277,858,400	127,091	25,500,335,000	81,263	9,345,233,500	9,239,599,763	2,051	3,326,468,338	840,962,802	1,215,707,300	17,270,750,000	595,800,000	102,636,502,103

Annex 8: Summary of APs consultations

From Nov 2011 to Sep 2012, a numbers of public announcement and community consultation meeting have been organized in Thai My and the project affected 5 communes (Binh Thuong 1, Binh Thuong 2, My Khanh A, My Khanh B and Thap) with the participation of all affected households with the Cu Chi District PC (DPC), project investor ICMU the district (ICMU), District Resettlement Committee, OSDP consultant and other district relevant agencies, the main contents of community consultation as follows:

Time	Activities	Contents of consultations	Feed backs to people's opinions
From Nov – Jan 2011	Information dissemination and public consultation with participation of affected households and involved agencies, in Thai My Commune	<ul style="list-style-type: none"> - Opinions of people representatives in My Khanh A, My Khanh B and Binh Thuong 1 Hamlets: APs propose to review the canal alignment design so that it will reduce the land affected impact to the local people (such as not dividing a land parcel into 2 small pieces in both sides of the canal). - People representatives in Binh Thuong 2 Hamlet: the project should provide what plan on compensation and relocation for 10 hhs loss their agricultural land and 6 hhs losing houses due to the project? - People representatives in Thap Hamlet: APs propose the project to provide sufficient support means to households with entirely house relocation. (24 hhs losing their agricultural land and 6 hhs losing houses) - Because of a large canal will be constructed in the middle of the area, it is proposed that the project should provide bridges for convenient accessibility of local people. 	<ul style="list-style-type: none"> - In Nov 2011, PC of Thai My Commune cooperated with the project Design Consultant to organize 2 field surveys and several household consultation meetings at the hamlet regarding to the issues of remaining land of each household, expectations/ and aspirations of affected people, remaining land of household in the case of entirely relocated house for whether or not they can re-build their houses on-site land or have to be relocated to other places. - The design consultant also made a survey for location of additional bridges in the project area. - According to the city agreement, the DRC of Cu Chi will applied the principle that hhs with partly affected agricultural land of remaining agricultural land smaller than 700m2 not enough for agricultural production and having a request for entirely compensation will be entirely compensated by the project.

From Jan – Sep 2012	Consultation to households with entirely affected houses (16 hhs).	<p>Interview questionnaires to 16 hhs will be relocated in Binh Thuong hamlet, Thap Commune for their comments and expectations, the results as follow:</p> <ul style="list-style-type: none"> - To agree on the project implementation plan (12 hhs) - To propose that the project should compensate according to replacement cost so that people can be able to buy other land to rebuild houses after relocation for early achieving their living condition stabilization and livelihood restoration (13 hhs) - To propose the project help in re-building new house after removal so that their living conditions will be early stable (1 hh) - To prefer that will be able to resettle not far from other family members/ children who live in the surrounding area so that she can be take care during her old age (Mrs. Chat) - To prefer to do business a new place as of now in the existing place for family income stabilization (1 hh) - As an existing house is very much depreciated and partly being affected, it is proposed to be entirely compensated by the project so that people can re-build a new house (1 hh) - Not to agree with the project to cause affect and relocation to their family because the family have volunteered to give their land for canal enlargement within the commune in the past without having compensation; currently the project again will take their entire remaining land therefore the family will have to relocate, therefore, it is proposed that the government should pay compensation to all the land which they have given to the commune so far so that they will be able to move their house to another place (1 hh). - To propose to be compensated with road-fronted land location with the same land area and the project should help to re-build their house as they are so old now to build a house themselves, for that they will agree to be relocated (1 hh). 	<ul style="list-style-type: none"> - 14/16 households agree with the option of relocation cash support for self-resettlement. The project also provided households with additional assistance in terms of OSDP social support program. - 2/16 households propose the option of land for land compensation. The Thai My CPC say that there is no public land available in the commune, therefore with the compensation and relocation support money, it is suggest that family members should look for buying land themselves according to the desire of the family in land location. The DBC and other relevant agencies of the district/ commune as CPC, ICMU, OSDP, and other associations of the district will continue to consult and mobilize these households to receive compensation and recommend them with vacant land on-sale nearby for re-building their new houses. In which, recently 1 household has agreed for DMS and 1 household has not agreed.
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Annex 9: Appraisal Certificate of exima appraisal corporation on replacement cost study

EXIMA APPRAISAL CORPORATION (EXIMA Corp.)

Ho Chi Minh City, 26 June 2012

No. SG0669/12/EXIMA

VALUATION/ APPRAISAL CERTIFICATE

To: RESETTLEMENT COMMITTEE OF CU CHI DISTRICT
(Address: Ward No.7, Cu Chi Township, Cu Chi District, Ho Chi Minh City)

Based on the appraisal contract No. 385-12/HĐ-TĐG dated 19 May 2012 between Resettlement Committee of Cu Chi District and Exima Appraisal Corporation (EXIMA). The EXIMA conducted the appraisal for rate of housing land use right: Front of provincial road No. 7; alley-level 1, position 1; alley-level 1, position 2 of provincial road No. 7; remaining levels, position 1 of the provincial road No. 7; front of Doan Minh Triet Road; alley-level 1, position 2 of Doan Minh Triet Road in “Phuoc Hoa Project” at Thai My commune, Cu Chi district, Ho Chi Minh city.

1. Purpose of valuation:

Land compensation.

2. Date of valuation:

From May 2012

3. Basis of valuation:

1. Valuation contract No. 385-12/HĐ-TĐG dated 19 May 2012
2. Current legal provisions on valuation: see **Appendix 02**
3. Land records provided by the Resettlement Committee of Cu Chi District (copy): see **Appendix 02**
4. Value basis of valuation: see Appendix 01 – document limit
5. Market value (TĐGVN 01)
6. Based on the market research results at Thai My Commune, Cu Chi district, Ho Chi Minh City.

4. Assets status

Details is described in **Appendix 03**

5. Valuation method

7. Comparison method.

6. Valuation result

Based on documents provided by the Resettlement Committee of Cu Chi District and actual market research results with the mentioned valuation method for the calculation, The EXIMA would like to announce the valuation result of housing land use right: Front of provincial road No. 7; alley-level 1, position 1; alley-level 1, position 2 Provincial road No. 7; remaining levels, position 1 of the provincial road No. 7; front of Doan Minh Triet Road; alley-level 1, position 2 of Doan Minh Triet Road of “Phuoc Hoa Project” at Thai My Commune, Cu Chi district, Ho Chi Minh City as required by the Resettlement Committee of Cu Chi District as at May 2012 as follow:

No	Location of assets for appraisal	Market unit prices (VND/m2)
1	Housing land at front of provincial road No. 7	3.532.000

2	Housing land at alley-level 1, position 1 of provincial road No.7	2.000.000
3	Housing land at alley-level 1, position 2 of provincial road No.7	1.450.000
4	Housing land at alley-remaining levels, position 1 of provincial road No.7	1.413.000
5	Housing land at front of Doan Minh Triet road	2.400.000
6	Housing land at alley-level 1, position 2 of Doan Minh Triet road	1.200.000

The EXIMA answered the valuation result as required by the Resettlement Committee of Cu Chi District for the basis in conducting the valuation purpose in accordance with current legal regulations.

Notes:

+ *Certificates is enclosed in appendices (**Appendix 1:** Certificate limit, market value and non-market value as basis for the valuation of assets; **Appendix 2:** Description of current legal basis for the valuation, legal characteristics of assets for the valuation; **Appendix 3:** economic-technical characteristics, status and value of assets for the valuation; **Appendix 4:** Figures of assets).*

+ *Certificates are published into 04 original sets (Vietnamese), 03 sets are provided to the client and 01 set is kept in the EXIMA.*

GENERAL DIRECTOR

NGO THAO

Code: V09283 dated 01 July 2010

APPENDIX 1

(Attached is valuation certificate No. SG0669/12/EXIMA)

LIMITING CONDITIONS

1. The valuation result must be only used for the purposes indicated in page 1 of the valuation certificate. The client will solely take the responsibility if using contents indicated in certificate with wrong purpose.
2. The valuation results were independently, professionally and carefully done by appraiser with the highest expertise and responsibility, and these results were limited under the client's requirements.
3. The valuation results in this certificate are valid within the required time, which was classified for each type of asset and based on the date indicated in the certificate, including:
 8. 06 months for property
 9. 03 months for machine, equipment and tool.
4. The published certificate is only used as basis of value for personal property/property so that the client can base on this basis to consider and make their own decisions as required purpose. EXIMA did not find out the ownership in detail. The ownership of assets only issued by the competent authorities.
5. The published valuation certificate of EXIMA is only able to use the original. Numbers of originals were clearly described in the valuation certificate and only granted to the agency who was requesting. If the client needs to be issued additional copies, it must issue official letter describing the purpose, and these valuation results are within the valid time as indicated in the above section 3 of this Appendix. The EXIMA will not be responsible if the client uses the copies of certificate to prove the value of assets.
6. Assessments on the actual status of personal property/property were only used for the purpose of

mentioned valuation, but not used for the description of personal secrets or its defects. The appraisal agency will not be responsible for any consequence raised by quoting the mentioned assessment and evaluation.

7. The valuation certificate will not supersede any ownership certificates required by the client.
8. The status of personal property/property was existed before the time of valuation. The appraiser will not be responsible if any damages, changing the status of asset's structure or changing its ownership after the time of valuation.
9. The market value of one asset is an estimated value will be used to buy or sell in the market as at the time of valuation between a buyer who is willing to buy and a seller who is willing to sell in an unprejudiced and independent commercial transaction with an normal commercial condition (TĐGVN 01: Market value as basis for the asset valuation – Issued under the Decision No. 24/2005/QĐ-BTC dated 18 April 2005 of the Ministry of Finance).
10. The market value of one asset is an estimated value determined according to the basis different from the market value or it can be used to buy, sell or exchange with rates which do not reflect the market value such as value of asset in using period, investment value, insurance value, special value, liquidation value, forced sale value, enterprise value, dedicated asset value, market limited asset value, value for tax calculation, ... (TĐGVN 02: Non-market value as basis for the asset valuation – Issued under the Decision No. 77/2005/QĐ-BTC dated 01 November 2005 of the Ministry of Finance).
11. All above mentioned limitations are a part of the certificate in the set of certificates applying for all cases and not repeating for each separate case. /.

- CLIENT : RESETTLEMENT COMMITTEE OF CU CHI DISTRICT
- CLIENT ADDRESS : WARD NO. 7, CU CHI TOWNSHIP, CU CHI DISTRICT, HO CHI MINH CITY
- ASSETS FOR VALUATION : RATE OF HOUSING LAND USING RIGHT: FRONT OF PROVINCIAL ROAD NO. 7; ALLEY-LEVEL 1, POSITION 1; ALLEY-LEVEL 1, POSITION 2 OF PROVINCIAL ROAD NO. 7; FRONT OF DOAN MINH TRIET ROAD; ALLEY-LEVEL 1, POSITION 2 OF DOAN MINH TRIET ROAD.
- PROJECT : PHUOC HOA WATER RESOURCES PROJECT “AT THAI MY COMMUNE, CU CHI DISTRICT, HO CHI MINH CITY.
- PURPOSE OF APPRAISAL : USED FOR LAND COMPENSATION
- ADDRESS OF ASSETS : THAI MY COMMUNE, CU CHI DISTRICT, HCMC

APPENDIX 2

(Attached is valuation certificate No. SG0669/12/EXIMA)

LEGAL REGULATIONS FOR VALUATION AND LEGALITY OF ASSETS FOR VALUATION

I. CURRENT LEGAL REGULATIONS

Legal normative documents, relevant standards are issued by central or local competent authorities.

1. Law:

No .	Name of documents	No./date of issuance	Agencies of issuance
01	Law on Land	No. 13/2003/QH11 dated 26 Nov 2003	National Assembly XI at its 4 th session
02	Ordinance on Prices	No. 40/2002/PL-UBTVQH10 dated 26 April 2002	National Assembly Standing Committee X

2. Government Decrees:

No .	Name of documents	No./date of issuance	Content
01	Decree	No. 181/2004/NĐ-CP dated 29 Oct 2004	Providing guidance on implementation of the Land Law of 2003
02	Decree	No. 17/2006/NĐ-CP dated 27 Jan 2006	Amending and supplementing a number of articles of the Decree No. 181 guiding the Land Law and Decree No. 187 guiding on transformation of state companies into joint stock companies
03	Decree	No. 188/2004/NĐ-CP dated 16 Nov 2004	On methods of determining land prices and assorted the land price frame
04	Decree	No. 75/2008/NĐ-CP dated 9 June 2008	Amendment and supplementation of the Decree No. 170/2003/ND-CP dated 25 December 2003 of the Government guiding on detailed implementation of the Price Ordinance
05	Decree	No. 123/2007/NĐ-CP dated 27 July 2007	Amending and supplementing a number of articles of Decree No. 188/2004/ND-CP of 26 November 2004 on methods of determining land prices and price brackets of land of different categories.
06	Decree	No.170/2003/NĐ-CP dated 25 Dec 2003	Guiding on detailed implementation of the Price Ordinance
07	Decree	No. 101/2005/NĐ-CP dated 3 August 2005	On valuation

3. Ministerial and Inter-ministerial Circulars, Decisions

No .	Name of documents	No./date of issuance	Agencies of issuance
3.1. MINISTRY OF FINANCE			
01	Circular	No. 145/2007/TT-BTC dated 6 Dec 2007	Guiding the implementation of Decree No. 188/2004/ND-CP dated 16 Nov 2004 of the Government
02	Circular	No. 15/2004/TT-BTC dated 9 Mar 2004	Guiding the implementation of Decree No. 170/2003
03	Circular	No. 17/2006/TT-BTC DATED 13 Mar 2006	Guiding the implementation of Decree No. 101/2005
04	Circular	No. 104/2008/TT-BTC dated 13 Nov 2008	Guiding the implementation of Decree No. 170/2003/NĐ-CP dated 25 Dec 2003
05	Circular	No. 58, 59/TB-BTC dated 20 Jan 2012	Announcing the list of valuation appraiser and list of valuation companies satisfying the conditions to provide valuation services in

			2012.
06	Decision	No. 24/2005/QĐ-BTC dated 18 April 2005	Announcement of valuation standard of Viet Nam
07		No. 77/2005/QĐ-BTC dated 1 Nov 2005	
08		No. 129/2008/ QĐ-BTC dated 31 Dec 2008	
3.2. MINISTRY OF CONSTRUCTION			
09	Circular	No. 05-BXD/ĐT dated 9 Feb 1993	on the classification of house and using land area types
3.3 INTER-MINISTERIAL DOCUMENTS			
10	Circular	No. 13/LB-TT BTCXD-VGCP dated 18 August 1994	The methods to determine the remaining values

4. Decision, Guidelines of People's Committee of HCMC

No .	Name of documents	No./date of issuance	Agencies of issuance	Content
01	Decision	No. 82/2011/QĐ-UB dated 18 Dec 2011	HCM PC	Specifying types of land in Ho Chi Minh city
02	Guidelines	No. 7575/HD-LS dated 7 August 2008	DOF-DOT-DOC-DONRE	Guiding the application of unit rate of land types attached under the Decision No. 144/2007/QĐ-UBND dated 27 Dec 2007 of HCM PC

5. Guidelines for the valuation

No .	Name of documents	No./date of issuance	Content
01	Valuation process of EXIMA		Guiding process of the implementation: guiding valuation steps of assets
02	International valuation standard in 2005	118/QĐ-NXB TC dated 26 June 2006	International valuation standard in 2005 (Version 7 th)
03	TĐG improving materials	Department of price management	Improving the valuation

II. LEGALITY OF ASSETS FOR VALUATION

The client provided relevant documents, receipts of assets for valuation (copies):

10. The canal alignment from K10+200 to K13+979 of “Phuoc Hoa Water Resources Project” – Duc Hoa Main Canal (quoted from technical design documents prepared by Hydraulic Engineering Corporation (HEC3) in June 2010). And this document provided by ICMB9 of MARD

APPENDIX 3

(Attached is valuation certificate No. SG0669/12/EXIMA)

ECONOMIC - TECHNICAL CHARACTERISTICS AND CURRENT STATUS OF VALUATION ASSETS

- Based on related documents and information related to valuation assets provided by Resettlement Committee of Cu Chi District.
- Based on on-site surveyed and studied results, valuers have made records on current status of valuation assets as follows:

I. ECONOMIC - TECHNICAL CHARACTERISTICS AND CURRENT STATUS OF ASSETS

1. Location at fronted-area of Provincial Road 7; location at alley level 1, position 1; location at alley of other levels , position 1 of Provincial Rd 7

Section from the Tan Thai Bridge (Border of Long An province), from Phuoc Thanh intersection 500m (toward Thai My direction) (according to Decision 82/2011/QĐ-UBND of HCM PC dated 18/12/2011).

No.	Item	Detail Descriptions
01	Legal status	<ul style="list-style-type: none"> - Cadastral records : not identified - Original : ownership of numbers of households.
02	Location	<ul style="list-style-type: none"> - Area of land : not identified - Type of land : residential land, garden land and pure agricultural land - Administrative location : Thai My Commune, Cu Chi Dist., HCMC - Geographical location : not identified
03	Planning	<ul style="list-style-type: none"> - Planning : The valuation assets belonged to the area with the Phuoc Hoa Irrigation Project plan, Outer District of HCMC. - Existing use : For purpose of residence and plantation - Duration : Long-term - Use of parcel : Residential land of households - Use of area : Residential area with a degree of stability, on which households concentrated along road-fronted area of the Provincial Rd. 7 and its alleys.
04	Site	<ul style="list-style-type: none"> - Accessibility : The assets located at fronted-area of Provincial Road 7; location at alleys of Provincial Rd 7 - Section from the Tan Thai Bridge (Border of Long An province), from Phuoc Thanh intersection 500m (toward

		Thai My direction), near schools, petrol station, church and Thai My commune People's Committee. : plain
05	Natural and socio-economic environment	<ul style="list-style-type: none"> - Topography <p>Natural environment</p> <ul style="list-style-type: none"> - Landscape <p>: Assets belonged to country-side area</p> <ul style="list-style-type: none"> - Polluted area <p>Area with low level of traffic therefore not much be affected with smoke and noise.</p> <p>Socio-economic environment</p> <ul style="list-style-type: none"> - Infrastructure +Transportation <p>The land located in the intersection of Provincial Rd. 7 – Section of 500 m from Tan Thai Road (border of Long An province) from Phuoc Thanh intersection, coming into to Long An province through Tan Thai Bridge and connecting to Provincial Rd. 787, Tam Tan, Cay Trom, My Khanh, National Road 22, therefore being convenient for transportation</p> <ul style="list-style-type: none"> + Water supply <p>Using the water from irrigation canal and drilled wells.</p> <ul style="list-style-type: none"> + Drainage + sewage <p>There is no drainage/sewage system available in the area.</p> <ul style="list-style-type: none"> + Power supply <p>Using the source being provided through the National network.</p> <ul style="list-style-type: none"> - Communication <p>Telephone, cable and internet is available in the area</p> <ul style="list-style-type: none"> - Health center <p>Closed to health center of Thai My commune</p> <ul style="list-style-type: none"> - Security <p>Good</p>

2. Location at fronted-area of Doan Minh Triet Rd; and location at alley level 1, position 2 of Doan Minh Triet Rd.

No.	Item	Detail Descriptions
01	Legal status	<ul style="list-style-type: none"> - Cadastral records <p>: not identified</p> <ul style="list-style-type: none"> - Original <p>: ownership of numbers of households.</p>
02	Location	<ul style="list-style-type: none"> - Area of land - Type of land <p>: not identified : residential land, garden land and pure agricultural land</p> <ul style="list-style-type: none"> - Administrative location - Geographical location <p>: Thai My Commune, Cu Chi Dist., HCMC : not identified</p>

03	Planning	<ul style="list-style-type: none"> - Planning - Existing use - Duration - Use of parcel - Use of area 	<p>: The valuation assets belonged to the area with in the Phuoc Hoa Irrigation Project plan, Outer District of HCMC.</p> <p>: For purpose of residence together with cultivation land</p> <p>: not identified</p> <p>: Mostly cultivation land</p> <p>: Area with thinly populated</p>
04	Site	<ul style="list-style-type: none"> - Accessibility - Topography 	<p>: fronted of Doan Minh Triet Rd of 8m, alley level 1, location 2 (soil alley 3m connected to Provincial Rd 7) near schools, petrol station, church, three ways cross of Doan Minh Triet and Provincial Rd 7, 400 km from Thai My commune People's Committee.</p> <p>: plain</p>
05	Natural and socio-economic environment	<p>Natural environment</p> <ul style="list-style-type: none"> - Landscape - Polluted area <p>Socio-economic environment</p> <ul style="list-style-type: none"> - Infrastructure +Transportation + Water supply and drainage + Power supply - Communication - Health center - Security 	<p>: Assets belonged to country-side area Area with low level of traffic therefore not much be affected with smoke and noise.</p> <p>The land located in the Doan Minh Triet Rd, alley level 1, location 2 of Doan Minh Triet Rd going through Provincial Rd 7, connecting to other Inner roads, access being rather convenient.</p> <p>Using drilled water. Not yet have water supply and drainage system for domestic use. Irrigation and drainage for agriculture use already available.</p> <p>Using the source being provided through the National network.</p> <p>Telephone, cable and internet is available in the area</p> <p>Closed to health center of Thai My commune</p> <p>Good</p>

II. VALUATION RESULTS AND ATTACHED CONDITIONS

1. Valuation results:

Based on the results of field study of property conditions, the actual property transaction surveys near by the valuation area, EXIMA Corp. has estimated market value of residential land use prices of: Area fronted of Provincial Rd 7; area located on alley level 1, location 1 or alley level 1, location 2 or on alleys of other levels, location 1 of the Provincial Rd 7; or area fronted of Doan Minh Triet Rd; area located on alley

level 1, location 2 of Doan Minh Triet Rd which belonged to the Phuoc Hoa Irrigation Project in Thai My Commune, Cu Chi District, HCMC in June 2012 as below:

No	Location of valuation assets	Market unit price (VND/m2)
1	Residential land fronted Provincial Rd 7	3,532,000
2	Residential land level 1, location 1 of Provincial Rd 7	2,000,000
3	Residential land level 1, location 2 of Provincial Rd 7	1,450,000
4	Residential land of other level, location 1 of Provincial Rd 7	1,413,000
5	Residential land of Doan Minh Triet Rd	2,400,000
6	Residential land level 1, location 2 of Doan Minh Triet Rd	1,200,000

2. Condition attached of the valuation results:

The above valuation results will only defined the residential land use unit prices of: Area fronted of Provincial Rd 7; area located on alley level 1, location 1 or alley level 1, location 2 or on alleys of other levels, location 1 of the Provincial Rd 7; or area fronted of Doan Minh Triet Rd; area located on alley level 1, location 2 of Doan Minh Triet Rd which belonged to the Phuoc Hoa Irrigation Project in Thai My Commune, Cu Chi District, HCMC with economic – technical characteristics, location, land area and current status as have been described in the information above based on the valuation request of Resettlement Committee of Cu Chi District in June 2012.

III. LIMITATION AND CONCERNING OF VALUATION

Legal status: Resettlement Committee of Cu Chi District only provided the above mentioned legal documents, documentary records.

Purpose of valuation: for the government to carry out land acquisition for the Phuoc Hoa Irrigation Project in Thai My commune, Cu Chi district, HCMC, Resettlement Committee of Cu Chi District required to identify the land prices for several types of land, not identify land value of each particular property.

Timing: At the time of valuation, valuers have collected field information/ data on comparison assets which are in other locations. Therefore, the comparison assets are usually not the similar in terms of location. Based on the HCMC Decision in association with the market situation commonly and locally where in the property is located, the valuator need to make readjustment to the similar conditions of valuation assets in order to be a bases for prices identification according to the requires of Resettlement Committee of Cu Chi District to serve the land acquisition.

The comparison assets collected by the valuator in the market is the prices for that the property owners are currently putting for sale, not the asset transaction prices that have been successfully made in the market. Therefore, the mentioned prices are not market prices, not suitable to Vietnam Valuation Standard No. 01 (TDGVN 01) attached to Decision 24/2005/QD-BTC dated 18 Apr 2006 with mentioned “*Market price is a standard for price valuation*”. Therefore, valuers have considered and assumed that if reduce prices with some certain percentage, so it can reach the market price, which price that the sellers are willing to sell and the buyers are willing to buy.

Due to valuation time limited, valuator works also have some difficulties, and then which might also cause some degree of affect to the valuation price.

Legal status of comparison assets: it is accepted for the time being that the property owners have legal title, because it is not possible for all the checking, the valutors can not request the clients to provide all the legal and original documents of the properties.

Limitation: there are not many successful property transactions with in the locality, nor many advertizing of properties are on-sale and also not so diversified in types of properties, therefore it will be affected in some degree to the quality of collected data.

Commitment: Valuators and people who carry out this valuation task do not have any relationship or economic benefit related to the valuation assets. During valuation process people who participate in the valuation do not create any interest conflicts.