

**SOCIALIST REPUBLIC OF VIETNAM
MINISTRY OF TRANSPORT
PROJECT MANAGEMENT UNIT No.1**

**CENTRAL REGION TRANSPORT NETWORKS IMPROVEMENT
SECTOR PROJECT (ADB5)**

**NINH THUAN
UPDATED RESETTLEMENT PLAN**

August 2009

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Abbreviations and Acronyms

ADB	Asian Development Bank
AP	Affected Person
AHH	Affected Households
COI	Corridor of Impact
DMS	Detailed Measurement Survey
CRTNP	Central Region Transport Network Project
DRCC	Development Research and Consultancy Centre
EMDP	Ethnic Minority Development Plan
GOV	Government of Viet Nam
HH	Head of Household
IMA	Independent Monitoring Agency
ISA	Initial Social Assessment
Km	Kilometre
LURC	Land Use Rights Certificate
MOLISA	Ministry of Labour, Invalid and Social Affairs
MOT	Ministry of Transport
PDOT	Provincial Department of Transport
PMU1	Project Management Unit No. 1
PMU1M	Project Management Unit No. 1 Middle Region
PPMU	Provincial Project Management Unit
Project	Viet Nam Central Region Transport Network Project
PR	Province Road
PSC	Project Supervision Consultants
PPC/DPC/CPC	Provincial/District/Commune People's Committees
DRC	District Resettlement Committees
RC	Resettlement Committee
RP	Resettlement Plan
ROW	Right-of-Way
SES	Socio-Economic Survey

Definition

Affected person (AP)	- means any person, household, firm or private institution who, on account of changes resulting from the Project, or any of its phases or sub-projects, 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.
Affected Household (AH)	In the case of <u>affected household</u> , it includes all members residing under one roof and operating as a single economic unit, who are adversely affected by a project or any of its components.
Common property resources	- mean all resources or assets that are held in communal or village ownership and include (but are not limited to) graves, burial grounds, wells, hand pumps and other affected drinking water sources, specimen trees, pagodas, churches and temples, shrines, religious symbols or sites, village ponds or community fishponds, schools, markets, community forest, community grazing land, irrigation canals and facilities, roads, paths, water supply lines and facilities, electricity lines and poles, and communication lines.
Compensation	- means payment in cash or in kind to replace losses of land, housing, income and other assets caused by the Project.
Cut-off date	- means the date of completion of the Detailed Measurement Survey (DMS) for each sub-project, and establishes the eligibility for compensation for physical assets affected by a sub-project of the Project. Affected people and local communities will be informed of the cut-off date for each sub-project. People moving into the area impacted upon by the sub-project after the cut-off date will not be entitled to compensation and assistance under the Project.
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.
Rehabilitation	- means assistance measures provided under this Policy Framework other than compensation for acquired assets, and refers to the process of re-establishing incomes, livelihoods and living and social systems.
Relocation	- means rebuilding housing assets, including productive land and public infrastructures in another location.
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. In the absence of land markets, the Provincial People's Committee will establish a compensation structure that enables APs to restore their livelihoods to levels equivalent to or better than those maintained at the time of land acquisition and/or resettlement. <ul style="list-style-type: none"> (i) Agricultural land: The replacement value of agricultural land will be based on a) its productive potential or, where applicable, the current market value of the land; plus b) the cost of preparing the land to levels similar to those of the affected land; and, c) the costs of any registration and transfer taxes. (ii) Residential and non-agricultural land: The replacement value equals a) the current market value of land of equal size and use, with similar or improved public infrastructure and services in the vicinity of the affected land; and b) the costs of any registration and transfer taxes. (iii) Houses and other structures: The replacement value equals a) the current fair market prices for new building materials and labour to build a replacement structure with an area and quality similar to or better than the affected structure, or to repair a partially affected structure; plus b) the costs of transporting building materials to the construction site; c) the costs of any labour or contractors' fees; and, d) the costs of any registration and transfer taxes. In determining the replacement

		value of structures, no deductions are to be made for a) depreciation of the asset; b) the value of salvage materials; or, c) the value of benefits to be derived from the project.
	(iv)	Annual crops: The replacement value for annual crops is equivalent to the average production over the last three years multiplied by the current market prices for agricultural products at the time of compensation.
	(v)	Perennial plants and trees: The replacement value for perennial plants and trees is equivalent to current market prices given the type, age and productive value of the plants and/or trees.
	(vi)	Other assets (community, cultural, aesthetic): Compensation will be calculated on the basis of the current market costs at time of compensation for repairing and/or replacing assets; or, the costs of mitigation measures. For example, compensation for the relocation of a gravesite will include all expenditures for excavation and construction of a new grave of similar type; exhumation and transport of remains to new grave; and, other reasonable costs.
Resettlement effects	-	mean all negative situations directly caused by the Project, or any of its phases or sub-projects, including loss of land, structures, trees and crops, other immovable properties, income generation opportunities, and cultural assets.
Resettlement Plan (RP)	-	is a time-bound action plan with budget setting out compensation and resettlement strategies, objectives, entitlement, actions, responsibilities, monitoring and evaluation.
Severely affected person	-	means APs who will (i) lose more than 10 percent of their total agricultural land holding; (ii) relocate and/or lose more than 50 percent of their main residential and/or commercial structure; and/or (iii) lose more than 10 percent of their total income sources due to the Project.
Viable		means an area of adjoining residential and garden land sufficient for the reconstruction of a house large enough to provide the AP with acceptable living conditions. The minimum plot for determining reorganization will be equal to, or more than, the legal standard plot size for each town. It also refers to the stability of the structure itself, after the proportion of the structure is acquired for the Project.
Vulnerable persons, households or groups	-	are defined as distinct groups of people who might suffer disproportionately from resettlement effects, including (i) those falling below the poverty line as defined by MOLISA, as well as any household earning up to 15% above the official poverty line; (ii) ethnic minority and other households living in remote, isolated areas or in communes with special difficulties as classified under Programme 135; or (iii) disadvantaged persons or households requiring "social protection" such as landless, disabled, handicapped, orphaned, vagrant, homeless, destitute, or lonely and elderly persons.

Executive Summary

Introduction. The Viet Nam Central Region Transport Network Project (CRTNP) will improve the road transport network in the central region of Viet Nam. This project is funded by the ADB and aims at assisting the Government of Viet Nam (GOV) to implement its poverty reduction strategy and to stimulate economic development through improvement of provincial and district roads in 19 poor provinces in central region.

Ninh Thuan Updated Resettlement Plan. The CRTNP's Resettlement Policy Framework (RPF) was prepared and approved in August 2006 by the Bank and Vietnam Government. According to the ADB requirements towards the project, in its implementation stage, it has to prepare and submit to ADB for approval updated resettlement plans of its Phase 2's and Phase 3's subprojects, which should include the final data on subprojects' APs, the scale of their land acquisition and resettlement impacts, and final compensation options before delivery of compensation and assistances allowances to the APs.

The Resettlement Plans, RPs, would be prepared according to the approved Resettlement Policy Framework, ADB's Policy on Involuntary Resettlement, and Operations Manual (OM) F2, (issued October 2003) following the requested project process. The RPs shall be based on a full census and detailed measurement survey of lost assets of 100 % of the APs (Detailed Measurement Study, DMS), baseline socioeconomic and perception study of at least 20 % of AP's (Social Economy Study, SES), a study to determine the replacement costs of all assets, and consultations about proposed entitlements and options for compensation, resettlement and income restoration.

PPMU then in coordination with PMU1 and relevant agencies, with assistance from consultants, carried out staking and cadastral measurement. From December 2008 to February 2009, public meetings were carried out in the subprojects' affected communes, SES and DMS were undertaken, and copies of public information booklets have been distributed to all affected persons (APs). Meetings also were held to clarify the Project Resettlement Policies and agree on implementation procedures and schedule. Methods and modes for payment have been approved by the Province via the Decision No 363/2007/QĐ-UBND, issued by Ninh Thuan PPC, dated 28 December 2007 regulating policies for compensation, assistances and resettlement when the State recover land in Ninh Thuan province and the supplemented via Decision 375/2008/QĐ-UBND dated 23 December 2008.

The objectives of the updated RP is to ensure that all people affected by land acquisition and resettlement in the affected communes are adequately compensated for lost assets and that sufficient measures are taken to ensure that they are able to restore pre-project living standards.

Scope of Land Acquisition and Resettlement. Based on the approved design and detailed measurement survey carried out, a total of 211 households, will be affected. Most of affected households are marginally affected, generally losing small pieces of their garden land. No household has to resettle. For the affected commercial structures, 7 households will have to rearrange part of their business. Another 10 has to relocate on their own remaining land. However, 4 HHs will be severely affected by losing more than 10% of their affected productive land (See Table 1 below).

Table 1: Summary Scope of Land Acquisition and Resettlement Impacts

Impacts	No. of AHHs	Quantity	
		Quantity	Unit
Affected HHs	211		
Affected residential land	65	1,203	m2
Affected Business places/shop/kiosks	1	12	m2
Land for annual crops	71	3,072	m2
Homestead agriculture land	68	947	m2
Aquiculture land	3	89	m2
Salt farm	3	70	m2
Rice field	13	692	m2
Affected Houses	7	100	m2
Affected structures	164	4,959	unit
Affected crops	13	832	m2
Affected industrial trees	8	15	unit
Affected fruit trees	61	354	unit
Affected trees for timber	14	31	unit
Vegetable	107	528	unit

Compensation and Entitlement Policy: The Project compensation and entitlement policy is designed to cover compensation for lost assets and assistance to restore or enhance livelihoods of all APs. The Resettlement Policy Framework approved in 2006 covers full range entitlements for various types of losses. However, based on the actual impacts identified following DMS, the entitlements as shown in Table 2 below summarizes each type of impact and corresponding entitlement derived from the approved Resettlement Plan. In addition to cash compensation at market price for standing crops, all households losing agricultural land, regardless of severity of impacts, will receive additional cash allowances (income rehabilitation allowances).

It should also be noted that in consultation with affected households, cash compensation is preferred as mode of compensation for all their losses as they found the impacts to be not significant.

Table 2: Summarized Entitlement Matrix

Type of Impact	Entitlement
- Marginal loss of agricultural land	<ul style="list-style-type: none"> Legal/legalizable households and eligible organizations are entitled to cash at full replacement cost of the affected land. Income rehabilitation allowances based on the area lost
- Severe loss of agricultural land (more than 10%)	<ul style="list-style-type: none"> Legal/legalizable households and eligible organizations are entitled to cash at full replacement value of the affected land Subsistence allowance. Income rehabilitation allowance
- Marginal loss of residential land	<ul style="list-style-type: none"> Legal/legalizable households and eligible organizations are entitled to cash at full replacement cost of the affected land.
- Loss of crops, and trees	<ul style="list-style-type: none"> All households regardless of land use rights are entitled to cash compensation at current market prices.
- Impacts on structures	<ul style="list-style-type: none"> Cash compensation at full replacement cost for materials and labour
- Relocated Households	<ul style="list-style-type: none"> Relocation allowance Subsistence allowance Transportation allowance Allowance for temporary house rental Power, water, telephone relocation allowance
Reorganized Households	<ul style="list-style-type: none"> Subsistence allowance

Type of Impact	Entitlement
- Temporary impacts during construction	<ul style="list-style-type: none"> Relocation allowance Rental in cash. The land will be restored to its pre-project condition.
- Vulnerable Households	Special social allowance
- Progress bonus	<ul style="list-style-type: none"> 5% of total compensation but not exceed 5,000,000 VND/house for timely removal.

Consultations and Disclosure: Consultations with APs were carried during the preparation of this updated RP and will continue throughout the various stages of the Project. The following disclosure activities were conducted: (i) the distribution of a Public Information Brochure (PIB) in Vietnamese (December 2008); and (ii) Placement of compensation charts in Vietnamese in district and commune offices (April 2009 and June 2009). This updated RP has been placed in Vietnamese and English in provincial, district and commune offices in May 2009. It will be uploaded on the ADB resettlement website immediately upon ADB approval. Series of meetings with APs at commune and village level have been conducted during preparation of this updated RP from December 2008 to May 2009.

Implementation Arrangements: The Ministry of Transport (MOT) is the Executing Agency for the Project, with responsibility for planning and implementation delegated to the Project Management Unit No. 1 (PMU1) and the Provincial Project Management Unit (PPMU). To speed up project implementation, the Government recently has separated resettlement as an independent subproject and delegate management and implementation of resettlement subprojects to provinces. The PMU1 is responsible to work with relevant ministries to get budget for resettlement allocated adequately and transferred timely to project provinces. Provincial People Committee (PPC) delegates PPMU to be project manager of the resettlement subproject. DRC have been established in four affected districts. PPMU have been coordinating with consultants, DPCs, DRCs and CPCs to carry out resettlement activities and prepare this updated RP.

Grievance Mechanism: The Project has and continues to ensure that APs have clear and accessible mechanisms and procedures to address complaints and grievances about any aspect of land acquisition, compensation and resettlement. A four-step process will permit APs to submit grievances to the Commune People's Committee (CPC) and, if not satisfied with the decision, appeal successively to the People's Committees at district and provincial levels and, finally, to the District People's Court.

Monitoring: The Project will ensure internal and external monitoring of land acquisition, compensation and resettlement activities. PMU1 is responsible for internal monitoring, in close collaboration with PPC, PPMU, DPC, DRC and CPC. An independent monitoring agency, the Development Research and Consultancy Centre (DRCC), has been selected by PMU1, to conduct external monitoring and evaluation, focusing on the social impacts of the Project and whether APs are able to improve or at least restore their pre-project living standards, incomes and productive capacity. Monitoring will be carried out bi-annually during implementation of the RP, as well as post-evaluation 6-12 months after completion of all resettlement activities.

Updated Resettlement Plan Budget: Resettlement budget are made of i) compensation and rehabilitation costs and ii) operation costs. Total costs approved by the PPC for the three subprojects in the four districts are VND 837,136,041 (49,243 USD), in which 303,010,316 VND (17,824 USD) for Sub-project 702, and 254,144,952 VND (14,950 USD) for Sub-project 705, and 279,980,773 VND (16,469 USD) for Sub-project 708.

Implementation Schedule: Table 3 below summarizes the steps involved in the implementation of land acquisition, compensation and resettlement activities for the Ninh Thuan subprojects.

Table 3: Implementation Schedule

Activities	Schedule
Staking out and Cadastral Measurement	August -November 2008
DMS and SES	December 2008 – June 2009
Preparation of Compensation Charts and RPs	June 2009 – July 2009
Approval of Compensation Charts and RPs	September 2009
Compensation Payment and Site Clearance	September 2009
Site Handover and Award of Contracts	September 2009

1 Introduction

The Viet Nam Central Region Transport Networks Improvement Sector Project, CRTNISP, will improve the road transport network in the central region of Viet Nam. The objective of the Project is to assist the Government of Viet Nam (GOV) to implement its poverty reduction strategy and to stimulate economic development in poor provinces. The Ministry of Transport (MOT) is the Executing Agency for the Project, with delegated responsibility to Project Management Unit No.1 (PMU-1). The Project has been approved by the Prime Minister at the Decision No 1435/TTg-CN dated 23/9/2005 and by the Ministry of Transport at the Investment Decision No 3674/QĐ-BGTVT dated 3/10/2005. The scope of the Project includes:

- i) Investments to rehabilitate provincial and district roads in 19 provinces; and,
- ii) Institutional strengthening for management of provincial road networks.

The Project will be prepared and implemented in three phases:

- (i) Phase 1: Nghe An, Thua Thien Hue, Binh Thuan and Lam Dong.
- (ii) Phase 2: Ha Tinh, Quang Tri, **Ninh Thuan**, Dak Lak (1) and Dak Nong
- (iii) Phase 3: Thanh Hoa, Da Nang, Quang Nam, Quang Ngai, Binh Dinh, Phu Yen, Khanh Hoa, Kon Tum and Gia Lai and Dak Lak (2);

2 Ninh Thuan Subprojects

2.1 Description of the subproject

The Central Region Transport Networks Improvement Sector Project (ADB5) under Phase 2 in Ninh Thuan includes 3 subprojects: PR702 (sub-project code 1301); PR705 (sub-project code 1303) and PR708 (sub-project code 1307). See Map below.

2.1.1 Ninh Thuan Province – Road 1301 – PR702:

Description of the existing Terrain, Road and Land Occupation

This road passes through flat terrain, nearly at sea level and at about km 5.6 crosses the Nai Lagoon on an existing concrete abutment bridge. In this section it crosses agriculture areas, paddy fields and passes through a number of villages. After the Try-Tuy Bridge, TL 702, swings abruptly to the East and follows the coastline of outer Nai Lagoon, but remains separated from the shoreline by dense shrimp pond development and later various factory buildings. These sections are found from Km 9+000 - Km9+300, Km10+0000 - Km10+400 and Km11+700 - Km11+900.

- Road Design

The highway design criteria adopted are in accordance with the Vietnam publication TCVN 4054:1985 with reference to TCVN 4054:1998 Highway Specifications for Design. The later standards are consistent with standard international practices adopted by the American Association of State Highway and Transportation Officials (AASHTO) design standards. The pavement design using Vietnamese methods was used and checked against the design methods given in AASHTO Guide for Design of Pavement Structures 1993 and Transport Research Laboratory Overseas Road Note 31: Guide to the Structural Design of Bitumen-Surfaced Roads in Tropical and Subtropical Countries.

2.1.2 Ninh Thuan Province – Road 1303 – PR705:

- Description of the existing Terrain, Road and Land Occupation

At An Hoa, about 16 km north of Phan Rang PR 705 begins in a northerly direction along a high quality paved road. Within the first 4 km the road leaves the pavement, passes through tiny settlement and into a desert and dry landscape through which it continues for the next 12 km. Large patches of prickly pear cactus are on both sides of this sand-track road, which moves in and out of ditches and patches of desert vegetation. From about km 2 – 14 the road is a sand track, sometimes difficult to find, passing across a former lake bed (Ho Doi No.5) and across badly eroded creek beds (Km8+800) and through two very small and impoverished and un-named settlements into an area of scrubland hills, heavily degraded by grazing animals and fuelwood collection and charcoal production. At around Km10 the road makes an abrupt right turn to the southwest, passing through the Rac Lay ethnic village of Phuoc Trung and at the same time passing over the Ngang Stream (with water when the survey was conducted in late October 2004, usually some flowing water), despite the extremely dry conditions. From this point the road widens, still sand/gravel, and passes over a number of small hills, then into a tobacco and corn growing area, before ending at the intersection with National Highway No. 27 at My Son.

- Road Design

The highway design criteria adopted are in accordance with the Vietnam publication TCVN 4054:1985 with reference to TCVN 4054:1998 Highway Specifications for Design. The later standards are consistent with standard international practices adopted by the American Association of State Highway and Transportation Officials (AASHTO) design standards. The pavement design using Vietnamese methods was used and checked against the design methods given in AASHTO Guide for Design of Pavement Structures 1993 and Transport Research Laboratory Overseas Road Note 31: Guide to the Structural Design of Bitumen-Surfaced Roads in Tropical and Subtropical Countries.

2.1.3 Ninh Thuan Province – Road 1307 – PR708:

- Description of the existing Terrain, Road and Land Occupation

This is a paved road with parts in a poor condition.

For the first 10 km (from NH1A), this road is located in almost totally vacant land (including uncultivated land, hill, flat and foothill semi-desert terrain), passing about 1.5 km to the West of the Nui Chua Nature Reserve. South of the turnoff to Xom Bang Village, the road does pass through some agriculture land, including paddy and corn, but mostly vacant or dry grazing land, as was well as roadside areas used for dumping waste building materials and debris. The four small settlements crossed by PR 708 are Lang My, Ninh Hai, Nong Hai and My Phong.

- Road Design

The highway design criteria adopted are in accordance with the Vietnam publication TCVN 4054:1985 with reference to TCVN 4054:1998 Highway Specifications for Design. The later standards are consistent with standard international practices adopted by the American Association of State Highway and Transportation Officials (AASHTO) design standards. The pavement design using Vietnamese methods was used and checked against the design methods given in AASHTO Guide for Design of Pavement Structures 1993 and Transport Research Laboratory Overseas Road Note 31: Guide to the Structural Design of Bitumen-Surfaced Roads in Tropical and Subtropical Countries.



2.2 Corridor of Impacts

Corridor of Impact of resettlement of the Project includes permanent and temporary acquired lands:

- i) Permanent acquired land: to toe of new road and/or edge of side drainage. All houses, structures, trees and crops will be removed for road.
- ii) Temporary acquired land: 1.5 m each side from toe of new road or/and edge of side drainage will be acquired temporary for construction implementation as follow:
 - Agricultural land: compensate loss of crops and trees during construction time.
 - Residential land: where houses, structures and other public facilities exist, contractors are required to have appropriate implementation approaches not to affect to houses and structures.

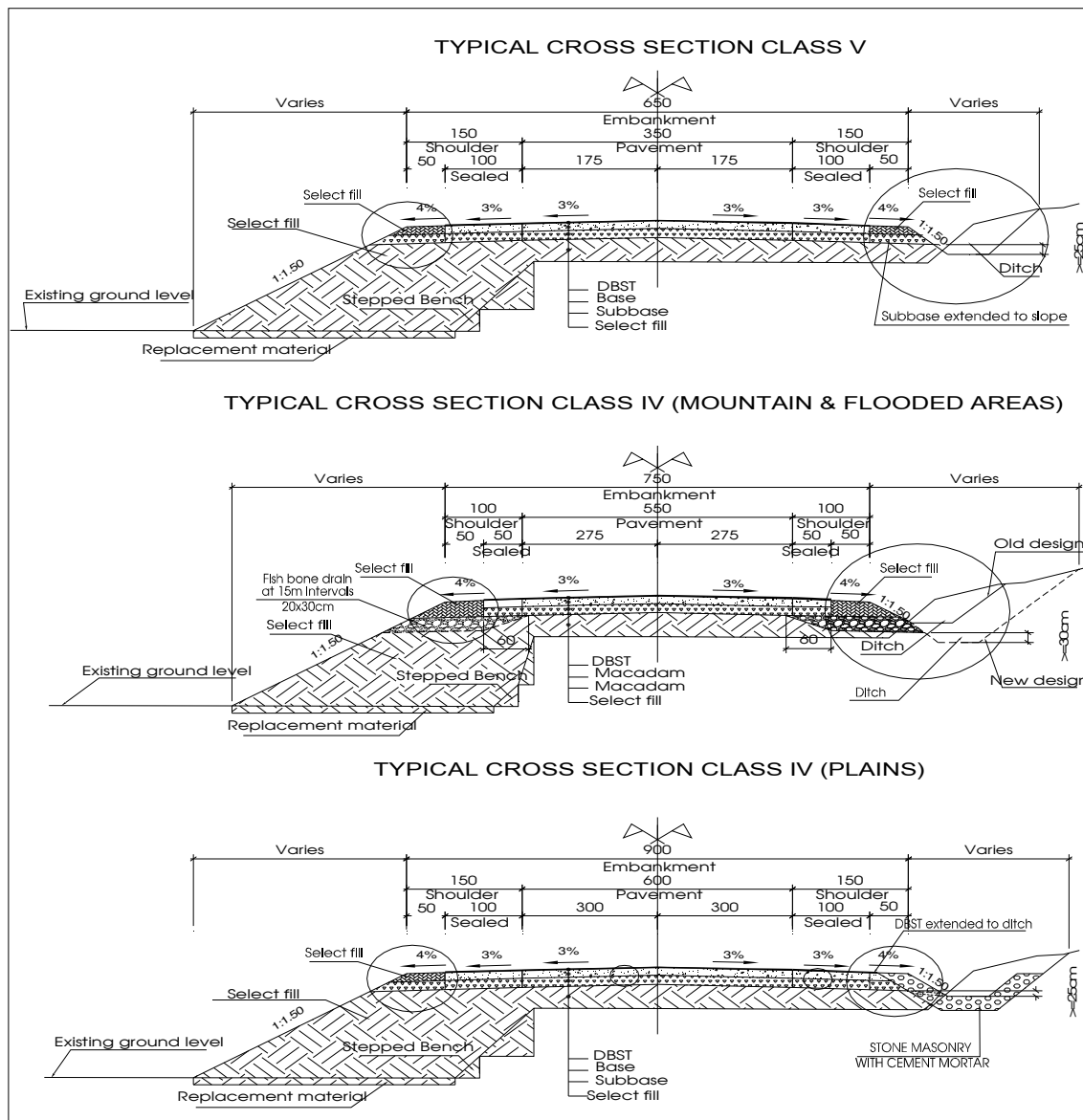


Figure 1 : Corridor of Impact (COI)

3 Resettlement Policy

3.1 Legal Framework

The legal and policy framework for compensation and resettlement under the Project is defined by the relevant laws of the Government of Viet Nam (GOV) and the ADB's *Policy on Involuntary Resettlement*. In cases where there are differences between the ADB Policy and GOV Regulation, this policy will take precedence.

The principal documents include:

The ADB's Policy on Involuntary Resettlement (1995)

- The 2003 Land Law No. 13/2003/QH11 adopted by the National Assembly on 26 November 2003 and effective as of 1 July 2004.
- Decree No181/2004/ND-CP dated 29 October 2004 on Land Law implementation guidance
- Decree No 17/2006/ND-CP dated 27 January 2006 on amendment and supplement of decrees on Land Law implementation guidance.
- Document No 7760/TC-QLCS by Ministry of Finance dated 14 July 2004 on Land Law Implementation
- Decree No.197/2004/ND-CP dated 03 December 2004 regulates compensation, rehabilitation and resettlement in the event of land recovered by the Government.
- Decree No 84/2007/ND-CP dated 25 May 2007 amending provisions of land use right certificates, land acquisition, implementation of land use right, procedures and sequencing of compensation, assistance and resettlement when State recover land, and solving land grievances.
- Decree No.188/2004/ND-CP dated 16 November 2004 by the Government establishes a price framework for various categories of land.
- Decree No.186/2004/ND-CP dated 05 November 2004 on management and protection of road infrastructures.
- Circular No. 116/2004/TT-BTC dated 07 December 2004, from the Ministry of Finance, that guides the implementation of Decree No.197/2004/ND-CP. Circular No 69/2006/TT-BTC by MOF, dated on Feb. 18th 2006, amending the Circular No116/2004/TT-BTC on guidelines for implementation of Decree 197/2004/CP
- Circular No. 114/2004/TT-BTC dated 26 November 2004, from the Ministry of Finance, that guides the implementation of Decree No.188/2004/ND-CP.
- Decree No 123/2007/ND-CP dated 27 July 2007 amending some provisions of Decree 188/2004/ND-Cp on methods evaluating land prices and price frameworks for various categories of land.

Circular No. 13/2005/TT-BGTVT dated 7 November 2005 by Ministry of Transport on guidance for implementation of Decree No 186/2004/ND-CP dated 5 November 2004 in relevant to management and protection of road infrastructure facilities.

Document No. 6267/BGTVT-CGĐ by Ministry of Transport on official approval of the Resettlement Policy Framework of the Central Region Transport Network Project (ADB5)

Law on Grievance and Accusation of Citizen dated 02 December 1998. Laws amending Law of grievance and Accusation, dated on June, 15th 2004 and November, 29th 2006.

Decision No 3037/QĐ-BGTVT of Ministry of Transport dated 14 October 2003 on regulation and guidance on resettlement implementation procedures for transport infrastructure facilities.

Current regulations of Ninh Thuan PPC on land acquisition and resettlement within the province, including:

Decision No 363/2007/QĐ-UBND, issued by Ninh Thuan PPC, dated 28 December 2007 regulating policies for compensation, assistances and resettlement when the State recover land in Ninh Thuan province and the supplemented via Decision 375/2008/QĐ-UBND dated 23 December 2008;

Decision No 376/2008/QĐ-UBND, issued by Ninh Thuan PPC, dated 16 September 2008 on regulations of prices for various categories of land within Ninh Thuan province.

Decision No 242/2008/QĐ-UBND, issued by Ninh Thuan, PPC, dated 26 December 2008, on regulating compensation prices for various affected movable assets when the State recovers land within Ninh Thuan province.

Decision No 262/2006/QĐ-UBND, issued by Ninh Thuan PPC, dated 6 October 2006, regulating compensation for crops and trees.

Decision No 3937/QĐ-UBND, issued by Ninh Thuan PPC, dated 18 September 2007 approving the overall plan for construction under ADB5, Ninh Thuan Province.

Decision No 1635/2007/QĐ-UBND, issued by Ninh Thuan PPC, dated 24 April 2007 approving the design for PR 02, Ninh Thuan Province.

Decision No 2137/QĐ-UBND, issued by Ninh Thuan PPC, dated 28 May 2007 approving the design for PR 05, Ninh Thuan Province.

Decision No 2139/QĐ-UBND, issued by Ninh Thuan PPC, dated 28 May 2007 approving the design for PR 08, Ninh Thuan Province.

3.2 Project Compensation and Entitlement Policy

3.2.1 Objective

The overall objective of the compensation and entitlement policy for the Project is to ensure that all people affected by the Project and its sub-projects are able to maintain and, preferably, improve their pre-project living standards and income-earning capacity through compensation for the loss of physical and non-physical assets and, as required, other assistance and rehabilitation measures.

3.2.2 Principles

The following principles have been adopted for the Project to guide the compensation and entitlement policy:

- (i) The acquisition of land and other assets and the relocation of affected people will be minimized as much as possible by exploring all viable options.
- (ii) All APs are entitled to compensation at replacement cost for their lost assets, incomes and businesses, including temporary losses or impacts.
- (iii) Rehabilitation assistance will be provided to severely affected people and other vulnerable groups to assist them to improve or at least restore their pre-project living standards, incomes and productive capacity.

Particular attention will be paid to the needs of the poorest people and vulnerable groups that may be at high risk of impoverishment. This may include those without legal title to land or other assets, landless households, households headed by females, the elderly or disabled and other vulnerable groups, particularly ethnic minorities. Appropriate assistance must be provided to help them improve their socio-economic status.

- (iv) Affected people that lose only part of their physical assets will not be left with a portion that will be inadequate to sustain their current standard of living. The minimum size of remaining land and structures will be agreed during the resettlement planning process.

- (v) Lack of legal title to affected assets will not bar APs from entitlement to compensation and assistance to achieve the stated objectives of this Resettlement Policy Framework.
- (vi) As a priority, loss of agricultural land will be compensated with alternative land of equal size and productive capacity. If suitable replacement land is not available and/or at the “informed request” of APs, compensation will be paid in cash at replacement value base on current market prices for agricultural land of the same category (or productive capacity) as the affected land.
- (vii) Replacement land for agriculture, residential purposes and businesses will be provided with secure tenure status; all fees, sales taxes or other surcharges associated with transfer of land title will be waived.
- (viii) Compensation for permanent houses and other structures will be determined according to replacement value for materials and labour to rebuild similar structures, at current market prices in the locality. In determining replacement costs, depreciation of assets and salvage value of materials will not be taken into account.
- (ix) In the determination of compensation for movable structures including houses, where the structures can be moved easily, relocation and repair allowances will be calculated. An assessment of material replacement will be made, based on the condition of materials, with valuations calculated based on market prices.
- (x) In the case of the relocation of APs, replacement houses and/or agricultural land will be located as close as possible to the assets that were lost, and at locations acceptable to APs. Relocated APs will receive relocation and transition subsistence allowances.
- (xi) Efforts shall be made to maintain, to the extent possible, the existing social and cultural institutions of the resettled people and host communities.
- (xii) APs will be fully consulted and will participate in the preparation and implementation of RPs for each sub-project. The comments and suggestions of affected people and communities will be taken into account during the design and implementation phases of resettlement activities.
- (xiii) Adequate resources will be identified and committed during resettlement planning for each sub-project and the overall Project. This includes adequate budgetary support fully committed for each sub-project and made available to cover the costs of land acquisition, compensation, resettlement and rehabilitation within the agreed implementation period for the sub-project; and, adequate human resources for supervision, liaison and monitoring of land acquisition, resettlement and rehabilitation activities.
- (xiv) Appropriate reporting, monitoring and evaluation mechanisms will be identified and set in place as part of the resettlement management system. Monitoring and evaluation of the land acquisition, resettlement and rehabilitation processes and the final outcomes will be conducted by an independent monitoring agency.
- (xv) Detailed RPs will be translated into Vietnamese or, where necessary, the local language and placed in the commune offices for the reference of APs as well as other interested groups.
- (xvi) ADB shall not approve award of civil works contract for any sub-project to be financed from the loan proceeds unless the Resettlement Plan following detailed design and based on detailed measurement survey has been submitted to and approved by ADB. The Ministry of Transport shall ensure that civil works contractors are not issued a notice of possession of site for construction works with respect to any specific section of a road unless, for that section, MOT has (i) satisfactorily completed, in accordance with the approved RP, compensation payment and relocation to new sites; and (ii) ensured that required rehabilitation assistance is in place and the area required for civil works is free of all encumbrances.

3.2.3 Eligibility

For the Project, the cut-off-date for eligibility for entitlement is defined as the completion of the Detailed Measurement Survey (DMS) of affected land. For this sub-project the land DMS has been completed in January 2009.

People who move into the sub-project area and/or who construct assets after the sub-project cut-off date are not entitled to compensation or any other form of resettlement assistance. They will be given sufficient advance notice, and requested to vacate premises and dismantle affected structures prior to project implementation. However, their dismantled structures will not be confiscated and they will not have to pay any fine or sanction. Forced eviction will only be considered after all other efforts are exhausted.

3.2.4 Project Affected People

In Viet Nam, the types of land users who may be APs include:

- (i) Legal and legalizable APs are those land users or occupants who possess a Land Use Right Certificate (LURC) issued by competent State authorities, or are eligible to obtain a LURC. The status of land use or occupancy will be demonstrated by means of the LURC or application for LURC; or, by one or more means of evidence as stipulated in the regulations to the Land Law. In the absence of these, the status of land use or occupancy may be established simply by being listed in the DMS.
- (ii) APs with temporary or lease rights are persons, households, firms or organizations that occupy agricultural, residential and/or other non-agricultural land temporarily allocated to them by local authorities, for which they possess written permission or a signed contract.
- (iii) Non-titled APs are those land users or occupants who are unable to prove legal or legalizable status prior to the cut-off date. They will be provided with economic rehabilitation assistance in lieu of compensation for land. They will also be compensated at full replacement cost for affected structures, crops, trees and other affected assets.

Resettlement assistance to non-titled affected people may also include replacement land although there is no entitlement to this for such APs. The resettlement package may include measures to ensure that such APs are able to find alternative sites or income sources, depending on their losses.

- (iv) Organizations that have paid land use or land transfer charges for land allocated by the State, and the funds for the charges were not from the State budget; and/or, that have investments on State-allocated land and the investments were not paid from the State budget.

Other organizations that do not pay land use or transfer charges, or that use State funds to pay these fees are not eligible for land compensation. They are, however, eligible for compensation for investments made on affected land, if those investments are not paid from State funds. In addition, following acquisition of affected land, they may request the State to allocate or lease alternate land to meet their needs.

3.2.5 Resolving Inconsistencies on Involuntary Resettlement

With the promulgation of Decree 197/2004/ND/CP (3/12/2004) and relevant decrees stated above, the policies and practices of the Government have become more consistent with ADB's social safeguards policies. Nonetheless, as per approved in 2006 Resettlement Framework, provisions and principles adopted in this updated RP will supersede the provisions of the relevant decrees currently in force in Viet Nam wherever a gap exists, as provided for under Decree 131/2006/ND-CP (November 2006), which regulates the management and use of official development assistance.

It should also be noted that as per Decree 197/2004, Article 32, it states "*Apart from the supports prescribed in Articles 27, 28, 29, 30 and 31 of this Decree, basing themselves on the local realities, the provincial-level People's Committee presidents shall decide on other*

supporting measures to stabilize life and production of persons who have land recovered; special cases shall be submitted to the Prime Minister for decision".

3.2.6 Project Entitlements

Following detailed design and conduct of detailed measurement survey, the actual impacts have been identified for the Ninh Thuan subprojects. Since the actual impacts of the Ninh Thuan subprojects are finally identified, the Entitlement Matrix below reflects only the actual ones and corresponds to the entitlements described in the CRTNP's approved Resettlement Framework of 2006. It should be noted that all households losing agricultural land, regardless of severity of impacts, will receive additional cash allowances (income rehabilitation allowances). This is an improvement in comparison with the proposed resettlement framework. See Table 4.

Table 4: Entitlement Matrix

Type of Impact	Entitlement
1. Marginal loss of agricultural land	<ul style="list-style-type: none"> Legal/legalizable households and eligible organizations are entitled to cash at full replacement cost of the affected land. Non-titled households are not entitled to compensation for land, but will receive compensation payment for non-land assets on affected land (structure, trees, crops) Rehabilitation assistance to all APs losing agricultural land per all affected area: 4,000 - 12,000 VND/M2
2. Marginal loss of residential land and non-agricultural land	<ul style="list-style-type: none"> Legal/legalizable households and eligible organizations are entitled to cash at full replacement cost of the affected land. Non-titled households are not entitled to compensation for land, but will receive compensation payment for non-land assets on affected land Rehabilitation allowance for households who have to relocate or re-build the house in the remaining land (if any) Household to be removed and lose all residential land or the remaining land is less than 60m2 or the land is not in good condition to get the permission for building new house will have some options such as providing new house or new land or by cash for resettle themselves; Other household living in the same house which to be removed is non-titled for compensation then will have advantage of purchasing new house in the resettlement area. If there is no more house in that resettlement area then the province will consider to provide land for building new house and land use fee is applied.
3. Loss of crops, and trees	<ul style="list-style-type: none"> All households and organizations regardless of land use rights are entitled to cash compensation at current market prices. Annual crops: 2 months notice that the land on which their crops are planted will be recovered and that they must harvest their crops in time. If standing crops cannot be harvested within the timeframe of the notice, households will be compensated at replacement value for the loss of the unharvested crops. Replacement value is based on the average production over the last 3 years multiplied by the current market prices for agricultural products Perennial crops and trees: Full replacement cost for the loss of perennial plants and fruit and timber trees. Replacement value is equal to current market prices given the type, age and productive value of the affected crops or trees. Cash compensation at current market prices for any unharvested crops that are near or ready to harvest at the time of land acquisition.
4. Impacts on main and secondary structures (No house have to relocate nor remove to new land)	<ul style="list-style-type: none"> Cash compensation at full replacement cost for materials and labour for affected portion with no deduction for depreciation or salvageable materials. House and other structures affected will be supported for repair and rehabilitation. House Grade 4: 2,000,000 VND/House and others: 500,000-1,000,000 VND per house.

Type of Impact	Entitlement
5. Temporary impacts during construction	<ul style="list-style-type: none"> Rental in cash which will be no less than the net income that would have been derived from the affected property during disruption for productive land. The land will be restored to its pre-project condition.
6. Vulnerable households	<p>Vulnerable households who are classified as poor by MOLISA (Certificate of Poor households) are entitled to compensation for 3,000,000 VND/year for 3 years.</p> <p>One time payment for household having war veterans or dead soldiers 2,000,000 VND/household.</p>
7. Progress bonus	<ul style="list-style-type: none"> Households compensated with an amount of more than 50,000,000 VND are entitled to the following bonus: <ul style="list-style-type: none"> 2,000,000 VND bonus for moving and handover the site on time; 2,500,000 VND bonus for handover the site 15 days in advance. 3,000,000 VND bonus for handover the site 16 days in advance. Households compensated with an amount from 5,000,000 - less than 50,000,000 VND are entitled to get 75% bonus of the above. No bonus for illegal land, house in illegal land; House built illegally without permission.
8. Severe loss of agricultural land (more than 10% of agricultural land or main income)	<ul style="list-style-type: none"> Income rehabilitation allowance: Allowance of 30kg rice/person/month for 6 months and 12 months for those moves to new land.

4 Institutional Arrangements

Based on the Resettlement Policy Framework of the Central Region Transport Networks Sector Project (ADB5) approved by Ministry of Transport with agreement from ADB, relevant ministries and PPCs at the Document No. 6267/BGTVT-CGĐ dated 10 October 2005; Decree No.197/2004/NĐ-CP dated 03 December 2004; Decision No.2057/QĐ-BGTVT dated 6 October 2006 by the Ministry of Transport on approval of addendum to project management mechanism of the Central Region Transport Networks Improvement Sector Project (ADB5), which replaces Decision No 4181/QĐ-BGTVT dated 7 November 2005; and Document No.1665/TTg- CN dated 17 October 2006 by Prime Minister and Document No. 8186/BGTVT-CGĐ dated 27 December 2006 by Ministry of Transport on guidance on implementation of the Document No.1665/TTg-CN; the institutional arrangements of the Project is revised as below:

4.1.1 Ministry of Transport (MOT)

The MOT is the Executing Agency, responsible for approving project documents, providing funds and guidance to PMU-1 and for the overall implementation and coordination of the Project, including land acquisition and resettlement and EMDP activities.

4.1.2 Project Management Unit No1 (PMU1)

PMU-1 is the acting representative of the MOT for the Project. Within PMU-1, the Project Management Division 1 is responsible for implementation and ongoing management of Project activities, including land acquisition and resettlement. Selected Project activities will be delegated to a project management team at PMU-Middle that will report back to PMU-1 and its Project Management Division 1. Land acquisition and resettlement activities in Ninh Thuan province will be delegated to PMU-Middle Region (PMUM) who will report back to PMU-1 and its Project Management Division 1.

Under the instruction and guidance of MOT, the main responsibilities of project management teams at PMU-1 include:

- (i) Provide project documents and schedule, ensuring coordination and supervision RP preparation and implementation as well as implementation of tasks and responsibilities of the project manager towards the project manager of the resettlement subproject assigned by the PPC (PPMU or Consultant or RCs at all levels)
- (ii) Determine the corridor of impact of the Project, and collaborate with provinces in public disclosure, land acquisition and land allocation for the Project as required.
- (iii) Ensure adequate fund for provinces to pay resettlement compensation and assistance timely. Be responsible for inclusion of final costs of resettlement subprojects paid by provinces into the project cost.
- (iv) Ensure provision of additional budget for resettlement in cases where the budget approved by the MOT differs to actual costs.
- (v) Acts as project manager in oversee and supervise resettlement activities to ensure resettlement implementation schedule.
- (vi) Establish project-wide procedures for the establishment and maintenance of AP databases for all sub-projects at PPMUs, and ensure that regular reports are provided by PPMUs and RCs to PMU-1 and make all data available to the external monitoring organization.
- (vii) Approve contracts for research institutes, consultants and/or NGOs to carry out monitoring of land acquisition, resettlement and ethnic minority development components of the RPs.
- (viii) Regularly report to MOT and ADB on resettlement activities.

4.1.3 Provincial People's Committee (PPC):

The Provincial People's Committee (PPC) is the principal authority at the provincial level assigned by the Government for preparation and implementation of RPs for the Project. The responsibilities of the PPC include:

- a) Instruct, organise, make notifications, mobilise all organisations, individuals on compensation, assistance, resettlement and site clearance policies in correct conformity with the land recovery decision of competent State agencies.
- b) Instruct agencies, departments and DPCs to:
 - Establish management unit for resettlement subproject as regulated by the Government (PPMU)
 - Establish or delegate to DPC to establish DRCs
 - Develop projects for resettlement, for resettlement areas in service of land recovery.
 - Approve or authorise the district People's Committee to approve compensation, assistance and resettlement schemes/charts.
 - Instruct PDOF, PDOC, PDONRE and PPMU (resettlement project manager) to provide PPC with advice so as to enable the issue of decisions on replacement costs for land, structures, crops and trees, regulations on supports and allowances, resettlement plans, trainings, land classification, and urban and rural land quotas. Instruct on procedures for appraisal of compensation plans as part of updated resettlement plans (RPs).
 - Assign PPMU and DPCs to instruct DRCs to collaborate with authorized bodies to measure and extract information from cadastral maps on the acquired land, which will be used as a basis for DMS, IOL and RP preparation. At the same time, PPC issue decisions on allocation and / or acquire land to construct roads, resettlement areas proposed by the Provincial Department of Natural Resources and Environmental Management.
 - Assign CPCs and DPCs to protect resettlement stakes, ROW stakes from any encroachment within the ROW and its safety corridor.

- Instruct relevant agencies to settle complaints, denunciations from citizens on compensation, assistance and resettlement under authorities provided by law. Ensure objectivity and fairness when compensation, assistance and resettlement are considered and decided when the State recovers land under authorities provided in this Decree. Decide or authorise the district People's Committee to take coercive measures regarding cases of people who deliberately refuse to implement the State's land recovery decision under authorities.
- Instruct, examine and deal with violations in cases of compensation, assistance and resettlement.

4.1.4 Provincial Project Management Unit (PPMU) under Provincial department of Transport (PDOT) (Resettlement Project Manager assigned by PPC)

PPMU under PDOT coordinates with RCs to implement resettlement procedures including DMS, land use right ratification, land classification to prepare RPs for APs; Compensates and relocates public facilities within Project COI.

PPMU under PDOT has following responsibilities

- i) Assist PPC to prepare detailed plans on measures, procedures and schedule to implement resettlement activities and instruct implementation of the plans timely.
- ii) PPMU under PDOT assign staff to regularly check the implementation of resettlement activities in term of quality and time and ensure regular coordination among relevant agencies: consultant, staking consultant, cadastral measurement consultant. Provide relevant documents for staking out and cadastral measurement such as approved detailed design drawings, etc.
- iii) Sign contract and coordinate with authorized bodies to measure or extract information from cadastral maps on the acquired land, which will be used as a basis for DMS, IOL, and RP preparation. Set up procedures to submit to related functional provincial departments, and the PPC to issue decisions on land acquisition as needed.
- iv) Guide, oversee and participate into the RCs to conduct SES and DMS following detailed designs and establish database of APs to report to PMU1.
- v) Report to PPC and collaborate with RCs to establish, implement and maintain public information campaigns and stakeholder consultation programs with affected households and communities, ensuring that all APs are fully informed about their rights and entitlements, timeframes and procedures for land acquisition and resettlement. Ensure that all disclosure activities are carried out according to the Resettlement Policy framework, including distribution of the public information brochures (PIB) to all APs and the placement of resettlement plans in commune offices.
- vi) Monitor and participate with the RCs, and other relevant parties in the implementation of the land acquisition, resettlement components of the RP, ensuring that all eligible APs have been identified with sufficient information from the RCs; and, that they have been provided with their respective entitlements according to the RP and Resettlement Policy Framework.
- vii) Coordinate with relevant departments and agencies to prepare unit rate of land and structures, and submit it to PPC for approval.
- viii) Coordinate with consultant to compile materials to provide guidance on DMS procedures.
- ix) Compile guidance document and be responsible for giving instructions to Districts on the identification of legal status of land, and assets based on the current RPF and Vietnamese Law and Regulations

- x) Review and endorse compensation, assistance cost charts and RPs prepared by PPMU, RC and consultants before submit RPs to relevant departments for appraisal and PPC for approval.
- xi) Announce through mass media and send letters to infrastructure management agencies/bodies to coordinate in doing inventory of affected infrastructures and review relocation proposals of the infrastructure management agencies/bodies before submit PPC for approval.
- xii) PPMU and RCs are responsible for accurateness and validity of inventory, measurement, legality of land, assets, compliance with RPF and approved compensation plans.
- xiii) Certify and record resettlement documents.
- xiv) PPMU is responsible for the accurateness and validity of inventory, measurement, legality of land and assets, compliance with RPF and approved compensation plans (updated RPs). The PPMU is a participant in the IOL and DMS process and will attest and record resettlement records.
- xv) Manage compensation budget in accordance with Vietnamese regulation. Once funded, PPMU should reallocate properly budgets at lower levels and is responsible for accounting balance as per Project regulations. PPMU should be audited by an auditor introduced by the PMU -1
- xvi) Ensure hand over of clear construction site on time. In case of delay, PPMU should report and propose solutions to PPC.
- xvii) PPMU is eligible to open a new bank account or using existing account and its stamp for the project.
- xviii) Review and sign resettlement completion documentation.
- xix) Coordinate with PDARD and other provincial agencies in implementation of agricultural extension programmes and assistances. Ensure proper implementation of rehabilitation measures and rural development support activities
- xx) Ensure a good coordination in implementation of resettlement, EMDP and construction.
- xxi) Report regularly to PPC and PMU1 on resettlement and construction activities.

4.1.5 District People's Committee

The **District People's Committee (DPC)** has the responsibility to:

- (i) Lead public information campaign to mobilize all affected peoples on RPF and resettlement implementation following the land acquisition decision.
- (ii) Appoint members to the District Resettlement Committee (DRC). Instruct the DRC to prepare and implement RPs; appraise and approve RPs as delegated by the PPC.
- (iii) Collaborate with provincial departments and project manager to carry out construction of resettlement site as delegated by the PPC.
- (iv) Redress grievances on resettlement compensation and support as decentralized by the PPC. Determine resettlement enforcement activities as decentralized by the PPC, coordinate with functional agencies to implement enforcement.
- (v) Direct district departments to appraise RPs submitted by DRC and submit to PPC for approval or approved if delegated.

4.1.6 District Resettlement Committee (DRC)

The **District Resettlement Committee (DRC)** has the responsibility to:

- (i) Plan, organize and implement resettlement activities in the district on behalf of the DPC. Coordinate with consultant and PPMU to conduct measurement survey, DMS and SES, prepare compensation charts and RPs.
- (ii) Cooperate with land management agency to identify and be responsible for legality and classification of land based on current policies and regulations.
- (iii) Work with departments, agencies to sort out compensation, relocation, restoration and other resettlement issues.
- (iv) Review and certify resettlement documents ensuring compliance with Government regulations and project policies.
- (v) Organize compensation payment for APs.
- (vi) During implementation of resettlement, DRC will mobilize related commune members to participate in the preparation of RPs, updated RPs, and resolve obstacles in resettlement in communes.
- (vii) Coordinate with relevant communes to:
 - Carry out public information campaign on COI, Project compensation and entitlement policies, purpose and significance of the resettlement and other matters as required.
 - Announce the cut off date and ban on construction / development within the ROW (COI)
- (viii) Cooperate with the PPMU, consultant and other relevant parties, to announce to the public through mass media and prepare letters and documents to bodies who manage public structures and facilities to work together and agree on the minutes on the existing status and impact level of the affected structures.
- (ix) Cooperate with the PMU-1, PPMU and other relevant parties as requires, to stake out resettlement and ROW stakes in order to identify the accurate COI in accordance with plans or approved design; Cooperate with the PPMU and other bodies to measure or extract measurement from cadastral maps required information, as well as other technical documentation regarding APs. Cooperate in the identification of the exact number of households including the number of households and structures in the COI, number of households and structures directly outside of the COI, but affected by the project
- (x) Coordinate with CPCs and social political organisations, PPMU and consultant to conduct meetings with APs to inform the project resettlement policies and timeframe.
- (xi) Deliver, guide on filling and collect inventory forms to APs. CPC should attest on affected land origin, location and classification of affected land, number of persons in the affected household, quantity and state of affected assets, crops, tress on acquired land.
- (xii) Cooperate with related bodies to complete procedures on LURC for Households with changes in their land due to the Project.
- (xiii) Coordinate with Provincial departments to submit PPC documents on land acquisition and allocation for approval.
- (xiv) Open a bank account and use own stamp or use stamp of the Functional Division of the DPC during the resettlement process.
- xxii) Manage budgets for compensation in the district in compliance to the Project and Government policies. Following allocation of funds by PPC, organise payments for APs timely, and is responsible for accounting balance as per Project regulations. PPMU should be audited by an auditor introduced by the PPMU.
- (xv) Submit monthly progress reports to DPC and PPMU.

- (xvi) Hear and resolve AP grievances regarding resettlement policies and entitlements that have been appealed from CPC, appointing inspectors to review the circumstances of specific complaints.
- (xvii) Refer cases to the PPC for resolution as needed. Ensure enforcement of decisions as needed.
- (xviii) Directly review and sign all resettlement documents in the District according to current laws and regulations.
- (xix) Formulate resettlement completion documents and finalise accounting procedures of resettlement costs as regulated.
- (xx) Ensure hand over of clear construction sites on time. In case of delay, DRC should report to the DPC and PPC as needed.
- (xxi) Implement other tasks as assigned by DPC and PPC

The DRC are formed of the following members:

- Head of the DRC: President or Vice President of DPC
- Standing Deputy Head: Leader of District Finance Division
- Standing member: Representative from PPMU
- Members include: heads of relevant divisions (District Transport Division, Construction Division, Natural Resources and Environment Division, Agriculture Division), president or vice president of CPCs and 1 or 2 representatives of the APs.
- Task Team include: experts of PPMU, DRCs (transport, land administration, finance, construction, etc) and representative from Consultant.

4.1.7 Commune People's Committee (CPC)

The **Commune People's Committee (CPC)** has the responsibility to:

- (i) Organize public information campaigns on the purposes of land acquisition, RPF, mobilize local organizations and individuals to accept and follow the RPF.
- (ii) Cooperate with the DPC and APs to choose the most appropriate location for construction of resettlement areas, if needed.
- (iii) Participate actively in all activities related to land acquisition, resettlement, rehabilitation assistance and social development support.
- (iv) Sign compensation and other resettlement documents of APs.
- (v) Coordinate with DRC to hold meetings with APs to ensure that grievances of APs are properly addressed.

4.1.8 Affected Persons

During implementation of RPs and the updating of RPs, APs and their representatives will participate in the following activities:

- (i) SES, IOL and DMS data collection, asset valuation and agreements.
- (ii) Consultation meetings
- (iii) Resettlement locations as needed.
- (iv) Construction of houses and other technical assistance as required
- (v) Removal and relocation of affected assets

4.1.9 Consultant

The consultants are tasked to guide and assist during RP updating and implementation. The activities include consultation and disclosure activities, SES, DMS, design appropriate rehabilitation measures or programs, finalization of RP budget. The consultants are also tasked to assess capacity of project staff and provide trainings and appropriate capacity building activities.

The consultants will work closely with the concerned agencies to ensure accurateness and validity of DMS and SES data and compliance with RPF and RPs. Ensure that the updated RPs are disclosed to APs prior to submission to ADB for review and approval.

5 Grievance Redress and Resolution Mechanism

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

The PIB will also include information on the (a) rights of the APs to write a complaint directly to the Operations Department (i.e., Mekong Infrastructure Division, Mekong Department) and (b) the Consultation Phase of the ADB's Accountability Mechanism which allows APs to write to the Office of the Special Project Facilitator (OPSF) if they are still unsatisfied with the responses from the executing agency, project staff, and MKID. The OPSF aims to actively respond to the concerns of the affected people through fair, transparent and consensus-based approach.

APs are entitled to lodge complaints regarding any aspect of the land acquisition and resettlement requirements; compensation policy, entitlements, rates and payment; and, strategies and procedures for resettlement and rehabilitation assistance programs. AP complaints can be made verbally or in written form. In the case of verbal complaints, the committee hearing the complaint will be responsible to make a written record during the first meeting with the AP. APs who present their complaints to the CPC, DPC or PPC will be exempt from all administrative fees incurred. In addition, APs who lodge complaints and appeals to district courts will be provided with free legal representation.

For the purposes of grievance redress and resolution, the RCs at commune, district and provincial levels will also serve as the Grievance Redress Committees. The Commune Grievance Redress Committee will make all reasonable attempts to settle AP issues at the commune level through community consultation; and, as required, the involvement of NGOs, mediators and facilitators, as well as social and resettlement experts. Moreover, to avoid a redress process, grievances will be prevented to the extent possible through careful sub-project design and implementation. Effective strategies include full and frank participation and consultation with APs; establishing a rapport between the affected communities and the implementing agencies; and, frequent interactions, transparency and monitoring.

A four-stage procedure for redress of grievances is proposed:

Stage 1: Complaints from APs on any aspect of compensation, relocation or unaddressed losses are in the first instance lodged verbally or in written form with the Commune's People's Committee (CPC). The complaint will be discussed in an informal meeting with the AP and the CPC. It will be the responsibility of the CPC to resolve the issue within 15 days from the date the complaint is received.

Stage 2: If no understanding or amicable solution can be reached or if no response is received from CPC within 15 days of registering the complaint, the AP can appeal to the District People's Committee (DPC) in the presence of the District Resettlement Committee (DRC). The AP must lodge the complaint within 30 days of registering the

original complaint and must produce documents that support his/her claim. The DPC will provide a decision within 1 month of receiving the appeal.

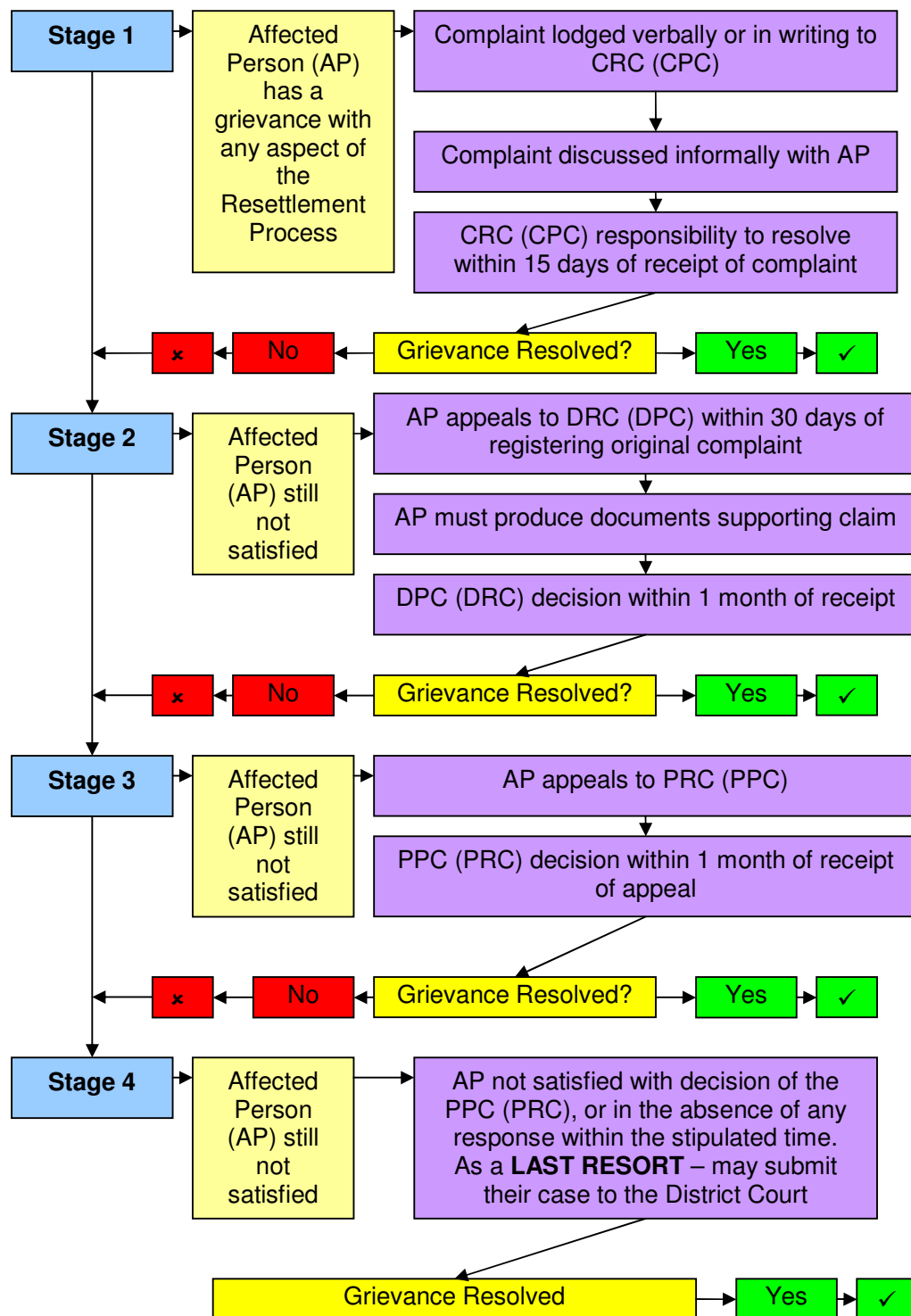
Stage 3: If the AP is not satisfied with the decision of the DPC or in the absence of any response, the AP can appeal to the Provincial People's Committee (PPC). The PPC together with the Provincial Resettlement Committee (PRC) or PPMU will provide a decision on the appeal within 30 days from the day it is received by the PPC.

Stage 4: If the AP is still not satisfied with the decision of PPC/ PPMU on appeal, or in the absence of any response within the stipulated time, the AP as a last resort may submit his/her case to the District Court. Beyond this the AP may lodge their complaint to the Operations Department or the Office of the Special Project Facilitator (OPSF) as detailed above as per ADB Policy.

The procedure described in these four steps is consistent with the legal process for resolution of disputes in Viet Nam. However, the system is oriented primarily towards disputes between people, as opposed to between people and government. Therefore, as part of the Project internal monitoring and evaluation, each PPC and PMU-1 will keep a written record of all grievances and complaints brought forward by APs, as well as their final resolution. The independent monitoring agency contracted for external monitoring and evaluation will be responsible for checking the procedures for and resolutions of grievances and complaints. The independent agency may recommend further measures to be taken to redress unresolved grievances.

The PMU-1 and the PPC will be responsible to ensure that the grievance redress procedures and timeframes are explained clearly to each level of People's Committees.

Figure 2 : Grievance Resolution Process



6 Monitoring and Evaluation Program

The Project has already established systems for internal and external monitoring and evaluation. The main purposes of the monitoring and evaluation program are to ensure that resettlement and acquisition of land and properties have been implemented in accordance with the policies and procedures of the RP and the Policy Framework; and, as relevant, the provisions of the EMDP or specific actions are implemented properly. External monitoring and evaluation, in particular, will focus on social impacts on affected households and whether or not affected households have been able to restore a standard of living equal to, if not better than, that which they had before the project.

The scope of the monitoring and evaluation program will include land acquisition, resettlement and, as relevant, ethnic minorities components, providing feedback to management on their implementation and identifying problems and successes as early as possible to facilitate timely adjustment of implementation arrangements.

The objectives of the monitoring and evaluation program are (i) to ensure that the standard of living of APs is restored or improved; (ii) to monitor whether the time lines are being met; (iii) to assess if compensation, rehabilitation measures and social development support programs are sufficient; (iv) to identify problems or potential problems; and (v) to identify methods of responding immediately to mitigate problems.

The range of activities and issues that will be recorded and checked, include:

- (i) land acquisition and transfer procedures;
- (ii) compensation payments;
- (iii) construction of replacement houses by displaced households;
- (iv) re-establishment of displaced households and business enterprises;
- (v) reaction of severely affected, very poor and other vulnerable APs to rehabilitation packages; and
- (vi) re-establishment of livelihoods and income levels.

Table 5 summarizes a range of indicators established to ensure the attainment of the RP and Policy Framework objectives. The various indicators and benchmarks will be monitored by means of two monitoring mechanisms:

- (i) ongoing internal monitoring of process and output indicators; and
- (ii) External monitoring by APs and an independent monitoring agency to assess the extent to which resettlement and rehabilitation objectives have been met.

Table 5: Monitoring and Evaluation Indicators

Type	Indicator	Examples of Variables
Process Indicator	Staffing	Number of PDOT staff on Project, by road and job function Number of PMU-1 staff on Project, by road and job function Number of other line agency officials available for tasks
	Consultation, Participation and Grievance Resolution	Number of consultation and participation programs held with various stakeholders Grievances by type and resolution Number of field visits by PMU-1 staff Number of NGOs/CBOs participating in project
	Procedures in Operation	Joint DMS and asset verification/quantification procedures in place Effectiveness of compensation delivery system Number of land transfers effected Coordination between PMU-1, PDOT and other line agencies
Output Indicator	Acquisition of Land	Area of cultivation land acquired by road section and sub-project Area of other private land acquired Area of communal/government land acquired

Type	Indicator	Examples of Variables
	Structures	Number, type and size of private structures acquired Number, type and size of community structures acquired Number, type and size of government structures acquired
	Trees and Crops	Number and type of private crops and trees acquired Number and type of government/community crops and trees acquired Crops destroyed by area, type and number of owners
	Compensation and Rehabilitation	Number of households affected (land, buildings, trees, crops) Number of owners compensated by type of loss Amount compensated by type and owner Number and amount of allowances paid Number of replacement houses constructed by concerned owners Number of replacement businesses constructed by concerned owners Number of owners requesting assistance to purchase replacement land Number of replacement land purchases effected Number of entitlements delivered Number of entitlements used by APs Suitability of entitlements to APs as per RP objectives Number of non-titled APs receiving replacement land with lease/temporary rights Number of severely affected, very poor or other vulnerable APs receiving economic rehabilitation packages or other assistance
Impact Indicator	Household Earning Capacity	Employment status of economically active members Landholding size, area cultivated and production volume, by crop Selling of cultivation land Changes to livestock ownership – pre- and post disturbance Changes to income-earning activities (agriculture and non-farm) – pre- and post disturbance Amount and balance of income and expenditures
	Changes to Status of Women	Use of credit facilities Participation in road construction Participation in commercial enterprises
	Changes to Status of Children	School attendance rates (male/female) Participation in road construction
	Settlement and Population	Growth in number and size of settlements Growth in market areas Influx of illegal settlers/encroachers

6.1.1 Internal Monitoring

The Project Management Division 1 of PMU-1 and its delegates at PMU-Middle are responsible for internal monitoring of RP implementation. In particular, the Resettlement Specialists in the project management teams at PMU-1 and PMU-Middle, with assistance from the PSC and in collaboration with PRCs/PPMUs, will supervise and monitor the implementation of RP; and, prepare and submit quarterly monitoring reports to PMU-1.

The monitoring reports will summarize land acquisition and resettlement progress against monitoring indicators; and, where necessary, recommend changes to ensure that the implementation of the RP conforms to the objectives and procedures in the RP. PMU-1 will submit recommendations for change to MOT and ADB for review and approval.

6.1.2 External Monitoring

PMU-1 has recruited an independent monitoring agency (IMA), Development Research and Consultancy Centre (DRCC), to conduct external monitoring for the Project in August 2007.

The monitoring agency has been mobilized, and will carry out independent bi-annual reviews of RP and, as relevant, EMDP implementation to determine whether intended goals are being achieved, and if not, what corrective actions are needed.

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

- (i) The DMS and the SES carried out during RP preparation provide a database on APs in terms of their social and economic status, the nature and extent of losses, entitlements, compensation, etc. This database provides a baseline for monitoring project benefits, as well as being the basis for entitlements and compensation, and must be made available to the external monitoring agency to create their initial database.
- (ii) Periodic participatory rapid appraisals (PRA) will permit the external monitoring agency to consult with various stakeholders such as local government, resettlement committees, PMU-1, implementing agencies, NGOs, community leaders, ethnic minority communities and APs. PRA will involve obtaining information, identifying problems and finding solutions through participatory means.

A Post-Resettlement Evaluation will be carried out 6-12 months after completion of all resettlement activities, using the same survey questionnaire and sample as used during monitoring activities.

The external monitoring agency will maintain databases of resettlement and, as relevant, ethnic minority monitoring information that will be updated every six months. All monitoring databases will be fully accessible to implementing agencies and PMU-1.

The independent monitoring agency will carry out a replacement cost survey to verify and update the PPC compensation rates and ensure that the current market rates are applied and are acceptable as replacement values to both APs and PPC/PPMU.

Every six months, the independent monitoring agency will submit external monitoring reports summarizing its findings to the respective PPMUs and PMU-1, as well as directly to ADB. The reports will contain (i) a summary of the progress of RP implementation; (ii) identification of problem issues and recommended solutions so that implementing agencies are informed about the ongoing situation and can resolve problems in a timely manner; (iv) identification of specific ethnic minority issues, as relevant; and, (v) a report on progress of the follow-up of issues and problems identified in the previous report. The monitoring reports will be discussed in a meeting between the monitoring agency, PMU-1 and implementing agencies held after submission of the reports. Necessary remedial actions will be taken and documented.

7 Public Disclosure and Consultation

The main purposes of the participation and consultation process are to:

- i) provide complete and timely information to APs about the Project and related activities, and ensure that they are able to make fully informed decisions about matters that will directly affect their livelihoods, incomes and living standards;
- ii) obtain the cooperation and participation of APs and other stakeholders for resettlement planning and implementation – that is, gather information about the needs and priorities of APs regarding compensation, relocation and other activities to be undertaken as part of resettlement planning and implementation; and, obtain the reactions of APs and other stakeholders to proposed policies and activities; ensure that local authorities will be included in resettlement planning and decision-making and that APs working in collaboration with local authorities will take part in resettlement activities, e.g., property evaluation, compensation, resettlement monitoring;
- iii) reduce the potential for conflicts, as well as the risk of project delays; and
- iv) Enable the Project to design the resettlement and rehabilitation program in a manner to fit the needs and priorities of APs.

7.1 Consultation and Disclosure during RP Preparation

Prior to the conduct of the Socio-economic surveys (SES) and Detailed Measurement Surveys (DMS), PMU1M, PPMU requested DPC and CPC to inform all APs about the proposed project, potential impacts, RP preparation activities, project entitlements (i.e., compensation payment based on current market rates) and schedule of DMS and SES.

The Public Information Brochure (PIB) in Vietnamese with content presented in Appendix 10.1 has been delivered to APs in November 2007 and placed at commune offices.

Series of meetings with APs at village and commune levels were conducted by DRCs and CPCs in conjunction with Consultant and participation of PPMU during DMS and SES activities from November 2008 to April 2009. Meetings provided APs with additional information about the Project and an opportunity for open discussion about resettlement policies and procedures. Interviews and focus group discussions with severely affected households as well as with local competent authorities/agencies were also held by PMU and consultant to identify APs' needs, priorities and proposed measures for restoration of their income and living standards.

7.2 Updated RP Disclosure

As soon as Compensation Charts are approved by PPC, they are placed at the CPC office. It is regulated that placement of approved compensation charts should be done at least 7 days prior to start of payment.

Copies of this updated RPs in Vietnamese have been made available at PPC, DPC and CPC offices. The updated RP will be uploaded on the ADB website immediately upon ADB approval.

7.3 Notification to APs about Compensation Payment and Procedures

The PPMU/DRC/CPC will issue a letter to each AP, informing about the time, location and procedures for compensation payments.

The procedures for payment of compensation are as follows:

- (i) DRC/PPMU will submit Sub-Project Compensation Chart to PPC/DPC
- (ii) PPC/DPC will approve Sub-Project Compensation Chart and will prepare and provide budget.
- (iii) Once the budget is allocated, PPMU will inform commune officials and District/Commune Resettlement Committees about the dates for compensation payment.
- (iv) PPMU will ensure that all representatives from PPMU and DRCs are present during payment to APs.
- (v) PPMU will submit all necessary documents such as Sub-Project Compensation Chart, and acknowledge receipt by PPC.

The responsibilities of the PPMU and DRCs for payment to APs include:

- (i) Inform APs regarding payment schedule at least two weeks in advance.
- (ii) Prepare list of APs and their corresponding entitlements and payment.
- (iii) Prepare 4 copies of all compensation forms and documents (copies for APs, DRC, PPMU and PPC).
- (iv) Prepare and regularly update the list of APs, including date of payment made, to the computerized database maintained at PPMU.
- (v) Submit weekly progress report to PPC/PMU1 attaching the list of APs and signed compensation forms documents for proper monitoring.

The responsibilities of APs include:

- (i) Bring necessary documents (land titles, ID, certifications, etc.).
- (ii) If the AP will not be available to claim compensation payment on the scheduled date, he/she will inform DRC/CRC immediately or send his/her representative, through a written authorization, to claim on his/her behalf. Alternately, the AP may request DRC/CRC to reschedule the date of payment.
- (iii) Review carefully all compensation documents and ask DRC/CRC for clarification or explanation if necessary.
- (iv) If the AP is not satisfied with the compensation payment or if there is disagreement between the AP and DRC/CRC, he/she can resort to grievance resolution committee for assistance.
- (v) If the AP finds the compensation documents in order, he/she will sign the said documents and acknowledge receipt of compensation payment. APs will receive 1 copy of all compensation forms.
- (vi) The AP will clear the area within the specified time provided by the Project in order for construction works to begin.

8 Social Economic Survey (SES) and Detailed Measurement Survey (DMS)

8.1 Results of Social Economic Survey (SES)

SES and DMS were carried out from November 2008 to the end of February 2009 in the affected Districts. The DMS indicate that 211 households were affected. For the SES, all households were included in general. The aims of social economic survey and analysis are to determine issues related to compensation and site clearance; provide basis to evaluate and monitor the ability of recovering living standards for affected households after implementing resettlement.

Total number of surveyed households is 210 accounting for almost 100 % of total affected households (including all severely affected households). Total land acquired amounts to 6,085 m², i.e. 0.61 ha. A total of 7 houses are affected and some 128 secondary structures, such as sheds and temporary structures. The impact of the upgrading of the roads is very limited. There is no household which has to relocate outside present premises. Irrespective of this, the result of the SES is presented in full, as it is also to be made available, for example, for monitoring and evaluation.

8.2 General Information

Most of the head of affected households are male, constituting some 84 %. Average age of HHH is 48. In the over 60 years of age category, female- and male heads are the same in numbers, whilst in the 45 – 60 years age category, the men constitute 61 %.

Table 6: Affected Household Classified by Age and Gender

District/Commune	Number of affected HHHs giving responses	Average age of surveyed HHHs	Surveyed HHHs by age:							
			<30 age		30-< 45 age		46-< 60 age		> 60 age	
			Male	Female	Male	Female	Male	Female	Male	Female
Ninh Thuận Province	210	48,9	2	1	73	20	63	17	22	12
Sub-project 702	75	48,0	0	1	31	9	16	7	8	3
Ninh Hải District	75	48	0	1	31	9	16	7	8	3
1. Tri Hải Commune	42	48.0	0	0	20	5	7	4	4	2
2. Nhơn Hải Commune	33	48,0	0	1	11	4	9	3	4	1
Sub-project 705	38	51.2	1	0	11	0	14	5	1	6
Ninh Hải District	38	51.2	1	0	11	0	14	5	1	6
1. Hộ Hải Commune	6	47.0	0	0	3	0	1	1	1	
2. Xuân Hải Commune	32	52.0	1	0	8	0	13	4	0	6
Sub-project 708	97	47.4	1	0	31	11	33	5	13	3
Ninh Hải District	30	47.5	0	0	10	1	14	1	3	1
1. Tri Hải Commune	16	46.0	0	0	6	1	6	1	1	1
2. Nhơn Hải Commune	14	49.0	0	0	4	0	8	0	2	0
Thuận Bắc District	67	46.5	1	0	21	10	19	4	10	2
1. Lợi Hải Commune	14	45.0	0	0	1	5	5	2	1	0
2. Bắc Sơn Commune	53	48.0	1	0	20	5	14	2	9	2

8.3 Social - Economic Conditions of Affected People

8.3.1 Academic level

Academic level of the respondents is lower than found in other Provinces. Around 29 % has attained lower and upper secondary school and 19 % primary school only. Some 50 % of the respondents have not passed primary school. In four of the Communes, all AP Heads of Households were literate, whilst in three Communes, there were 7, 7 and 19 % respectively which were illiterate. As will be seen in Table 8, the actual numbers are very small, amounting to a total of 3 persons. None of the heads of household has attained university or college. See Table 7 below.

Table 7: Academic Level of AP Heads of Households (%)

District/Commune	Head of HH responding	Average level (Grade)	Illiterate	Not yet passed Primary school	Primary school	Lower Secondary School	Upper Secondary	Other
Ninh Thuan Province	210	5.7	3.1	49.0	19.2	21.7	7.0	
Sub-project 702/ Ninh Hai Dist.	75	5.8	0	54.3	18.1	21.0	6.6	
1. Tri Hai Commune	42	5.9	0	57.1	11.9	23.8	7.1	
2. Nhon Hai Commune	33	5.7	0	51.5	24.2	18.2	6.1	
Sub-project 705/ Ninh Hai Dist.	38	6.1	0	40.1	24.5	29.2	6.3	
1. Ho Hai Commune	6	6.0	0	33.3	33.3	33.3	0.0	
2. Xuan Hai Commune	32	6.2	0	46.9	15.6	25.0	12.5	
Sub-project 708	97	5.2	9.2	52.5	15.0	15.0	8.3	
Ninh Hai Dist.	30	5.5	3.6	54.9	14.3	20.1	7.1	
1. Tri Hai Commune	16	4.8	0	81.3	0.0	18.8	0.0	
2. Nhon Hai Commune	14	6.1	7.1	28.6	28.6	21.4	14.3	
Thuan Bac Dist.	67	5.0	13.0	50.9	15.4	11.7	9.0	
1. Loi Hai Commune	14	6.3	7.1	35.7	21.4	21.4	14.3	
2. Bac Son Commune	53	3.6	18.9	66.0	9.4	1.9	3.8	

Results of survey showed that there were, among the adults, only 3 persons in the affected HHs, which were illiterate. Some 94 % of the respondents have primary school or above, with some 40 % having only primary school. Results also indicated that the education of the local young generation has improved, like the general situation of Vietnam, compared with the old one. See Table 8 below.

Table 8: Education – Academic Level of Members among Surveyed Households

District/Commune	Total No. of AP responding	Illiterate (Person)	Can read and write (person)	Primary School (person)	Lower Secondary School (person)	Upper Secondary School (person)	University college (person)	Not old enough to go school (person)
Ninh Thuan Province	189	3	1	75	57	45	0	8
Sub-project 702/ Ninh Hai Dist.	92	0	1	33	30	26	0	2
1. Tri Hai Commune	43	0	1	19	16	7	0	0
2. Nhon Hai Commune	49	0	0	14	14	19	0	2
Sub-project 705/ Ninh Hai Dist.	54	0	0	21	16	14	0	3
1. Ho Hai Commune	14	0	0	6	5	1	0	2
2. Xuan Hai Commune	40	0	0	15	11	13	0	1
Sub-project 708	43	3	0	21	11	5	0	3
Thuan Bac Dist.	43	3	0	21	11	5	0	3
1. Loi Hai Commune	13	1	0	8	2	2	0	0
2. Bac Son Commune	30	2	0	13	9	3	0	3

8.3.2 Employment and Income

Most of the 210 affected HH are engaged in agriculture, amounting to some 90 % of the total. Out of those, some 20 % are classified as farmers + common labourers, which indicate that they are supplementing their income, based upon farming, by working for others. Few are engaged in the commercial sector and there is little economic diversification among the affected HHH. See also Table 9.

Table 9: Occupation of Head of AHHs

Commune	Total No. of HHHs responding	Occupation of Head of AHHs										
		Goverment Employee (person)	Retired (person)	Teacher	Farmer	Farmer-business	Farmer + common labourer	Farmer + service	Trader	Repair services	very old - house wife	Others
Ninh Thuận Province	210	5	1	1	135	12	42	1	2	4	3	4
Sub-project 702/ Ninh Hải Dist.	75	2	0	1	57	5	0	0	2	4	0	4
1. Tri Hai Commune	42	1	0	0	30	5	0	0	1	1	0	4
2. Nhon Hai Commune	33	1	0	1	27	0	0	0	1	3	0	0
Sub-project 705/ Ninh Hải Dist.	38	0	0	0	21	3	13	1	0	0	0	0
1. Ho Hai Commune	6	0	0	0	2.0	0	4.0	0	0	0	0	0
2. Xuan Hai Commune	32	0	0	0	19.0	3.0	9.0	1.0	0	0	0	0
Sub-project 708	97	3	1	0	57	4	29	0	0	0	3	0
Ninh Hải District	30	0	0	0	29	1	0	0	0	0	0	0
1. Tri Hai Commune	16	0	0	0	15.0	1.0	0	0	0	0	0	0
2. Nhon Hai Commune	14	0	0	0	14	0	0	0	0	0	0	0
Thuận Bắc District	67	3	1	0	28	3	29	0	0	0	3	0
1. Loi Hai Commune	14	1	1	0	9	3	0	0	0	0	0	0
2. Bac Son Commune	53	2	0	0	19	0	29	0	0	0	3	0

According to MOLISA, anybody in rural areas with an income below 220,000 VND (1 million VND per household) is considered as poor. In the Table 10 below, average individual incomes are listed in different income categories. In the survey, in which 41 households took part, some 22 % were poor, with some 56 % having an income in the range of 220,000 – 400,000 VND. See Table 10.

Table 10: Distribution by Income Category

Commune	Surveyed HHs	Monthly Income (1000 vnd/pers/month) Average	Distribution by Income Category (1000 vnd/pers/month)				
			<221	220 - <400	401 - <700	700 - <1000	≥1000
Ninh Thuan Province	41	304	9	23	9	0	0
Sub-project 702	20	258	6	11	3		
Ninh Hai District	20	258	6	11	3		
1. Tri Hai Commune	10	243	3	7			
2. Nhon Hai Commune	10	273	3	4	3		
Sub-project 705	10	324	1	6	3		
Ninh Hai District	10	324	1	6	3		
1. Ho Hai Commune	3	334		2	1		
2. Xuan Hai Commune	7	313	1	4	2		
Sub-project 708	11	331	2	6	3		
Thuan Bac District	11	331	2	6	3		
1. Loi Hai Commune	4	375		2	2		
2. Bac Son Commune	7	287	2	4	1		

8.3.3 Assets ownership

The most common assets owned by the surveyed households are bicycles, owned by almost all AHH; as well as television sets. Some 90 % of the AHH had motorbikes and almost the same percentage had a video. Cellphones were more common than table telephones, 46 % and 23 % respectively. See Table 11 below.

Table 11: Assets Ownership of Affected Households

Items	Assets Ownership of Affected HHs (%)				Quantity of assets ownership of AHHs (unit)				Average/household (unit)			
	Sub-project 702	Sub-project 705	Sub-project 708	Total	Sub-project 702	Sub-project 705	Sub-project 708	Total	Sub-project 702	Sub-project 705	Sub-project 708	Total
Bicycle	100	100	82	94	20	29	10	59	1	1.1	0.91	1.00
Motorbike	90	100	82	91	18	26	9	53	0.9	1	0.82	0.91
Television	100	100	91	97	20	28	10	58	1	1	0.91	0.97
Telephone	30	20	18	23	6	6	2	14	0.3	0.2	0.18	0.23
Cell phone	60	70	9	46	12	13	1	26	0.6	0.7	0.09	0.46
Video	80	100	82	87	16	26	9	51	0.8	1	0.82	0.87
Rice cooker	95	90	73	86	19	25	8	52	0.95	0.9	0.73	0.86

8.3.4 Infrastructure

All the households in the project area are connected to the national electric network and use that electricity for lightning. For cooking, 53 % use gas and the balance firewood.

All AHH regard their drinking water as safe. Some 66 % have dug wells and the balance drilled wells. From the data, it is not possible to establish standard of toilettes, except that it probably is low. Bathroom standard is also low. Table 12 contains further information.

Table 12: Living Conditions and Energy source for Cooking

		Sub-project 702		Sub-project 705		Sub-project 708		Total	
		HHs	%	HHs	%	HHs	%	HHs	%
Total number surveyed HH		20	100	10	100	11	100	41	100
Have Electricity		20	100	10	100	11	100	41	100
Safe water and sources	Yes	20	100	10	100	11	100	41	100
	Drilled well	7	35	3	30	4	36	14	34
	Dug well	13	65	7	70	7	64	27	66
	Rain water								
Private toilette		20	100	9	90	11	100	40	98
Type of toilette	Manual water handling	20	100	9	90	11	100	40	98
	Dug toilette								
	Simple version								
	Outdoors								
	Shared with neighbor			1	10			1	2
Type of bathroom	Private bathroom	20	100	10	100	9	82	39	95
	Brick bathroom with shower and heater								
	Low standard bathroom	8	40	7	70	2	18	17	42
	Simple roof	12	60	3	30	7	64	22	54
Source of energy for cooking	Firewood	7	35	3	30	9	82	19	46
	Coal								
	Electricity								
	Gas	13	65	7	70	2	18	22	54
	Other								

8.3.5 Affected households perception towards Project Impacts

Affected households were informed by the PPMU and local authorities on the project and its resettlement policies applied for their lost assets. They were made aware of their entitlements described in the RPF and the Subproject Resettlement Plan. In general, the APs expressed their strong support towards the Project, highly expecting that it could bring great benefits for their communities and themselves. They believed that investment of the road will radically improve their traffic conditions, creating favourable conditions for communication, marketing local products, exchanges of goods, facilitate travelling to school for children etc. About 1/3 of the respondents indicated that the upgraded road would make no difference with regards to employment opportunities, while the remaining thought it would improve

working conditions and employment opportunities. Virtually all regarded the upgraded road as good for education opportunities.

According to discussions between the affected households and the Province, the subproject would connect with the other parts of the Province and this will be viewed as the main road. This is very much supported and will develop culture and economy in the areas concerned.

There is a big need to improve the road, and this is very much supported by the APs. This will ensure the safe and faster transportation of materials, goods and people. The benefit from the new road is higher than the negative consequences, especially as there is no resettlement and all infringements upon AP assets will be compensated. See also Table 13 below.

Table 13: The affected HHs perception of, and response to the Project in Ninh Thuan

Province	HHs	Transportation				Access to external markets				Income				Job				Education				Other			
		Bad	Good	No affect	Don't know	Bad	Good	No affect	Don't Know	Bad	Good	No affect	Don't know	Bad	Good	No affect	Don't know	Bad	Good	No affect	Don't know	Bad	Good	No affect	Don't know
Ninh Thuận	41	0	41	0	0	0	30	6	5	0	31	6	0	0	29	12	0	0	41	0	0	0	0	0	0
%	100	0	100	0	0	0	73	15	12	0	76	15	0	0	71	29	0	0	100	0	0	0	0	0	0
PR702 -705 - 708/ Ninh Hải Dist.	30	0	30	0	0	0	25	2	3	0	24	6	0	0	24	6	0	0	30	0	0	0	0	0	0
%	100	0	100	0	0	0	83	7	10	0	80	20	0	0	80	20	0	0	100	0	0	0	0	0	0
1 Trí Hải Commune	10	0	10	0	0	0	8	2	0	0	8	2	0	0	6	4	0	0	10	0	0	0	0	0	0
2.Nhơn Hải Commune	10	0	10	0	0	0	7	0	3	0	9	1	0	0	8	2	0	0	10	0	0	0	0	0	0
3. Hộ Hải Commune	3	0	3	0	0	0	3	0	0	0	3	0	0	0	3	0	0	0	3	0	0	0	0	0	0
4. Xuân Hải Commune	7	0	7	0	0	0	7	0	0	0	4	3	0	0	7	0	0	0	7	0	0	0	0	0	0
PR708/ Thuận Bắc Dist.	11	0	11	0	0	0	5	4	2	0	7	0	0	0	5	6	0	0	11	0	0	0	0	0	0
%	100	0	100	0	0	0	46	36	18	0	64	0	0	0	46	55	0	0	100	0	0	0	0	0	0
1. Lợi Hải Commune	7	0	7	0	0	0	3	4	0	0	3	0	0	0	1	6	0	0	7	0	0	0	0	0	0
2.Bắc Sơn Commune	4	0	4	0	0	0	2	0	2	0	4	0	0	0	4	0	0	0	4	0	0	0	0	0	0

8.3.6 Gender aspects

■ **Households headed by women**

As mentioned above, among the 211 affected households, there are 34 or 16 % of the AHH which are headed by women. Among those above the age of 60, households headed by women are 46 %, whilst in the age class of 30 – 60, households headed by women amounts to some 20 %. There is no resettlement involved in Ninh Thuan.

Results of survey showed that gender differentiation in living standards between households headed by men and by women is not significant. However, female headed households headed by women are still more vulnerable to any risks associated with land acquisition than male headed ones.

No households headed by women have been found among the HHs losing more than 10% of their land holding.

During construction, local women's union will ensure that the contractors are in compliance and that any specific needs or requests of the two women head households are properly addressed.

■ **Education**

The results of socio-economic survey showed that, in the affected communes, there is no gender discrimination in schooling or education. All school-aged boys and girls of affected HHs go to school. However, previously the women were disadvantaged in the education sector, compared to the males. According to Province Officers in a neighbouring Province, women above 30 years of age, have less education as compared to the young generation. This is why the academic level on average is higher among men than women.

Among the 49 HH headed by women, the majority, 73 %, has attended primary school only, with some 25 % having attended secondary and upper secondary school. Three of them are illiterate. The comparative low level of education among the women is probably explained by the fact that 66 % of the female HHH are more than 30 years old, and have thus not benefited from present policies and custom of ensuring that women get the same education opportunities as the men. See Table 14.

Table 14: Academic Level of Female HHHs, Classified by Communes

Province		No. of female HHHs giving responses	Average level (Grade/Person)	Female HHHs Academic Level					Average level of AHHHs (Grade/person)
				a) Primary	b) Lower Secondary	c) Upper Secondary	d) University and college	e) Illiterate	
Ninh Thuận Prov.	Quantity:	49	4.4	30	12	4.0	0	3	5.7
	%	100	4.4	72.5	19	5.5		3	
Subproject 702/Ninh Hải District.		20	5.7	63.1	26.8	10.1		0	5.8
	1. Tri Hải Commune	11	5.1	81.8	9.1	9.1			5.9
	2. Nhơn Hải Commune	9	6.3	44.4	44.4	11.1			5.7
Subproject 705/Ninh Hải District.		10	3.6	83.3	16.7	0		0	6.1
	1. Hộ Hải Commune	1	3	100	0				6.0
	2. Xuân Hải Commune	9	4.2	66.7	33.3				6.2
Subproject 708		19	3.9	71	13.5	6.3		9.1	5.2
Ninh Hải District		3	3	100	0	0		0	5.5
	1. Tri Hải Commune	3	3	100	0	0		0	4.8
	2. Nhơn Hải Commune	0		0					6.1
Thuận Bắc District		16	4.8	42.1	27	12.7		18.3	5.0
	1. Lợi Hải Commune	7	5.8	28.6	42.9	14.3		14.3	6.3
	2. Bắc Sơn Commune	9	3.8	55.6	11.1	11.1		22.2	3.6

■ Income

The average per capita income in the project area is some 300,000 VND per month. Male income is slightly lower, compared to that of female income. See Table 15 below.

Table 15: Monthly Income Average of HHs by Sex of Household Head Aggregated

Unit: 1,000VND/person/month

Sub-project	No. of surveyed HHs	No. of surveyed person	Monthly Income		
			Average	Household headed by men	Household headed by women
Ninh Thuan Province	41	189	297	270	332
Provincial road 702	20	92	259	256	274
Provincial road 705	10	54	319	310	328
Provincial road 708	11	43	314	243	395

Nonetheless, for ensuring gender equality, during resettlement implementation attention has been made to involve women participation in all related resettlement activities, such as information meetings and public consultations. The project will ensure that the women are guaranteed that compensation payments will be paid at their full awareness and control.

■ Gender Strategy

The following points will be part of the gender strategy for the project:

General measures

- Joint registration of land-use rights in the names of both husband and wife in instances where households are allocated alternative forestry, agriculture and/or residential land.
- Presence of women at the time of compensation payment. Husband and wife will jointly receive compensation payment from RC and local PPMU.
- Attention to complaints and grievances made by women.
- Disaggregated monitoring indicators by gender and for various ethnic groups will be developed for the centralized resettlement/social management system.

8.3.7 Ethnic Minorities

According to the DMS and census data, 4 out of 211 HHs belong to ethnic minority group namely Cham, amounting to 1.9 %. Kinhs group consist the rest. Among the EM, one of them located in Xuan Hai commune and the other three are in Bac Son commune. They live and work with Kinhs and have the same benefit like Kinhs. The Cham group in general and this particularly province annually maintain their own traditional culture customs with festivals. Female still wear their traditional clothes indicating that traditional culture is highly respected and EM has no difficulties in living style and integration with Kinhs. They married Kinhs and the two groups adopt both traditional and custom.

Cham as ethnic minority, benefited from many special ethnic minority preferential policies, assistance and development programs implemented by the Government. A special Ethnic Minority Development Plan has been prepared in accordance with ADB policy on Indigenous People, for the CRTNISP project. The Cham HHs are among the main ethnic group benefiting from this plan.

This section of Ethnic Minority of the RP is mainly focused on the resettlement issues related to ethnic minority. The objective is to ensure that the Ethnic minority are treated in equitable way, with full respect to their cultures and customs. In accordance with ADB and Vietnamese Government policies, they shall not be worse off, as a result of the project, but rather if possible have opportunities to improve their living standards, as compared to without the project.

Education.

Members in the houses has obtain primary and lower secondary school which mean they can speak both Vietnamese and their own language. They have no difficulties in daily conversation neither social relation but can share the culture to improve their knowledge, access to the Gov. policies as well as other training in health, education...etc.

Employment and income

Like most of the HHs in the province, all four EM households are engaging in agricultural operation amounting to 3% of total of 135 AP farmers. Thus their income is no difference in comparison with Kinhs farmer. The average income per person for this province is around 300,000 VND/person/month. See table 15 for more information

Living condition.

All HHs are connected to national electric network and living in the house Grade 4. They have TV and two households have video player and motorbike. They use electricity for lighting and firewood for cooking. Both of them has access to safe water (dug well) and have their own toilet (with semi or septic tank). This indicates that living condition of EM is no lower than Kinh.

Impact

The impact on all four affected EM households is agricultural land acquisition only. There one household is considered as SAP due to loss of 11.9% of agricultural land (55/462m²). Apart from compensation, this households get a subsistence allowance of 30 kg rice/person for six month equivalent to 1,080,000 VND/person, bringing up to a total amount for compensation and allowance of 7,817,500 VND.

During the interview for EMS, affected EM households expressed their wish to get new road soon to stop the air pollution from the existing one and the new road could create a favorable condition for them to open business shop and much more easy for children to go to school or career training college for better job opportunities in future. According to them, the proposed road improvement can contribute to better conditions of communication and exchange of good encouraging them to diversify agricultural production and non-farm economic activities in the localities

Specific Actions

Income and living standard of member of the ethnic minority group are almost the same with other HHs. However, they will be not more disadvantaged than the rest of the population and would not be more adversely affected by the Project. HHs belonging to ethnic minority group, living along the road, just like the majority Kinh, are primarily farmers and will benefit from increased trade and economic growth alongside of the project area.

Since the impact on the ethnic minority group is marginal and the member of the group is small in the subproject area. However, some specific actions are indicated below to ensure ethnic minority inclusiveness during the next steps of the project resettlement implementation (compensation, clearance of land and monitoring):

- Compensation for ethnic minorities will be carried out with respect for their language, cultural value and specific needs.
- All forms of information dissemination (pamphlets, posters, announcements, public meetings) will be delivered in Kinh and local ethnic languages where required.
- Relocation, reorganization and rehabilitation of incomes of EM will have to take into account their specific needs and values. The local national front will assist them during reorganization and during any negotiation with contractors.
- Income restoration strategies are not an anticipated requirement but should income restoration strategies be needed, options will address vulnerable groups including ethnic minorities and women.
- Specific attention will be paid to complaints and grievances made by ethnic minority households.
- Monitoring and evaluation indicator are disaggregated by ethnic groups.

8.4 Results of Detailed Measurement Survey (DMS)

DMS was conducted from November 2008 (starting with detailed land measurement) to April 2009 (by the completion of DMS on other assets). In Ninh Thuan, land acquisition will affect

211 households. The total land area affected is small, some 6,000 m². See Table 16 below. Table 17 indicates a summary of different assets affected by the project.

Table 16: Summary of Affected Households, AHH

Sub-projects/ Locations	Land acquisition		Temporary acquisition land		Permanent land acquisition		Affected Public Properties	
	AHHs	Land acquisition (m ²)	AHHs	Temporary acquisition land (m ²)	AHHs	Permanent land acquisition (m ²)	(unit)	Acquired land (m ²)
Ninh Thuan Province	211	10,336	49	4,251	211	6,085	0	0
Sub-project 702/ Ninh Hai District	75	1,316	0	0	75	1,316		
1. Tri Hai Commune	42	907			42	907		
2. Nhon Hai Commune	33	409			33	409		
Sub-project 705/ Ninh Hai District	38	1,054	0	0	38	1,054		
1. Ho Hai Commune	6	55			6	55		
2. Xuan Hai Commune	32	999			32	999		
Sub-project 708	98	7,966	49	4,251	98	3,715		
Ninh Hai District	31	5,185	31	3,119	31	2,066		
1. Tri Hai Commune	17	2,343	17	1,549	17	794		
2. Nhon Hai Commune	14	2,842	14	1,570	14	1,272		
Thuan Bac District	67	2,781	18	1,132	67	1,649		
1. Loi Hai Commune	14	756			14	756		
2. Bac Son Commune	53	2,025	18	1,132	53	893		

Table 17: Summary of Affected Assets of HHs

Province	No of HH	Resid./land	Land for Business/commerce	Land for annual crops	Homestead agric land	Ponds	Salt farming	Rice field	Main Houses	Secondary Structure /Other	Crop	Industrial trees	Fruit trees	Tree for timber	Other
Ninh Thuan Province	211	65	1	71	68	3	3	13	7	164	13	8	61	14	107
Sub-project 702/ Ninh Hai District	75	44	1	7	19	2	3	0	1	57	0	0	14	3	40
1. Tri Hai Commune	42	22			16	2	3		1	37			12	1	23
2. Nhon Hai Commune	33	22	1	7	3					20			2	2	17
Sub-project 705/ Ninh Hai District	38	18	0	3	16	0	0	2	6	36	3	0	6	0	15
1. Ho Hai Commune	6			1	5				1	7			1		3
2. Xuan Hai Commune	32	18		2	11			2	5	29	3		5		12
Sub-project 708	98	3	0	61	33	1	0	11	0	71	10	8	41	11	52
Ninh Hai District															
1. Tri Hai Commune	17			14				5		7	5		4		8
2. Nhon Hai Commune	14			14						10			9		9
Thuan Bac District															
1. Loi Hai Commune	14			9	6	1		4		14	3	1	6	3	9
2. Bac Son Commune	53	3		24	27			2		40	2	7	22	8	26

8.4.1 Land Acquisition

The Ninh Thuan Subprojects will permanently acquire 6,085 m² of land and 4,251 m² for temporary land acquisition. The acquired land includes residential land, crop land, parts of ponds and salt farms. No forest land is acquired. For details, see Table 18.

Table 18: Scope of Land Acquisition

Sub-projects/ Locations	Total permanent land acquisition (m2)	Permanent land acquisition (m2), by types							Total temporary acquisition land (m2)
		Residential land	Business	Land for annual crop	Homes tead Agri. land	Aquaculture land	Salt farming	Rice field	
Ninh Thuan Province	6,085	1,203	12	3,072	947	89	70	692	4,251
Sub-project 702/ Ninh Hai District	1,316	592	12	185	382	75	70	0	0
1. Tri Hai Commune	907	414			348	75	70		
2. Nhon Hai Commune	409	178	12	185	34				
Sub-project 705/ Ninh Hai District	1,054	564		39	159	0	0	292	0
1. Ho Hai Commune	55	43		12					
2. Xuan Hai Commune	999	521		27	159			292	
Sub-project 708	3,715	47		2,848	406	14	0	400	4,251
Ninh Hai District	2,066	0		1,996	0			70	3,119
1. Tri Hai Commune	794			724				70	1,549
2. Nhon Hai Commune	1,272			1,272					1,570
Thuan Bac District	1,649	47		852	406	14	0	330	1,132
1. Loi Hai Commune	756			373	128	14		241	
2. Bac Son Commune	893	47		479	278			89	1,132

8.4.1.1 Impact on Productive Land:

The project acquires some agricultural land. The total agricultural land acquisition is 3,072 m² among 210 households and the impact is small. 4 household loses more than 10 % of their present agricultural land. Aquaculture/ponds will lose some 89 m² and salt farming some 70 m². In this respect, this Subproject has been successful in avoiding resettlement and minimizing land acquisitions.

■ **Agriculture land**

See above.

■ **Residential Land**

The total of residential land acquired is some 1,200 m², belonging to some 100 households. The impact is very small.

■ **Garden land**

There is no garden land being acquired for the Subproject. A few ponds and salt farms, some 89 m² and 70 m², respectively, will be affected, but the impact is very small.

8.4.2 Loss of Crops

All loss of crops will be compensated, disregarding whether the land is legal or not. This includes compensation for crops planted in the affected agricultural land whether it is temporarily or permanently acquired. In the DMS, there is no indication of loss of crops, but rather of cropland. Some 832 m² of cropland for rice will be acquired for the Subproject. See Table 19 for further details.

Table 19: Loss of Cropland for rice

Type of Crops	HHs	Tri Hai Commune		Nhon Hai Commune		Ho Hai Commune		Xuan Hai Commune		Tri Hai Commune		Nhon Hai Commune		Loi Hai Commune		Bac Son Commune		HH	Qty
		HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty
Rice, m2								3	292	5	70			3	381	2	89	13	832

8.4.3 Loss of Trees

Affected trees include a wide range of fruits and forest trees, some industrial trees and trees for timber. In Table 20 below is indicated details of trees lost, according to the DMS.

Table 20: Loss of trees as per specie

Type	Unit	Sub-project 702				Sub-project 705				Sub-project 708								Total	
		Tri Hai		Nhon Hai		Hộ Hai		Xuân Hai		Tri Hai		Nhon Hai		Lợi Hai		Bắc Sơn		HHs	Qty
		HH	Qty	HH	Qty	H H	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty		
1. Industrial trees:														1	1	7	14	8	15
Cashew	Unit													1	1	7	14	8	15
2. Fruit trees:		25	35	8	10	3	4	14	24	6	11	16	134	9	48	53	179	134	445
Lemon	Unit	1	1													1	1	2	2
Papaya	Unit	1	5			1	1					1	4			2	2	5	12
Coconut	Unit	1	1					1	5							4	5	6	11
Pomegranate	Unit	2	3			1	2							1	1			4	6
Plum	Unit	2	2									1	2			2	2	5	6
Custard apple	Unit	5	7	1	1					3	6	7	57	3	6	16	74	35	151
Longan	Unit	1	1															1	1
Guava	Unit	2	2					1	1					1	2	4	4	8	9
Malpighia glabra	Unit	2	2					2	2									4	4
Apple	Unit			1	1					1	1	1	4			2	2	5	8
Pine apple	Unit			1	2							1	40					2	42
Pomelo	Unit															1	2	1	2
Mango	Unit	1	1									1	1	2	3	1	1	5	6
Banana	Unit							1	4							2	19	3	23
Dragon fruit	Unit							1	1							1	1	2	2
Rambutan	Unit									1	2	1	16	2	36	2	14	6	68
Spondias dulcis	Unit															1	1	1	1
Tamarind	Unit	3	3	5	6	1	1	7	10			3	10			10	45	29	75
Morus alba	Unit	1	1															1	1
Muntingia calabura	Unit									1	2					3	4	4	6
Phyllanthus acidus	Unit	3	6					1	1							1	2	5	9
3. Tree for timber		5	6	2	2	0	0	1	20	0	0	0	0	3	13	9	16	20	57
Eucalyptus	Unit													2	12	5	9	7	21
Acacia	Unit	1	1	2	2									1	1	3	6	7	10
Ficus	Unit	4	5													1	1	5	6
bamboo	Bush							1	20									1	20

Type	Unit	Sub-project 702				Sub-project 705				Sub-project 708								Total	
		Tri Hải		Nhơn Hải		Hộ Hải		Xuân Hải		Tri Hải		Nhơn Hải		Lợi Hải		Bắc Sơn		HHs	Qty
		HH	Qty	HH	Qty	H H	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty		
4. Decorative plants																			
Bougainvillea	Unit	1	2													1	1	2	3
Decorative tree	Unit	5	13	3	6	1	2	1	1					1	1	3	6	14	29
5. Other		6	15	3	6	1	2	1	1	0	0	0	0	1	1	4	7	16	32
Maesaceae	Unit	10	28	10	28					1	3	3	57	2	39	4	4	30	159
Terminalia catappa	Unit	2	4							1	1			1	1			4	6
Delonix regia	Unit			2	2			1	1							1	2	4	5
Tree for shadow	Unit	4	12	4	5	3	11	3	21	6	20	7	74	6	19	12	38	45	200
Cassia	Unit			1	1													1	1
Cassia javanica	Unit			2	3									1	1	1	2	4	6
Morinda citrifolia	Unit			1	1			1	1									2	2

8.4.4 Impact on Structures

■ Main houses

There are 7 affected houses, losing 90.2 m2 in total. In Table 21 below, items affected are indicated.

■ Loss of secondary Structures

The affected secondary structures includes shadowing roofs, cow sheds, cement yards, fences etc. Those are itemised in Table 20 .

■ Commercial, business structures

There is only some 12 m2 of commercial structure affected. See Table 18.

8.4.5 Impacts on graves

No impact on graves.

Table 21: Loss of Structures

Type of structure	Unit	Grand Total		Sub-project 702						Sub-project 705						Sub-project 708									
		HHs	Qty	Sub-total		Tri Hải		Nhơn Hải		Sub-total		Hộ hải		Xuân Hải		Sub-total		Tri Hải		Nhơn Hải		Lợi Hải		Bắc sơn	
				HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty	HH	Qty
Total		171		58		38		20		42		8		34		71		7		10		14		40	
1. Main house, secondary structure:		8	100.3	1	13,1	1	13,1	0	.,0	7	87,2	2	23,3	5	63,9	0	0,0	0	0,0	0	0,0	0	0,0	0	0,0
Main house	m2	7	90,2	1	13,1	1	13,1			6	77,1	1	13,2	5	63,9										
Cow shed		1	10,1	0	0,0					1	10,1	1	10,1												
2. Affected structure	m2	163	4,959.2	57	1,205.5	37	883,3	20	322,1	35	976,0	6	156,7	29	819,4	71	2,777.7	7	353,5	10	862,0	14	791,0	40	771,1
Shadowing roof	m2	23	312,6	6	104,4	4	86,3	2	18,1	14	197,2	2	28,3	12	169,0	3	11,0							3	11,0
Concrete yard	m2	29	412,9	18	264,0	12	241,0	6	23,0	11	148,9	3	27,0	8	121,9										
B40 net fence, wooden etc	Linear meter	128	3.756,6	36	582,1	21	338,1	15	244,0	26	467,5	5	91,8	21	375,7	66	2,707.0	7	346,5	10	855,0	14	788,5	35	717,0
Well	M	2	14,0	0	0,0					0	0,0					2	14,0	1	7,0	1	7,0				
Concrete block	m3	7	3,5	4	1,4	4	1,4			1	1,0			1	1,0	2	1,2					1	1,1	1	0,1
Brick block	m3	25	14,0	12	7,1	9	5,1	3	2,0	8	3,9			8	3,9	5	3,0					2	1,5	3	1,5
Brick wall	m2	2	17,5	2	17,5	2	17,5			0	0,0														
Constructed wall	Linear meter	27	365,4	18	229,1	14	194,1	4	35,0	7	94,8	1	9,6	6	85,2	2	41,5							2	41,5
Brick yard	m2	4	62,7	0	0,0					4	62,7			4	62,7										
3. Graves		0	0,0	0	0,0					0	0,0					0	0,0								
4. Public assets		0	0,0	0	0,0					0	0,0					0	0,0								

9 Compensation and Resettlement Issues

9.1 Options and Preferences for Compensation

Since level of resettlement impacts of subprojects in Ninh Thuan Province is not significant, land for land compensation is not an option for households and 100% of households prefer compensation in cash. .

9.2 Severely Affected Households

According to the project compensation policies, severely affected persons are those HHs who will (i) lose more than 10 percent of their total agricultural land holding; (ii) relocate and/or lose more than 50 percent of their main residential and/or commercial structure; and/or (iii) lose more than 10 percent of their total income sources due to the Project. There are four SAP in the Ninh Thuan project, out of which one belongs to an ethnic minority.

Reorganized Households

Three households will relocate or reorganize on their remaining land. They are entitled to subsistence allowance and relocation assistance. Since the land for new resettlement/new commercial places is very easy to obtain, 100% of the households prefer compensation in cash and resettle themselves. None of this applies in the case of Ninh Thuan.

9.2.1 HHs losing agriculture land

All HHs losing agriculture land will also receive some income rehabilitation assistance in addition to compensation for land. HHs losing more than 10% of their productive land will receive special compensation, which applies for four households in Ninh Thuan.

9.2.4 Business affected.

This does apply only to a very limited extent in the case of Ninh Thuan.

9.3 Very Poor and Vulnerable Affected People

Vulnerable AHs are defined as distinct groups of people who might suffer disproportionately from resettlement effects, including (i) those falling below the poverty line as defined by MOLISA, as well as any household earning up to 15% above the official poverty line; (ii) ethnic minority and other households living in remote, isolated areas or in communes with special difficulties as classified under Programme 135; or (iii) disadvantaged persons or households requiring “social protection” such as landless, disabled, handicapped, orphaned, vagrant, homeless, destitute, or lonely and elderly persons. See table 22 for summary list of SAHs and vulnerable households.

This group of HHs is entitled to a special allowance or/and an economic rehabilitation package. Below is an excerpt from the Compensation Matrix, superficially addressing vulnerable households. For Ninh Thuan, there are no vulnerable groups identified. Please note that as per SES, there were about 9 households who earn below the poverty line, however, no households were categorized as poor by MOLISA See table 23 for more detail.

Table 22: List of SAHs and Vulnerable Households

Sub-projects/ Locations	Total number of SAHs	Type of SAHs			Belonged to vulnerable groups	
		1) Relocated and reorganized SAHs	2) Having business income impacted	3) Losing $\geq 10\%$ agricultural land	Total	Minority ethnic
Ninh Thuan Province	4	0	0	4	0	
Sub-project 702/ Ninh Hai District	0	0	0	0	0	
1. Tri Hai Commune					0	
2. Nhon Hai Commune					0	
Sub-project 705/ Ninh Hai District	1	0	0	1	0	
1. Ho Hai Commune					0	
2. Xuan Hai Commune	1			1	0	
Sub Project 708	3	0	0	3	0	
Ninh Hai District	2			2	0	
1. Tri Hai Commune	1			1	0	
2. Nhon Hai Commune	1			1	0	
huyện Bắc District	1			1	0	
1. Loi Hai Commune						
2. Bac Son Commune	1			1	x	x

Table 23: Compensation Matrix for the very poor

	Type of Impact	Allowance
1	There are 04 household lose $\geq 10\%$ of agricultural land	<ul style="list-style-type: none"> Rehabilitation assistance to all AHs losing agricultural land per all affected area: 4,000 - 12,000 VND/m² Income rehabilitation allowance: Allowance of 30kg rice/person/month for 6 months and 12 months for those moves to new land. Progress bonus : <ul style="list-style-type: none"> Households compensated with an amount of more than 50,000,000 VND are entitled to the following bonus: <ul style="list-style-type: none"> - 2,000,000 VND bonus for moving and handover the site on time; - 2,500,000 VND bonus for handover the site 15 days in advance. - 3,000,000 VND bonus for handover the site 16 days in advance. Households compensated with an amount from 5,000,000 - less than 50,000,000 VND are entitled to get 75% bonus of the above. <p>No bonus for illegal land, house in illegal land; House built illegally without permission.</p>
2	Vulnerable households	<ul style="list-style-type: none"> Vulnerable households who are classified as poor by MOLISA (Certificate of Poor households) are entitled to compensation for 3,000,000 VND/year for 3 years.

	Type of Impact	Allowance
		<ul style="list-style-type: none"> One time payment for household having war veterans or dead soldiers 2,000,000 VNĐ/household.

9.4 Non-titled APs

All of the affected HHs has legal/legalizable rights to their affected land and other assets.

9.5 Resettlement Cost

The resettlement costs are based upon a number of decisions and policies:

- Approved Project Compensation Policy
- Cadastral measurement and DMS data.
- Decision No 54/2007/QĐ-UB, issued by Ninh Thuan PPC, dated 31 December 2007, regulating compensation prices for various affected movable assets when the State recover land within Ninh Thuan Province
- Decision No 363/2007/QĐ-UBND, issued by Ninh Thuan PPC, dated 28 December 2007 regulating policies for compensation, assistances and resettlement when the State recover land in Ninh Thuan province and the supplemented via Decision 375/2008/QĐ-UBND dated 23 December 2008;
- Decision No 376/2008/QĐ-UBND, issued by Ninh Thuan PPC, dated 16 September 2008 on regulations of prices for various categories of land within Ninh Thuan province.
- Decision No 242/2008/QĐ-UBND, issued by Ninh Thuan, PPC, dated 26 December 2008, on regulating compensation prices for various affected movable assets when the State recovers land within Ninh Thuan province.
- Decision No 262/2006/QĐ-UBND, issued by Ninh Thuan PPC, dated 6 October 2006, regulating compensation for crops and trees.
- Decision No 3937/QĐ-UBND, issued by Ninh Thuan PPC, dated 18 September 2007 approving the overall plan for construction under ADB5, Ninh Thuan Province.
- Decision No 1635/2007/QĐ-UBND, issued by Ninh Thuan PPC, dated 24 April 2007 approving the design for PR 702, Ninh Thuan Province.
- Decision No 2137/QĐ-UBND, issued by Ninh Thuan PPC, dated 28 May 2007 approving the design for PR 705, Ninh Thuan Province.
- Decision No 2139/QĐ-UBND, issued by Ninh Thuan PPC, dated 28 May 2007 approving the design for PR 708, Ninh Thuan Province.
- Decision No 248/QĐ-UBND, issued by Thuan Bac DPC, dated 2 March 2007 regarding establishment of resettlement committee for Thuan Bac district
- Decision No 397/QĐ-UBND, issued by Ninh Hai DPC, dated 15 March 2007 regarding establishment of resettlement committee for Ninh Hai district.

The results of the Replacement cost assessment showed as follows:

- Compensation rates for agricultural land indicates that it reflects their market prices
- Compensation rates for residential land and attached garden land was found to reflect their market prices
- Compensation rates for structures also correspond to current market rates.

- Unit rates for trees and crops are generally reflect their replacement cost
- For crops, prices were also close to current market rates. It should be noted that APs will be allowed to continue to cultivate in temporary acquisition land and the clear area within the RoW (1.5 m from the toe of the embankment).

RCS Approach and Methodology

1. Methodology

- a) To survey, collect and record the successful transaction of the local people in the district regarding houses, land, trees, crops, etc.
- b) To interview the local people in the district on compensation items that has not been transacted in the market.

Noting: Some other local people will also be interviewed to collect opinions to check whether they are paid the same rate and compensation policy outlined in the PPC approved Options.

2. Survey quantity

- a) House: 02-03 households
- b) Residential land: 02-03 households
- c) Some types of trees according to the list to be compensated of the district 03-04 types.

3. Surveyor

- a) Resettlement Officer of the District will survey and sign the survey result table
- b) Respondent (all affected person) must have sufficient information as per format/tables: Full name, Residence, Identity Card Number (if any)

4. Acknowledge:

5. (i) It is difficult to find out exactly market prices. Most country side areas in Viet Nam, the transaction of residential land and assets can be divided to: (i) Transaction of land but in most cases the transcribed areas are estimated only; (ii) Transaction include land and assets (house and secondary structures); (iii) There is no separate business/ transaction for secondary structures; (iv) The situation is similar for most of trees.
6. (ii) It should be noted that the unit rates issued by PPC applied to compensate for houses, structures and others assets are little bit high. It is because that the price of most of material is reducing during the period of time from middle 2008 and during 2009.

REPORT ON REPLACEMENT COST SURVEY RESULT							
Location	Type of Land/House and Assets	PPC Rates as per PPC Decision 242 and 376 /2008)	Replacement Cost Survey (VND)	Project Rates Applied (VND)	Name and No. of HHS interviewed (within the commune.)		
					AP	Resident	Others
PR 702							
Commune							
a) Ninh Hải	1. Lands						
	1.1 Residential.						
		180,000		180,000	Võ Thanh (the seller)	Trần Luận (the buyer)	
			175,000		Nguyễn Văn Thanh (the buyer)		
			170,000		Hồ Thị Bích (the buyer)	Nguyễn Minh Tài (the buyer)	
		200,000		200,000	Nguyễn Ngọc Sơn (the seller)		
			195,000		Nguyễn Quốc Hận (the seller)	Trần Minh Hoàng (the buyer)	
			190,000		Nguyễn Thị Bảnh (the buyer)		
		220,000	200,000	220,000	Nguyễn Văn Lương (the seller)	Bùi Thị Xuyên (the buyer)	
			210,000		Nguyễn Sáu Tồn (the buyer)	Võ Thanh Tùng (the buyer)	
			200,000		Đặng Văn Hoàng (the seller)		
			185,000		Bùi Thị Xuyên (the buyer)	Cao Thị Thanh (the buyer)	
	1.2 Homestead	107,000	100,000	107,000	Nguyễn Thị Kim Tây (the seller)	Võ Kim Hoan (the seller)	
			100,000		Võ Thành Thắm (the buyer)	Nguyễn Hồng Sơn (the seller)	
			93,000		Phùng Chí Thúc (the seller)	Ngô Tấn Minh (the buyer)	
		115,000	115,000	115,000	Nguyễn Quốc Hận (the buyer)		
			110,000		Nguyễn Thị Xuyên (the seller)	Nguyễn Khắc Bình (the buyer)	
					Nguyễn Văn Cường (the buyer)	Tô Văn Vinh (the seller)	
		123,000	115,000	123,000	Nguyễn Văn Lương (the seller)		
			120,000		Lê Quang Tín (the seller)	Trần Đại (the buyer)	
			110,000		Nguyễn Thị Hương (the buyer)		
	1.3 Agricultural						
	1.4 Land for annual tree	53,000	50,000	53,000	Bùi Văn Viên	Nguyễn Xuân	

REPORT ON REPLACEMENT COST SURVEY RESULT							
Location	Type of Land/House and Assets	PPC Rates as per PPC Decision 242 and 376 /2008)	Replacement Cost Survey (VND)	Project Rates Applied (VND)	Name and No. of HHs interviewed (within the commune.)		
					AP	Resident	Others
						Tỉnh	
		No market price. The APs fully agree with applied compensation rete					
	2. House/structure						
		1,000,000		1,000,000	Nguyễn Văn Khánh	Nguyễn Văn Chính	
	2.1. House Grade 4 C	No market price. The Aps agreed with compensation price and consider the compensation should be enough for rebuilding new house					
	3. Trees/crops						
	3.1. Tamarind with fruit	650,000	620,000	650,000	Nguyễn Ngọc Cường (the seller)		
			635,000		Nguyễn Minh Châu (the seller)	Lê Văn Thông (the buyer)	
			600,000		Nguyễn Thị Trà (the seller)		
	Longan with fruit	130,000		130,000	Phạm Đại Nghĩa		
	lemon tree with fruit	200,000		200,000	Nguyễn Thơ		
	Annona with fruit	70,000		70,000	Nguyễn Thế		
	Phyllanthus acidus with fruit	70,000		70,000	Nuyễn Văn Cường		
	Tree for shadow D > 40 cm	70,000		70,000			
		No market price. The APs fully agree with applied compensation rete					
PR 705							
Commune							
b) Ninh Hải	1. Lands						
	1.1 Residential.	200,000	200,000	200,000	Huỳnh Thị Tâm (the seller)	Nguyễn Văn Phúc (the buyer)	
			196,000		Nguyễn Ngọc Trung (the buyer)		
			190,000		Lê Phận (the seller)	Lê Đình Tuấn (the buyer)	
		120,000	120,000	120,000	Tạ Thị Phương (the seller)		
			117,000		Phạm Thị Mai (the buyer)	Lê Thành Nhân (the seller)	
			110,000		Nguyễn Thị Minh Tuyết (the seller)		
	1.2 Homestead	83,000	80,000	83,000	Trịnh Minh Trung (the seller)	Huỳnh Văn Tâm (the buyer)	
			80,000		Nguyễn Văn Thanh (the buyer)		
			78,000			Phạm Minh Tâm (the buyer)	
	1.3 Agricultural						
	1.4 Land for annual tree	47,000	47,000	47,000	Nguyễn Văn Kính	Nguyễn Hữu Thọ	
		The APs fully agree with applied compensation rete					
	2. House/structure						

REPORT ON REPLACEMENT COST SURVEY RESULT							
Location	Type of Land/House and Assets	PPC Rates as per PPC Decision 242 and 376 /2008)	Replacement Cost Survey (VND)	Project Rates Applied (VND)	Name and No. of HHs interviewed (within the commune.)		
					AP	Resident	Others
	2.1. Temporary house	200,000		200,000	Trịnh Minh Trung	Nguyễn Văn Phước	
		No market price. The Aps agreed with compensation price and consider the compensation should be enough for rebuilding new house					
	2.2. Hosue Grade 4 C	1,000,000		1,000,000	Lý Sành Kiểu	Ngô Lâm Dũng	
		No market price. The Aps agreed with compensation price and consider the compensation should be enough for rebuilding new house					
	3. Trees/crops						
	3.1. Tamarind with fruit	650,000	630,000	650,000	Nguyễn Văn Bình (the seller)		
			640,000		Ngô Lâm Dũng (the buyer)	Phạm Văn Cọt (the buyer)	
			620,000		Trần Thị Minh Hồng (the seller)	Nguyễn Sơn (the seller)	
	Malpighia glabra with fruit	100,000		100,000	Lê Thị Ớn		
	Coconut tree with fruit	300,000		300,000	Nguyễn Văn Kính		
	Young coconut tree	120,000		120.0.00			
	Guava with fruit	40,000		40,000	Đinh Xuân Hoa		
		No market price. The APs fully agree with applied compensation rate					
PR 708							
Commune	1. Lands						
c) Thuận Bắc	1.1 Residential.	85,000	65,000	85,000	Lê Thành Thân (the seller)		
		65,000	62,000	65,000	Nguyễn Văn Lô (the buyer)	Nguyễn Trung Kiên (the buyer)	
			68,000		Tô Thị Mai Hương (the buyer)	Lâm Thị Hoài Thanh (the seller)	
	1.2 Homestead	62,000	60,000	62,000	Nguyễn Văn Năm (the seller)		
			60,000			Bùi Thanh Phong (the buyer)	
			58,000		Nguyễn Tất Thành (the buyer)	Lê Thành Thức (the buyer)	
		54,000	50,000	54,000	Trương Khắc Dũng (the seller)		
			52,000		Ngô Triều Tịnh (the seller)	Lê Thanh Huy (the buyer)	
			50,000		Phạm Thị Trinh (the seller)		
	1.3 Agricultural						
	1.4 Land for annual tree	36,500	36,500	36,500	Nguyễn Thị Thi	Nguyễn Văn Năm	
		APs fully agreed with compensation rate					
	2. House/structure						

REPORT ON REPLACEMENT COST SURVEY RESULT							
Location	Type of Land/House and Assets	PPC Rates as per PPC Decision 242 and 376 /2008)	Replacement Cost Survey (VND)	Project Rates Applied (VND)	Name and No. of HHs interviewed (within the commune.)		
					AP	Resident	Others
	2.1. Shadow roof with concrete pier. Tole roff, wooden frame, cement mortared floor	300,000	300,000	300,000	Nguyễn Trung Trục	Dương Văn Trục	
		APs fully agreed with compensation rate					
	3. Trees/crops						
	3.1. Tamarind with fruit	650,000	650,000	650,000	Phạm Văn Quân (the seller)	Trần Lê Quốc (the buyer)	
			620,000		Lê Kim Đảo (the seller)	Phạm Hữu Tài (the buyer)	
	Mango tree with fruit D > 40 cm	650,000		650,000	Phạm Văn Quân		
	Young cashew tree D < 20cm	60,000		60,000	Nguyễn Thị Thi		
	Cashew with fruit D > 40cm	160,000		160,000	Nguyễn Hữu Thọ		
	Young Annona tree	40,000		40,000	Lê Văn Liêm		
	Rambutan tree with fruit	120,000		120,000	Dương Tấn Dầm		
	Young Pomelo	30,000		30,000	Trương Khánh		
	Young jujube	30,000		30,000			
		No market price. APs fully agreed with compensation rate					

Survey period from 10/03/2009 to 29/ 03/ 2009

Surveyor

Chief of Survey Team Leader

Tran Thuong

Hồ Quang Vinh

9.5.1 Compensation for Affected Households

Compensation for affected households includes productive land, residential land, crops and trees and structures.

9.5.1.1 Land Compensation:

For land, unit rate varies by grade and location of land. The 6,085 m² of permanently acquired land costs 421,104,500 VND or 24,771 USD as a basic compensation. This amounts to some 92 % of the total costs of 459,690,500 VND or 27,040.6 USD. Compensation for land also includes job or income rehabilitation assistance, as well as subsistence allowances. Details on compensation cost for affected land by land types and by subproject are given in Table 24.

Table 24: Compensation Costs for Land

Exchange rate used: 1 USD = 17,000 VND

OBS: Totals do not include Income rehabilitation assistance to SAHH loss.

Type	SUB-PROJECT 702		SUB-PROJECT 705		SUB-PROJECT 708		Grand Total	
	m2	VND	m2	VND	m2	VND	m2	VND
1. Land compensation	1,316	177,030,000	1,054	95,902,000	3,715	148,172,500	6,085	421,104,500
Resid. Land	592	115,180,000	368	44,160,000	47	4,675,000	1,007	164,015,000
Business shops	12	636,000					12	636,000
Annual crop land	185	9,805,000	76	2,660,000	2,848	103,164,000	3,109	115,629,000
Homestead Agr. Land	382	43,994,000	355	40,157,000	406	20,526,000	1,143	104,677,000
Aquaculture land	75	4,125,000			14	469,000	89	4,594,000
Salt farm	70	3,290,000					70	3,290,000
Agricultural Land (rice)			255	8,925,000	400	19,338,500	655	28,263,500
2. Allowance				13,788,000		24,798,000		38,586,000
Agricultural land allowance				4,068,000		11,388,000		15,456,000
<i>Income rehabilitation assistance to SAHHs loss > 10% of agricultural land</i>				9,720,000		13,410,000		23,130,000
Total, VND		177,030,000		109,690,000		172,970,500		459,690,500
Total, USD		10,413.5		6,452.4		10,174.7		27,040.6

9.5.1.2 Compensation for crops and trees

Total compensation cost for crops and trees in the three subprojects is VND 74,904,000 or USD 4,406.1. See Table 25.

Table 25: Compensation Costs for Crops and Trees

1 USD = 17,000 VND

Type of crops/trees	Unit	Sub-project 702			Sub-project 705			Sub-project 708			Total		
		HHs	Quant	Total	HHs	Quant	Total	HHs	Quant	Total	HHs	Quant	Total
Crops	m2				3	292	511,000	10	540	945,000	13	832	1,456,000
Industrial tree	Unit							8	15	2,260,000	8	15	2,260,000
fruit trees	Unit	14	29	1,589,000	6	16	1,690,000	41	309	15,144,000	61	354	18,423,000
trees for timber	Unit	3	3	170,000				11	28	930,000	14	31	1,100,000
Others	Unit	40		7,235,000	15		7,760,000	52		36,670,000	107	0	51,665,000
Total, VNĐ	VNĐ	57		8,994,000	24		9,961,000	122		55,949,000	203		74,904,000
Total, USD	USD			529.1			585.9			3,291.1			4,406.1

9.5.1.3 Compensation for houses and secondary structure

The compensation cost for houses and structures affected by the ADB5 Ninh Thuan project amounts to 291,397,109 VND or 17,141 USD. Table 26 below summarizes these costs by type of structures and by subproject.

Table 26: Compensation Costs for houses, Secondary Structures and Graves

Type of Structure	Subproject 702		Subproject 705		Subproject 708		Grand Total	
	Qty	Total (VND)	Qty	Total (VND)	Qty	Total (VND)	Qty	Total (VND)
Mail House (m2)	13.1	13,140,000	77.1	49,590,000			90.2	62,730,000
Secondary structure + Other structure		103,174,938		79,920,718		45,571,454		228,667,109
Cow shed (m2)	0.0		10.1		0.0		10.1	
Shadowing roof (m2)	104.4		197.2		11.0		312.6	
Cement yard (m2)	264.0		148.9		0.0		412.9	
B40 net fence, wooden etc (linear meter)	582.1		467.5		2,707.0		3,756.6	
Well (linear meter)	0.0		0.0		14.0		14.0	
Concrete block (m3)	1.4		1.0		1.2		3.5	
Brick block (m3)	7.1		3.9		3.0		14.0	
Brick wall (m2)	17.5		0.0				17.5	
Constructed wall. ((linear meter)	229.1		94.8		41.5		365.4	
Brick yard (m2)	0.0		62.7		0.0		62.7	
Grave (unit)	0.0		0.0		0.0		0.0	
Public assets	0.0		0.0		0.0		0.0	
Total VND		116,314,938		129,510,718		45,571,454		291,397,109
Total USD (1USD=17,000VND)		6,842.1		7,618.3		2,680.7		17,141

9.5.1.4 Compensation for graves

No graves are affected in Ninh Thuan

9.5.2 Compensation for Community/Collective Assets

There are no such instances in the Subprojects of Ninh Thuan.

9.5.3 Rehabilitation Assistance

As described above, rehabilitation assistance is given to severely affected HHs, reorganized and relocated HH and vulnerable HHs.

The total value of rehabilitation assistances to different types of HHs is 23,130,000 VND or 1,334 USD. Tables 27 and 28 below show more details on the rehabilitation assistance given to severely HHs.

Table 27: Income rehabilitation allowance for Severely Affected Persons/Households (*)

Name	Commune	Type of impact	Type of allowance	No of Members in HH	Allowance/ person (**)	Total VND
1. Lê Thị Liễu	Tri Hai – PR 708	Loss > 10% of Agri. Land	Income rehabilitation allowance	2	1,080,000	2,160,000
2. Nguyễn Bình	Nhon Hai - PR708	Loss > 10% of Agri. Land	Income rehabilitation allowance	5	1,080,000	5,400,000
3. Thuận Thị Hỷ	Bac Son - PR708	Loss > 10% of Agri. Land	Income rehabilitation allowance	5	1,170,000	5,850,000
4. Trịnh Minh Trung	Xuan Hai – PR705	Loss > 10% of Agri. Land	Income rehabilitation allowance	9	1,080,000	9,720,000
					Total	23,130,000

(*) All the SAHs lost more than 10% of agricultural land.

(**) Allowance for income rehabilitation: 30 kg rice for each member in family for 6 months at provincial market price

Table 28: Rehabilitation assistances to severely affected Persons/HHs and HHs losing agricultural land

Type of allowance		PR702	PR705		PR708			Total
			Ho Hai Commune	Xuan Hai Commune	Tri Hai Commune	Nhon Hai Commune	Bac Son Commune	
1. Income rehabilitation allowance (**)	HHs	0		1	1	1	1	4
	Amount (VND)	0		9,720,000	2,160,000	5,400,000	5,850,000	23,130,000
2. Allowance for agricultural land	HHs		1	4	17	14	0	36
	Amount (VND)		240,000	3,828,000	3,176,000	8,212,000	0	15,456,000
3. Other allowance	HHs	0		0	0	0	0	0
	Amount (VND)	0		0	0	0	0	0
Total Subproject Ninh Thuan	HHs	0	1	5	18	15	1	40
	Amount (VND)	0	240,000	13,548,000	5,336,000	13,612,000	5,850,000	38,586,000

9.5.4 Summary of Compensation Costs

The project total resettlement implementation cost includes compensation for land, assets, rehabilitation assistances and implementation costs. It is equal to VND 837,136,041 or US\$ 49,243. To this should VND 38,586,000 or USD 2,270 be added, comprising rehabilitation assistance to severely affected households, SAHH. Table 28 below presents a summary of the resettlement cost of each Subproject in Ninh Thuan Province.

Table 29: Summary of Compensation Costs

	Type	PR 702	PR 705	PR 708	Total
A	Total compensation of affected land/assets and allowance				
1	Compensation of affected land	177,030,000	95,902,000	148,172,500	421,104,500
2	Compensation of affected tree and crop	8,994,000	9,961,000	55,949,000	74,904,000
3	Compensation of house, other structures	111,044,938	129,510,718	45,571,454	286,127,109
4	Subsistence allowance		9,720,000	13,410,000	23,130,000
5	Allowance for agricultural land		4,068,000	11,388,000	15,456,000
	Total compensation of affected land/assets and allowance	297,068,938	249,161,718	274,490,954	820,721,609
B	Implementation cost	5,941,379	4,983,234	5,489,819	16,414,432
	Total VND	303,010,316	254,144,952	279,980,773	837,136,041
	Total U\$D	17,824	14,950	16,469	49,243

1U\$D = 17,000 VND

9.5.5 Flow of Fund

PMU1 will be responsible for channelling funds for the compensation for land acquisition and resettlement to the PPC in Ninh Thuan. The PPC will be responsible for or delegate to its lower level for payment directly to APs with respect to affected land, structures, crops and trees.

It is noted that this total cost doesn't include:

- i) cost for external monitoring paid by PMU1 in the overall budget for the 19 project provinces
- ii) cost for staking out paid by PMU1 from Government counterpart fund as a part of the resettlement budget
- iii) Cost for cadastral measurement paid by PPMU from Government counterpart fund as a part of the resettlement budget.

10 Implementation Schedule

Table 28 summarizes the steps remaining for the implementation of land acquisition, compensation and resettlement activities in Ninh Thuan Subprojects.

Land acquisition and relocation of affected households cannot commence until the updated RP has been reviewed and approved by ADB. PPMU will not allow construction activities in a specific district until compensation payment and reorganization have been satisfactorily completed, agreed rehabilitation assistance is in place, and that the specific area is free of all encumbrances.

Table 30: Implementation Schedule

Activities	Schedule
Consultation, DMS, SES and Disclosure	July 2008 – June 2009
Submit updated RP to ADB for approval	Later half of August 2009
Approval of updated RP by ADB	September 2009
Compensation payment	September 2009
Clearance of acquired land	September 2009
Award of civil works contracts	September 2009
Start of civil works	September 2009
Internal and External Monitoring	June 2009 – until end of construction activities
Post Evaluation by independent monitoring agency	6-12 months after completion of construction activities

Appendix

10.1 Public Information Brochure

Question 1: What is the Central Region Transport Network Project?

Answer: The Central Region Transport Network Project is financed by the Asian Development Bank (ADB) and the Government of Viet Nam to upgrade provincial and district roads in 10 provinces in the Central Region. The overall objective of the Project is to assist the Government to implement its poverty reduction strategy and to stimulate economic development in poor provinces. The Ministry of Transport (MOT) is the Executing Agency for the Project, with delegated responsibility to Project Management Unit No. 1 (PMU-1).

Question 2: how will the central region transport network project affect the local population?

Answer: The upgrading of provincial and district roads will require some land acquisition along these roads. However, the road design will attempt to avoid or at least to minimize the negative impacts on households and communities. The final road alignments will be selected after public consultations have been carried out.

If land acquisition is necessary, the Project affected people will be properly compensated for their affected land, houses, structures, crops and/or trees. Relocation and income restoration assistance will also be provided to Affected Persons (APs) who will be severely affected by the Project. Details are included in a Resettlement Plan that is available at your commune office. Please also refer to other relevant Public Information Brochures.

Question 3: What is the main objective of resettlement plan?

Answer: The main objective of the Resettlement Plan is to ensure that all Affected Persons will be at least as well-off, if not better-off, than they would have been in the absence of the Project.

Question 4: What if my land is affected by the project?

Answer: If land is available, your affected land will be replaced with land of equal area and productive capacity and at a location suitable and acceptable to you; or if, after being fully informed about your options, you prefer cash, compensation can be paid in cash at replacement value at current market prices, or a compensation partly in cash and partly in land might be possible.

Question 5: Do we need to have a land title in the order to be compensated?

Answer: No, lack of formal legal rights to land does not prevent any Affected Persons (APs) from receiving compensation, allowances and rehabilitation assistance. Those APs who possess a land use rights certificate (LURC) or any other form of written or verbal agreement to utilize the land are entitled to compensation for the lost land as well as assets on the land. Those APs who do not have legal/legalizable or temporary/lease rights for land will still be compensated for the assets on the land, such as any structures, crops and trees.

Question 6: Is the compensation applied for affected houses and structures?

Answer: Yes. Compensation will be applied for all affected assets including houses, shops and other structures as well as other fixed assets at replacement value at current market prices (including material and labour) without any deductions for building depreciation or salvageable building materials. This will ensure that the Affected Persons are able to reconstruct houses and other structures of better or at least the same quality as before.

Question 7: What about affected crops and trees?

Answer: Affected crops, fruit and timber trees and tree fences will be compensated in cash at current market prices. Compensation for non-harvested crops will be based on the average production in the past 3 years multiplied by current market prices. Compensation for trees will be based on the type,

age and productivity of trees. A Replacement Cost Survey will be conducted during detailed design of the Project to establish market prices for compensation. If there are delays in paying compensation, prices will be updated to take inflation into consideration.

Question 8: Besides the compensation, how can the project help?

Answer: In addition to compensation for loss of land and other assets, the Project will provide rehabilitation assistance to eligible Affected Persons (APs) to ensure that their standard of living is maintained or improved after the Project. Eligible APs for rehabilitation assistance include:

Severely affected households: Households that lose more than 10% of their total productive landholdings will receive an economic rehabilitation package consisting of i) a transition subsistence allowance equivalent to 30kg of rice per person per month for six months and ii) income restoration assistance such as agricultural extension assistance to intensify use of existing land, access to existing credit programs or project-related employment.

Households that relocate: Households that must relocate to new residential land will receive a transition subsistence allowance equivalent to 30kg of rice per person per month for six months for during transition; a transportation allowance of between VND 3,000,000 and 5,000,000 in cash or assistance from the District Resettlement Committee; and, an incentive bonus of VND 5,000,000 if APs demolish their affected houses or structures in a timely manner.

Business owners that lose income while they relocate or rebuild their shops/businesses: Households with small, unregistered businesses will receive cash compensation equal to the provincial minimum wage for six months. Owners of registered businesses will receive cash compensation equal to their monthly after-tax revenues for six months.

Employees and hired labourers who lose their jobs: will receive cash compensation for lost salary/wages for each month they cannot work, if the loss is temporary; or, if the loss is permanent, cash compensation equivalent to the provincial minimum wage for six months or cash compensation for remaining contract period whichever is higher.

Very poor households: Households that are not severely affected but whose monthly income is below the poverty level of MOLISA will receive an economic rehabilitation package consisting of a transition subsistence allowance equivalent to 30kg of rice per person per month for six months, and income restoration assistance.

Question 9: does that mean that anybody in our community can claim for compensation?

Answer: No. Entitled Affected Persons (APs) are those persons or households that are surveyed during the detailed measurement survey (DMS) activities. The APs and local authorities will be informed of the cut-off date (the date of DMS) for the sub-project. Anyone moving into the Project area after cut-off date will not be entitled to compensation and assistance under the Project.

Question 10: What if I have been told to move but was not included in the survey?

Answer: During the detailed design of the Project, some minor changes may occur. This could affect the results of original inventory of losses. These APs will be entitled to the same compensation as all other APs. Once the actual position and alignment of the road are known, a detailed measurement survey (DMS) will be conducted in the presence of APs to inventory the losses for compensation and rehabilitation.

Question 11: How will APs be consulted and informed?

Answer: A consultation and public information program will be organized in your commune to ensure that APs receive complete and timely information about the Project. APs will be provided information on project components, impacts, their rights and entitlements, grievance mechanism, rights of participation and consultation, resettlement activities, responsibilities of institutions and implementation schedule. APs will participate in resettlement planning and implementation and they will also be consulted on the following issues: a) resettlement options according to their entitlement, b) training and training preferences in current or new occupations, c) other project aspects.

This program will enable the Project to design the resettlement and rehabilitation program to meet the needs of APs, and help APs to make informed decisions about compensation and relocation. Consultations with APs and local authorities will reduce the potential for conflicts and minimize the risk of project delays, and maximize the economic and social benefits of the Project.

Question 12: If there are any disagreements or problems about land acquisition, compensation or other general disputes during project implementation, do APs have the right to voice their complaints?

Answer: Yes, Affected Persons (APs) can voice their complaints (in verbal or written form) to responsible local authorities and resettlement committees. Their complaints can be filed first at the ward or commune level, and can be elevated to the district and provincial level and taken to district court if the APs are not satisfied with the decision of lower levels. APs will be exempted from all taxes, administrative and legal fees. All complaints of APs on any aspect of land acquisition, compensation, resettlement and implementation will be addressed in a timely and satisfactory manner.

Question 13: as a resident in the project area, how can I help?

Answer: We would like you to participate in all consultation meetings and other project related activities in order to ensure that you are fully informed and consulted. Your active participation during the detailed measurement survey (DMS) and implementation will allow us to determine measures to mitigate impacts, to identify problems or potentials problems and to identify ways of responding immediately to solve these problems.

Question 14: How will you know if the objectives of this project are met?

Answer: PMU-1 will ensure internal monitoring all Project activities. In addition, PMU-1 will engage an independent external monitoring agency to conduct external monitoring of resettlement activities during Project implementation. Every 6 months, the independent monitoring agency will submit a report to PMU-1 and ADB on resettlement implementation progress. A post-resettlement impact evaluation will assess whether negative impacts have been mitigated adequately and pre-project standards of living of APs have been restored as a result of resettlement and the Project.

PROVINCE INFORMATION

The Central Region Transport Network Project (ADB5) in Ninh Thuan includes the following subprojects:

10.2 Description of the subproject

The Central Region Transport Network Improvement Sector Project (ADB5) under Phase 2 in Ninh Thuan includes 03 subproject: PR702 (sub-project code 1301); PR705 (sub-project code 1303); PR708 (sub-project code 1307).

10.2.1 Ninh Thuan Province – Road 1301 – PR702:

- Description of the existing Terrain, Road and Land Occupation

This road passes through flat terrain, at nearly sea level and at about km 5.6 cross the Nai Lagoon on an existing concrete abutment bridge. In this section it crosses agriculture areas, paddy fields and passes through a number of villages. After the Try-Tuy Bridge, TL 702, swings abruptly to the East and follows the coastline of outer Nai Lagoon, but remains separated from the shoreline by dense shrimp pond development and later various factory buildings. These sections are found from Km 9+000 - Km9+300, Km10+0000 - Km10+400 and Km11+700 - Km11+900.

- Road Design

The highway design criteria adopted are in accordance with the Vietnam publication TCVN 4054:1985 with reference to TCVN 4054:1998 Highway Specifications for Design. The later standards are consistent with standard international practices adopted by the American Association of State Highway and Transportation Officials (AASHTO) design standards. The pavement design using Vietnamese methods was used and checked against the design methods given in AASHTO Guide for Design of Pavement Structures 1993 and Transport Research Laboratory Overseas Road Note 31: Guide to the Structural Design of Bitumen-Surfaced Roads in Tropical and Subtropical Countries.

10.2.2 Ninh Thuan Province – Road 1303 – PR705:

- Description of the existing Terrain, Road and Land Occupation

At An Hoa, about 16 km north of Phan Rang PR 705 begins in a northerly direction along a high quality paved road. Within the first 4 km the road leaves the pavement, passes through tiny settlement and into a desert and dry landscape through which it continues for the next 12 km. Large patches of prickly pear cactus are on both sides of this sand-track road, which moves in and out of ditches and patches of desert vegetation. From about km 2 – 14 the road is a sand track, sometimes difficult to find, passing across a former lake bed (Ho Doi No.5) and across badly eroded creek beds (Km8+800) and through two very small and impoverished and un-named settlements into an area of scrubland hills, heavily degraded by grazing animals and fuel wood collection and charcoal production. At around Km10 the road makes an abrupt right turn to the southwest, passing through the Rac Lay ethnic village of Phuoc Trung., and at the same time passing over the Ngang Stream (with water when the survey was conducted in late October 2004, and usually with some flowing water), despite the extremely dry conditions. From this point the road widens, still sand/gravel, and passes over a number of small hills, then into a tobacco and corn growing area, before ending at the intersection with National Highway No. 27 at My Son.

- Road Design

The highway design criteria adopted are in accordance with the Vietnam publication TCVN 4054:1985 with reference to TCVN 4054:1998 Highway Specifications for Design. The later standards are consistent with standard international practices adopted by the American Association of State Highway and Transportation Officials (AASHTO) design standards. The pavement design using Vietnamese methods was used and checked against the design methods given in AASHTO Guide for Design of Pavement Structures 1993 and Transport Research Laboratory Overseas Road Note 31: Guide to the Structural Design of Bitumen-Surfaced Roads in Tropical and Subtropical Countries.

10.2.3 Ninh Thuan Province – Road 1307 – PR708:

- Description of the existing Terrain, Road and Land Occupation

This is a paved road with parts in a poor condition.

For the first 10 km (from NH1A), this road is located in almost totally vacant land (including uncultivated land, hill, flat and foothill semi-desert terrain), passing about 1.5 km to the West of the Nui Chua Nature Reserve. South of the turnoff to Xom Bang Village, the road does pass through some agriculture land, including paddy and corn, but mostly vacant or dry grazing land, as was well as roadside areas used for dumping waste building materials and debris. The four small settlements crossed by PR 708 are Lang My, Ninh Hai, Nong Hai and My Phong.

- Road Design

The highway design criteria adopted are in accordance with the Vietnam publication TCVN 4054:1985 with reference to TCVN 4054:1998 Highway Specifications for Design. The later standards are consistent with standard international practices adopted by the American Association of State Highway and Transportation Officials (AASHTO) design standards. The pavement design using Vietnamese methods was used and checked against the design methods given in AASHTO Guide for Design of Pavement Structures 1993 and Transport Research Laboratory Overseas Road Note 31: Guide to the Structural Design of Bitumen-Surfaced Roads in Tropical and Subtropical Countries.

IMPLEMENTATION SCHEDULE

Staking out and Cadastral Measurement:	August - November 2008
DMS and SES	December 2008 – June 2009
Preparation of Compensation Charts and RPs:	June 2009 – July 2009
Approval of Compensation Charts and RPs:	September 2009
Compensation Payment and Site Clearance:	September 2009
Site Handover and Award of Contracts:	September 2009

CONTACT ADDRESS

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Project Management Unit No1 (PMU1) under Ministry of Transport (MOT)

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UBND/DPC Thuận Bắc District

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Address: An Đat Town, Thuận Bắc District, Ninh Thuan

10.3 Consultation and Disclosure Activities

ID	Commune	Content	Time	Venue	Participant	Note
1	Tri Hai Commune	To inform APs about Project Compensation Policies; implementation schedule...etc and answer all issues raised by local people on the Project and resettlement issues.	09/12/2008 & 21/04/2009	CPC office	<ul style="list-style-type: none"> - PMU.1 - PPMU - DPC, DRC - CPC - All APs. 	
2	Nhon Hai Commune		06/12/2008 & 22/04/2009			
3	Ho Hai Commune		13/12/2008 & 21/04/2009			
4	Xuan Hai Commune		12/12/2008 & 22/04/2009			
5	Loi Hai Commune		11/12/2008 & 23/04/2009			
6	Bac Son Commune		10/12/2008 & 23/04/2009			

Beside above meetings, local authorities have held series of meetings with either individual or group of APs to explain further about the Project Resettlement Policies and response to APs enquiries when APs required

10.4 Resettlement Supervision Milestones

No.	Resettlement Tasks	Target	Responsible Agencies	Completion Deadline	Status
1.	Disclosure (PPTA Stage)				
1.1	RPF posted on ADB website		ADB	8 / 2006	
2.	Updated Resettlement Plan & Budget				
2.1	Establish DRCs		DPC	3 / 2007	
2.2	Demarcation of road ROW		PPMU	7-9/ 2008	
2.3	Detailed Measurement Survey (DMS)	# of APs	PPMU, DRC, Consultant	10/08 - 1/ 09	
2.4	Approval of compensation rates		PPC	4/2009	
2.5	Approval of RP & budget		PMU-1/MOT	6/2009	
3.	Notification and Consultations				
3.1	Published list of eligible APs		DRC	4/ 2009 and 6/2009	
3.2	Public Information Meeting	# of APs	DRC, PPMU, Consultant	11-12/2008 –4/2009	
3.3	Consultations with severely affected APs, women, vulnerable APs	# of APs	DRC, PPMU, Consultant	4/ 2009	
3.4	Notification to APs about compensation payment	# of APs	DRC	6/ 2009	
4.	Detailed Rehabilitation Measures				
4.1	Rehabilitation measures for severely affected people (SAPs), if applicable	# of APs	DRC	6/ 2009	
4.2	Rehabilitation measures for very poor APs, where applicable	# of APs	DRC	6/ 2009	
4.3	Assistance for vulnerable APs, where applicable	# of APs	DRC	6-7/ 2009	
5.	Disclosure of Updated Resettlement Plan				
5.1	Information booklet distributed to APs	# of copies	PPMU/DRC	12/ 2008	
5.2	Updated RP placed in commune offices	# of copies	PPMU/DRC	5/ 2009	
5.3	Updated RP posted on ADB website		ADB	6/ 2009	
6.	Implementation Capacity				
6.1	PMU-1 & PPMU resettlement staff	# of staff	PMU-1/PPMU		
6.2	Training of PMU-1 & PPMU staff	# of staff	Consultant	7/2008	
6.3	Setting up grievance redress committees	# of staff	PPMU, DRC	11/2008	
6.4	Documentation as grievances	As required	PPMU, DRC	12/ 2008	
7.	Monitoring & Evaluation				
7.1	Baseline survey	Sample	IMA	5/ 2008	
7.2	Set-up internal supervision	As per RP	PMU-1/PPMU	10/ 2008	
7.3	Contract external monitor	As per RP	PMU-1	8/ 2008	
7.4	Internal monitoring reports	Quarterly	PMU-1/PPMU	10/08 – 6/ 09	
7.5	External monitoring reports	Semi-annual	IMA	June 2009(Starting)-every 6 months	
7.6	Post-resettlement evaluation		IMA	12/ 2009	
8.	Flow of Funds / Compensation / Land Acquisition				
8.1	Disbursement of funds to PPC		PMU-1/PPMU	5/2009	
8.2	Compensation payments	# of APs	PPMU, DRC	6/2009	
8.3	Rehabilitation allowances	# of APs	PPMU, DRC	6/2009	
8.4	Land acquisition	# of m ²	PPMU, DRC	6/2009	

10.5 Project Survey Forms

10.5.1 SES Form

Questionnaire for HH's survey of APs caused by the Central region transport network project

HH's Code:

I- General information:

1. HH is affected by the project component named: _____
2. Address:
 - Province/City: :.....
 - District:.....
 - Commune/ward:
 - Village /Living quarter:
3. Name of Household Head (HHH): _____; a) Sex: Male/
Female:
4. Ethnicity: _____
5. Religion: _____
6. Education of the HHH: _____ -
7. Occupation of the HHH: _____ -
8. Total number of HH's member (irrespectively to their residential registration status):
.....
of which, number of male:.....
9. **The HH may be impacted by the project due to :**
 - 9.1. Having to be relocated to a new site : _____
 - 9.2. Moving main house back on the remaining land : _____
 - 9.3. Losing main source of income: _____
 - 9.3.1. Of which, due to : a) losing more than 20% of HH's agricultural holding :

 - b) Losing productive / business premise/shop : _____
 - 9.4. Losing land: _____
 - 9.4.1. including : a) residential land: _____
 - b) Attached garden/pond: _____
 - c) Field/annual crop land: _____
 - d) Losing non-residential land: _____
 - 9.5. Having house affected partially : _____
 - 9.6. Secondary structures affected: _____
 - 9.7. Losing crops/trees : _____

9.8. Having grave affected: _____

10. Residential registration status:

10.1. When your HH have settled here, to this site ? _____

10.2. Does your HH has permanent residential registration in this site ? a) Yes: _____

b) No: _____

If yes: , a1) Number of members registered: _____ ; a2) Total number of members having residential registration ("ho khau")

a3) Name of the members having resid. registration in the second "ho khau": _____; a4) Numbers of members registered in the second "ho khau": _____

a5) Name of the members having resid. registration in the third "ho khau": _____; a4) Numbers of members registered in the third "ho khau": _____

b1) Seasonal residents of the borrowed land (Non-permanent): _____; b1) Numbers of members registered: _____

b2) Permanent resident in the borrowed land: _____ b2) Numbers of member's registered: _____

11. Is your household belonged to the group receiving regular social assistance ?

a) Yes: _____; b) No: _____

c) If yes, specify type of social assistance your HH is receiving: _____

12. Occupation and incomes of HH's members of labor age and older but still engage in income generation activities:

No	Relationship to HHH	Sex (M/ F)	Age	Occupation (¹)	Employment status (*)	Average income (1000VND/month)		Total income (1000VND/ month)
						Regular	Irregular	
1	HHH							
2								
3								
4								
5								
6								
7								
8								
9								
Total:								
Average (/total number of HH members								

(¹) **Occupation:**

1. Farming	7. Self employment	13. HH maids
2. Hired agricultural worker	8. Traders/businessmen	14. Receiver of Social support
3. State employee	9. Service sector....	15. Pupils, students
4. Medical Doctors, assistant doctors	10. Passenger pickers	16. Disables
5. Teachers	11. Hired, contracted worker	17. Un-employees
6. Construction worker	12. Retired	

(*) **Note:** Employment status : 1. Un employment; 2. Stable employees;
3. Non stable employee; 4. Seasonal employee

13. Average HH's expenditure:

13.1. Foods, drinks: _____ VND/month

13.2. Non-foods: _____ VND/month

- Of which: a) Dress: _____ VND/month
b) Housing: _____ VND/month
c) HH's appliance: _____ VND/month
d) Health care: _____ VND/month
e) Travelling, communication: _____ VND/month
a) Education: _____ VND/month
b) Sport, entertainments: _____ VND/month
c) Other service: _____ VND/month

14. Is your HH's in dept: a) Yes: _____ b) No: _____

15. If yes, whom you are in dept now

- b1) State Bank: _____; b2) Private source: _____;
b3) Relatives: _____; b4) Social organization: _____; b5) Others:

16. Type of HH's main house:

- Permanent house (C3) (specify):.....
- Semipermanent house (C4) (specify):.....
- Temporary house (specify):.....

17. Living conditions:

17.1. Domestic electricity: a) Yes: _____ b) No: _____

17.2. Safe water: a) Yes: _____ b) No: _____

17.3. What source of drinking water you are using:

- a) Tape: _____; b) Drilled well: _____; c) Dig well: _____; d) Rainy water: _____;
e) river/canal: _____; f) Buy safe water: _____; i) Other: _____

17.4. Separate toilet: a) Yes: _____ b) No: _____

If yes, of what type is it:

- a1) Septic/semi-septic: _____; a2) Bag: _____; a3) On canal/river: _____

If no, what type of the followings you are using:

- b1) Common toilet: _____; b2) Vacant site, field, river/canal side: _____;
b3) Forest side: _____; b4) at neighbour: _____

17.5. Separate washing room: a) Yes: _____ b) No: _____

If yes, of what type is it:

- a1) Modern with shower tape: _____;
a2) Popular type: _____; a3) Temporary structure: _____

17.6. Cooking : a) Fire wood: _____; b) Cool: _____ c) Electricity : _____

- d) Gas : _____ e) Kerosene f) _____ Other

(specify) _____

18. Assets:

Assets	Quantity	Assets	Quantity
Bicycles		Table telephone	
Motorbike		Mobiphone	
Car		Video	
Refrigarator		Computer	
Washing machine		Rice cooker	
Wooden beds		Production machine	
TV			
...		

19. Which income groups of the followings your HH is belonged to:

- a. Hunger: ☐
- b. Poor: ☐
- c. Average: ☐
- d. Above average: ☐

III. Awarness towards projects impacts :

20. How the project would impacts on your HH:

	Type of impacts	Bad	Good	No impact	Not known
11.1	Traveling/transportation				
11.2	Access to market				
11.3	Incomelevel				
11.4	Employment opportunity				
11.5	Education				
11.6	Others, (specify)				
11.7					

21. Compensation prices:

a. Regarding land:

- a.1.1. According to you, how is price of your existing residential land (1000VND/m2): _____ ; or equivalent: _____
- a.1.2. According to you, how is price of your existing attached garden/pond land (1000VND/m2): _____ ; or equivalent: _____
- a.1.3. According to you, how is price of your existing annual crops land (1000VND/m2): _____ ; or equivalent: _____
- a.1.4. According to you, how is price of your existing upland crops/perennial crops land (1000VND/m2): _____ ; or equivalent: _____
- a.1.5. According to you, how is price of your existing attached garden/pond land

(1000VND/m2): _____ ; or equivalent: _____

b. Main house:

What is the type of your affected houses:.....

According to you, how is the cost of its newly built one :..... (1000 VND)

22. On mode of relocation options (for relocated HHs)

22.1. If you have to be relocated, what option would you prefer to opt among the following?

2.1.1. Receive compensation and arrange relocation by yourselves.

2.1.2. Receive a plot in a common resettlement site.

2.1.3. Receive a plot in an individual resettlement site

2.1.4. Buy an apartment

2.1.5. Rent an apartment

2.1.6. Other (specify):

23. Rehabilitation measures:

23.1. If you have income sources affected, what measure would you expect to be provided:

3.1.1. Continue the existing occupation.

3.1.2. Shift to new occupation.

3.1.3. Do not know.

23.2. If you have income sources affected, what measure would you expect to be provided:

3.2.1. Retraining the existing occupation

3.2.2. Training on new occupation. Specify (a casual one)

3.2.3. To be assisted with credit to invest on production/business

3.2.4. Increase input in farming (fertilizer, seeds...)

3.2.5. Technical assistance (agricultural, aquacultural extension service.)

3.2.6. Provision of a new location continuing production/business

3.2.7. Other (specify):

23.3. Please indicate your most wishes:

a).....

.....

b).....

.....

.....

c).....

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.....

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9. Comments of surveyor:

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.....

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Date ____ month ____ 200

No	Structures (Type/class)	Legality	Unit	Quantity	Notes
1	2	3		4	5

3. Loss of crops and trees att to affected land:

[illegible]

4. Other assets:..... Electricity.....

5. Wishes of AP.....