

Resettlement Planning Document

Updated Resettlement Plan
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VIE: Ho Chi Minh City – Long Thanh – Dau Giay
Expressway Technical Assistance Project

Updated Resettlement Plan

District 9, Ho Chi Minh City

(Stage 1)

June 2009

Joint –Venture of

Nippon Koei Co., Ltd.
KRI International Corporation
HaFICo Group Holding Co.
Mekong Economics Ltd.

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I. INTRODUCTION

1. **Background.** A Resettlement Plan (May 2008) was approved by both the Government of Viet Nam (GOV) and Asian Development Bank. It is based on preliminary design and initial census and inventory of losses. Following detailed design, the Resettlement Plan will be updated and submitted to ADB for review and approval.

Table 1: Location, lengths and project corridors

| District | Ward/Commune | Section | Length |
|--------------------------|---|---|---------------|
| Ho Chi Minh City | | | |
| District 9 | Phu Huu | Km04+000 – Km07+000 | 3.0 |
| District 9 | Long Truong | Km07+000 – Km10+000 | 3.0 |
| District 9 | Truong Thanh | Km10+000 - Km10+375 | 0.375 |
| District 9 | Long Phuoc | Km10+375 – Km12+568 | 2.193 |
| Sub-Total | | | 8.568 |
| Dong Nai Province | | | |
| Long Thanh | Tam An, An Phuoc, Long Thanh Town, Long An, Binh Son, Binh An | Km12+568 – Km18+500 Km 21+400- Km 37+255 | 21.787 |
| Nhon Trach | Phuoc Thien | Km18+500 – Km21+400 | 3.1 |
| Cam My | Song Nhan, Xuan Que | Km37+255 – Km49+300 | 12.045 |
| Thong Nhat | Lo 25, Xuan Thanh | Km49+300 – Km54+982 | 5.682 |
| Sub-Total | | | 42.614 |
| Total Length | | | 50.982 |

2. **Submission of Updated RP.** This Updated Resettlement Plan covers District 9, Ho Chi Minh City (Km 4+000 – KM12+568). A total of 213 households were identified based on census and detailed measurement surveys and data provided by the concerned wards and districts.

3. The Updated RP for District 9, HCMC will be submitted to ADB for review and approval in **two stages**. It should be noted that **no household will be required to relocate or clear their land until full payment, i.e., including allowances are provided to the affected households.**

a) **First Stage:** Updated RP to cover 165 households + 1 organization. Compensation payment will only cover payment for land and non-land assets plus cash allowance for timely moving for the 13 households who own idle agricultural land. At the time of DMS, the 48 households are either living outside District 9 or have legal papers but have not properly registered their papers and the names of the previous owners are still reflected in the city official records. Investigations are ongoing to ensure payments are provided to the rightful owner of land and non-land assets.

b) **Second Stage:** Updated RP to cover the (i) remaining 48 households which will cover compensation payment for land and non-land assets including allowances and (ii) allowances for the 165 households.

4. Poor and vulnerable households. There are a total of 17 households that require special assistance. These households will receive allowances which will be reflected in the Second Stage URP. In addition, these households will be entitled to participate in the income restoration program which is now currently being developed by SEPMMU with the assistance of livelihood specialists from the TA Loan consultants. A separate report on the income restoration program will be submitted to ADB for review and concurrence prior to implementation.

5. This Updated RP should be read in conjunction with the agreed Resettlement Plan.

II. SCOPE OF LAND ACQUISITION AND RESETTLEMENT IMPACTS

6. **Cut-off Date of Eligibility.** The Project's cut-off date is 2 January 2008 following the official announcement of the concerned Provincial and City Peoples' Committees in HCMC and Dong Nai Province. Detailed measurement survey was carried out from December 2008 to February 2009 based on final detailed design. The total corridor for District 9, HCMC is 53 to 63 meters.

7. **Total Number of Households.** There are 165 households and 1 organization affected in District 9 of Ho Chi Minh City. Seven households will have to relocate to new plots of residential land as their land will be totally affected or their remaining plots are not suitable for re-construction. Meanwhile, there are 24 households who have remaining residential land and can move back and rebuild their houses and secondary structures.

Table 2: Distribution of Affected Households in District 9

| Ward | Total affected HHs and Organization | Partially affected houses | Totally affected houses |
|--------------------------------|-------------------------------------|---------------------------|-------------------------|
| Phu Huu | 73* | 11 | 1 |
| Truong Thanh | 02 | 0 | 0 |
| Long Truong | 38 | 1 | 0 |
| Long Phuoc | 53 | 12 | 6 |
| Total (165 HHs + 1 Org) | 166 | 24 | 7 |

* 1 organization

8. **Total Affected Land Area.** Total area of affected land in district 9 is estimated to be 391,450 m² consisting of private land, public land and non-used land. According to estimation of DCC updated in the end of April, 2009, total area of private land is 371,509.6 m². Percentage of land type is in following table:

Table 3: Land of 165 HHs and 1 organization affected by the project (in m²)

| Land | Residential | Agriculture/Aquaculture intermixed with residential | Total |
|----------------|-------------|---|---------|
| 1 Phu Huu | 4,144 | 99,345 | 103,488 |
| 2 Truong Thanh | 0 | 5,403 | 5,403 |
| 3 Long Truong | 200 | 89,909 | 90,109 |
| 4 Long Phuoc | 3,077 | 63,954 | 67,032 |
| Total | 7,421 | 258,610 | 266,031 |
| Percentage | 2.79% | 97.21% | 100.00% |

9. **Affected Non-Land Assets.** Table 4 shows the breakdown of the affected non-land assets

- Houses.** There are 7 households who will be required to relocate to another plot of land or apartment as their residential land will be totally acquired or remaining residential land are no longer viable to rebuild their affected houses. In addition, there are 24 households whose houses will be partially affected but they can move back and rebuild their houses on residual residential land.
- Crops and Trees.** It should be noted that although the affected land is categorized as agricultural land, there are no rice crops affected in District 9. The agricultural land identified is for speculation purposes. Garden crops and perennial trees found are for self-consumption only. Produce from fish ponds are for self-consumption and are also sold in the market.

10. **Summary of Impacts.** Table 4 shows the breakdown of the affected non-land assets.

Table 4: Summary of Impacts

| | Items | Unit | Quantity |
|--|---|----------------|----------|
| Total Number of Affected Households | | | |
| 1 | Totally affected houses | no. | 7 |
| 2 | Partly affected houses | no. | 24 |
| Main structures (Houses) | | | |
| 1 | Grade 1 (Villa) | m ² | 0 |
| 2 | Grade 2 (Concrete floor, high quality of materials) | m ² | 0 |
| 3 | Grade 3 (Concrete floor, average quality of materials) | m ² | 82 |
| 4 | Grade 4 (brick wall, wooden frame with tiled roof) | m ² | 2,502 |
| 5 | Grade 5 (wooden frame, wall with palm roof) | m ² | 251 |
| 6 | Total | m ² | 2,834 |
| Secondary structures | | | |
| 1 | Outdoor altar | no. | 11 |
| 2 | Water pipe | no. | 26 |
| 3 | Outbuilding | m2 | 443 |
| 4 | Breeding facilities | m2 | 619 |
| 5 | Iron gate | m2 | 41 |
| 6 | Telephone | no. | 8 |
| 7 | Electricity meter | no. | 17 |
| 8 | Concrete mezzanine | m ² | 69 |
| 9 | Drill well | no. | 10 |
| 10 | Fence | m2 | 2,974 |
| 11 | Parthouse | m2 | 211 |
| 12 | Artificial mountain | no. | 2 |
| 13 | Store-house | no. | 321 |
| 14 | Kitchen | m ² | 173 |
| 15 | Charnel-house | m ² | 18 |
| 16 | Outhouse | m2 | 23 |
| 17 | Toilet | m2 | 69 |
| 18 | Workshop and substructures | m2 | 1,312 |
| 19 | Solid tomb | no. | 11 |
| 20 | Cement Yard | m ² | 1,537 |
| 21 | Concrete pillars | m3 | 2 |
| 22 | Brick fence | m2 | 22 |
| Annual Crops | | | |
| 1 | Cassava, sugar cane | m ² | 85 |
| 2 | Chinese spinach | m ² | 1,765 |
| 3 | Lotus | m2 | 14,681 |
| Trees | | | |
| 1 | Cajuput (timber), Eucalyptus, Acacia, tropical almond, tamarind | tree | 240,723 |
| 2 | Papaya, banana, pineapple | tree | 5,785 |

| | Items | Unit | Quantity |
|----|--|------|----------|
| 3 | Mango, grape, Jack-fruit, longan | tree | 8,871 |
| 4 | Coconut, plum, custard-apple, areca, orange, lemon | tree | 6,382 |
| 5 | Small Lemon grass, poon | tree | 1,691 |
| 6 | Bamboo | tree | 326 |
| 7 | Nipa palm, bruguiera parviflora | tree | 11,326 |
| 8 | Small cajuput, cycas, ochna, Annona reticulata | tree | 34,136 |
| 9 | Big Annona reticulata, Ochna, Ornament trees | tree | 5,898 |
| 10 | Guava, other fruit trees | tree | 133 |

*Aquaculture crops will be based on the total land area of fishpond.

III. PROJECT ENTITLEMENTS

11. Payment for Land and Non-Land Assets and Cash Allowance for Timely Moving.

For this Updated RP, project entitlements will only cover for payment for land and non-land assets (including aquaculture products) and cash allowance for timely moving for the 13 households who own idle agricultural land. As per agreed RP, below are the project entitlements. All 165 are legal owners of land. The full entitlement matrix as per approved RP is found in Annex 1. Specific allowances as per approved RP are currently being determined and will be reflected in the Stage 2 Updated RP.

12. Entitlements on land and non-land assets fully follow the approved RP. The following decisions issued by PC of HCMC are :

- Decision No. 17/2008/QĐ-UBND dated 14 March 2008 regarding “Regulations on compensation, supports and resettlement for land acquired by the government in HCMC”;
- Document No. 950/UBND-ĐTMT to accept the ADB’s involuntary resettlement policies applying for the HLD Expressway construction project in district 9.

Table 5: Project Entitlements for Land and Non-Land Assets

| Impacts | Eligible HHs | Project Entitlements |
|--|---|--|
| Impacts on Agricultural intermixed with Residential Land | 158 HHs with LURC | <ul style="list-style-type: none"> • Cash compensation at current market value. • Households will be free from paying transaction costs such as administrative charges, taxes and registration and titling costs). |
| Residential Land | 7 HHs | <ul style="list-style-type: none"> • Cash compensation at current market value OR plot of land or apartment unit at government relocation sites. • Households will be free from paying transaction costs such as administrative charges, taxes and registration and titling costs). |
| Houses and Structures | 34 HHs with main house + HHs with secondary structures | <ul style="list-style-type: none"> • Cash compensation at replacement cost (100% value- no deduction for depreciation or salvageable materials); <p>Note: For poor and vulnerable households with less than the value of a Class-4 house, will be given additional cash assistance to improve new house to meet the minimum standard house in the area (to be reflected in Stage 2 Updated RP.</p> <p>HHs without other house to live while waiting for resettlement will be arranged a temporary house or support for house renting fee. These types of assistance will be part of Updated RP (Stage 2).</p> |

| Impacts | Eligible HHs | Project Entitlements |
|----------------------|--------------|---|
| Crops and Trees | 165 HHs | <ul style="list-style-type: none"> Cash compensation for crops or tree at replacement cost; For perennial trees, cash compensation at replacement cost equivalent to current market value given the type, age and productive value (future production) at the time of compensation. Cash compensation for pre-harvesting aquaculture products at replacement cost but not for harvestable products at the time of compensation. |
| Aquaculture Products | | <ul style="list-style-type: none"> Compensation is based on current market value of fish/aquaculture products. |
| Bonus Allowance* | 13 HHs | <ul style="list-style-type: none"> Cash assistance for timely moving at 2,500,000 VND per household. |

*The land owned by the 13 households are idle residential land.

IV. RELOCATION STRATEGY

13. **Relocating Households.** Twenty four households whose house will be partially affected will be able to rebuild their house on remaining residential land. These households will be paid in cash at replacement cost for their affected land and structures.

14. There are 7 households who will lose all their residential land and will be required to relocate. During the consultation meetings held from 31 March to 2 April 2009 and at the time of DMS, DCC offered the seven affected households to either purchase a plot/apartment or opt for cash compensation. The households opted for cash payment. They want to be compensated at current market value so they will be able to purchase the land themselves since there is an active land market in HCMC.

15. There are two sites (land or apartment block) available for relocating households to purchase. Prices of the two sites are regulated by the PC, meaning, it will be lower than the commercial value of the plot because these households are affected by the Project. Moreover, CPC Decision No. 17/QD (14 March 2008) also regulates that poor households whose land are acquired but do not have sufficient cash to pay for apartment or residential plots in the resettlement area will be offered for a 15-year deferred payment. Location of the two sites is shown in Annex 2.

- Residential land at block “L” in Long Buu resettlement site, Long Binh – Long Thanh My Ward, district 9. The site belongs to the High Technology Zone Project. The site has all the required facilities and infrastructure.

Table 6: Relocation Site Features

| No. | Features | Size |
|-----|--|---|
| 1 | Total area of resettlement site | 162.191 m ² |
| 2 | Total number of land lot | 657 |
| 3 | Villa Total area Construction size | 115 240-300m ² /house 112m ² /house |
| 4 | Associated villa Total area Construction size | 168 140-160 m ² /house 98m ² |
| 5 | Associated street house Total area Construction size | 374 100-120m ² /house 70m ² |
| 6 | Total construction size Construction density | 54219 33,4% |

- Apartments – C4 Apartment Building Hiep Phuoc Ward.

16. The relocating households are now reviewing these options and will advise the resettlement board on whether or not they find their own plot of land or purchase lot or apartment at the two sites stated above. Their final decision will be reflected in the resettlement progress report. As per civil works schedule, the Project will provide ample time to the seven relocating households to find replacement residential land or relocate to the relocation sites. Construction works will start on land without main structures.

V. REHABILITATION STRATEGY

17. **Losing more than 10% of Productive (Income Generating) Assets.** Twenty households were found to be losing more than 10% of agricultural land, however, as mentioned earlier, most of the land categorized as agricultural land are either unused or idle. Land are for speculation purposes. With the exception of 3 households who claimed they are farmers/fishpond owners, main source of income of the 19 households are not derived from farming/aquaculture as they have other sources of income from trade and business. The 3 farmers (Truong Thi Moi, Ly Van Binh and Le Van Duc) have remaining land that are still considered viable. Income ranges from 1.5 million VND to 6 million VND per household. All 165 households want cash payment and cash assistance for their affected land. It should be noted that households who have land-based source of livelihood will still be entitled to participate in the income restoration program being designed by the Project in consultation with the affected households.

Table 7: HHs losing more than 10% and are involved in land-based income

| Name of Households | Total Land Area | Affected Land | Remaining Land | Notes |
|--------------------|-----------------|---------------|----------------|--|
| Truong Thi Moi | 8,000.0 | 5,144.3 | 2855.7 | Engaged in pig breeding and planting ornamental plants. Also engaged in trade. Remaining land still viable |
| Ly Van Binh | 10,334.0 | 2,356.8 | 7,978.2 | Remaining land still viable |
| Le Van Duc | 14540.0 | 3,660.8 | 10,879.2 | Remaining land still viable |

18. **Vulnerable Households.** The result from DMS shows that there are 15 vulnerable households who are categorized by the local authorities as either poor or "social policy households" (6 households in Phu Huu ward, 2 households in Long Truong and 7 households in Long Phuoc). However, based on interview with households and further investigations by the resettlement team, it was found that there are 2 more households who are poor and require social support. As a result, there exist **17** vulnerable households in District 9. See Annex 3 for additional information on each household

Table 8: Vulnerable HHs

| Vulnerable groups | Number of HHs |
|--|---------------|
| Poor HHs | 6 |
| Social policy HHs | 6 |
| Disabled HHs | 1 |
| Disabled and poor HHs | 2 |
| Poor HHs (not considered by local authorities but they are considered poor and requires additional assistance) | 2 |

| Vulnerable groups | Number of HHs |
|-------------------|---------------|
| Total | 17 |

19. Cash assistance will be provided to these households. During relocation, vulnerable households will be supported with different levels. In case of one HH belongs to several vulnerable categories, they will be given the highest level of support only. This approach would support vulnerable households to re-establish their life and production. The type of assistance for vulnerable households will be reflected in the Updated RP-Stage 2.

20. At the time of writing of this Updated RP, the livelihood specialists from the TA Loan consultants are now working closely with the affected households and local authorities in designing suitable income restoration program for the affected households in District 9. A separate report will be provided to ADB for review and concurrence before implementing the income restoration programs. It is expected that the IRP program for HCMC will be submitted to ADB by end July 2009.

VI. ETHNICITY AND GENDER ISSUES

21. **Ethnic Minorities.** There are no affected ethnic minorities in District 9.

22. **Gender.** It is stipulated in the Constitution of Viet Nam that the status of women is equal to that of men. In order to tackle gender issues in the Project, gender considerations are mainstreamed into all resettlement activities. The main activities relating to gender issue are summarized and presented below:

- Attendance of women was observed in the consultation meetings held in affected communities (see Table below).

Table 9: Attendance of women in consultation meetings

| Consultation meetings (Date, venue and subjects) | Number of Affected persons attending meetings | Percentage of women |
|---|---|---------------------|
| Date: 27-28/8/2008 In Phu Huu, Long Truong and Truong Thanh wards. Announcement of Comprehensive compensation and resettlement plan | Phu Huu: 35 persons Long Truong: 25 persons Truong Thanh: 2 persons | 41.94% |
| Date: 29-30/10/2008 In Phu Huu, Long Truong wards; Group discussion on needs of severely affected HHs | Phu Huu: 17 persons Long Truong: 13 persons | 63.33% |
| Date: 31/3 to 2/4/2009 Long Truong, Long Phuoc and Phu Huu Community consultation on the draft updated RP | Long Truong and Truong Thanh: 35 persons Long Phuoc: 45 persons Phu Huu: 37 persons | 43.59% |

- The presence of women as members in District Compensation Council (DCC) was identified. The People Committee in District 9 officially decided inclusion of local women in decision –making process of compensation, support, resettlement and land clearance of HLD project. There are 8 female out of 25 members in total. The fact that female representatives join in DCC and supervising organizations and take part in implementation has made gender strategies more effective.

- Inquiries relating to women are included in questionnaire for affected and vulnerable households used in Socio- Economic Survey and Detailed Measurement Survey (DMS). The result of survey shows that the rate of households headed by women is 45.6%, implicating that women have right to answer and express their ideas in issues relating to compensation and resettlement of their families. In the course of interview survey to women, 29 interviewees out of 38 stated that they joined in meetings to discuss compensation and resettlement of HLD project and their ideas were respected. Despite of high presence of women in family and high participation of them in public meetings, their opinions tend to be not fully heard within the families, implying that the gender inequality inside family has to be duly taken into account.

23. The following steps will be followed during implementation process of compensation and resettlement activities:

- Both husband and wife will have their names in land use right certificate when they receive land or apartment in resettlement sites.
- In community meetings or workshops relating to compensation and resettlement, female participants will be invited and encourage them to express their opinions about practical issues relating to their daily lives.
- Single mothers and households headed by women will be assisted in preparation of documents of compensation, resettlement as well as to provide advise about legal procedure if required.
- Additional cash or in-kind assistance (such as provision of labor, vehicle) will be provided to help relocate the elderly, the disabled, and households headed by women.
- Close monitoring will be carried out by the PMU and external monitor during implementation.

VII. CONSULTATION AND DISCLOSURE ACTIVITIES

24. A Project brochure, which covers a brief description about the Project, proposed project schedule (from planning to construction), activities to be carried out during RP preparation (census, social surveys, valuation, etc.) and contact persons of VEC, was prepared for distribution to each affected household. Announcements were also done using loudspeakers in the wards for 7 consecutive days prior to the public meetings.

25. Consultation meetings were conducted from August to October 2007 and December 2007 – January 2008 during IOL. During RP updating, the Project organized consultation meetings with the affected households from August 2008 to April 2009. Separate meetings were also held with poor and vulnerable households to assess the special needs of these groups as part of determining the necessary cash and in-kind assistance and the income restoration program. Expectations as well as concerns of affected persons also were recorded in these meetings.

26. With regard to disclosure of the updated RP, key information in the updated RP were disclosed to affected people through community consultation workshops which were held on 31 March and 1-2 April 2009. Copies of public information booklet (PIB) were distributed to the APs. The PIB has the following information: (i) a brief background of the Project, specifically the civil works to be undertaken, (ii) a broad indicative time scale for the implementation of the project and the adverse social impacts, (iii) compensation cost, (iv) relocation plan, (v) livelihood

restoration strategy; (vi) the entitlements due to the households, included in a summary entitlement matrix, (vii) procedures to hear and redress grievances; (viii) monitoring and evaluation procedures. For non-literate households, the PIB were disclosed during the meetings and through the assistance of neighbors and commune officials.

Table 10: Summary of Consultation Meetings

| Date/Time/Venue; Topic | Organization Responsible | No. of APs (No of Males & No. of Females): | Issues Raised/Agreements Reached |
|--|--|---|--|
| Date: 27 August 2008 8:00 AM-10:30AM; Phu Huu ward; 14:00-16:00: Long Phuoc ward Announcement of Comprehensive compensation and resettlement plan | DCC of district 9; PC of wards Resettlement consultants | In Phu Huu: 35 persons (20 males and 15 females) In Long Phuoc: 43 persons (No of males and females not available) | Affected people support the project; They agreed with compensation price of residential land, but not for agricultural land. The price of agricultural land in the area should be VND 700,000-800,000 per square meter. |
| Date: 28 August 2008; 8:00 AM-10:30AM Long Truong ward; Announcement of Comprehensive compensation and resettlement plan | DCC of district 9; PC of wards Resettlement consultants | Long Truong: 25 persons; (14 males and 11 females); Truong Thanh: 2 persons, all males | Affected people support the project; They did not agree with the compensation price of agricultural land. |
| Date: 29 October 2008 13:00-16:30; Phu Huu ward Group discussion on needs of severely affected HHs | PC of Phu Huu ward Livelihood and resettlement consultants | 17 persons (5 males and 12 females) | Needs of affected people for restoring income and opinions on resettlement options were recorded. |
| Date: 30 October 2008 8:00 AM-11:00 AM Long Truong ward Group discussion on needs of severely affected HHs | PC of Long Truong ward Livelihood and resettlement consultants | 13 persons (6 males and 7 females) | Needs of affected people for restoring income and opinions on resettlement options were recorded. |
| Date: 31 March 2009 14:00-16:30 Long Truong ward Community consultation on the draft updated RP | DCC of district 9; PC of Long Truong ward Resettlement consultants | 35 affected persons from Long Truong and Truong Thanh wards. | Affected persons agreed with the Draft Updated RP, but they want to know more detail the Income Restoration Programs and how it will be implemented. |
| Date: 1 April 2009 8:30-11:30 Long Phuoc ward Community consultation on the draft updated RP | DCC of district 9; PC of Long Phuoc ward Resettlement consultants | 45 affected persons (27 males and 18 females) | Affected persons agreed with the Draft Updated RP. They were informed more detail support policy and resettlement sites. |
| Date: 2 April 2009 14:00-16:30 Phu Huu ward Community consultation on the draft updated RP | DCC of district 9; PC of Phu Huu ward Resettlement consultants | 37 affected persons (19 males and 18 females) | Affected persons agreed with the Draft Updated RP, specially the new compensation price for agricultural land. Concerns of participants on issues raised during the DMS process were explained. |

VIII. RP BUDGET

27. **Establishment of Unit Rates.** SEPMU engaged the services of Southern Information and Valuation Corporation (SIVC) as external valuer. Compensation rates for residential and

agricultural land were identified in Valuation Certificate No. Vc 08/07/54/CCTT-BDS, issued on 05/7/2008 by the Southern Information and Valuation Corporation (SIVC). Then, the People's Committee of Ho Chi Minh City issued the decision No. 4645/UBND_ĐTMT dated 23/7/2008 to approve the compensation rate for affected land of the HLD project. In this decision, rates of residential land was based on the rates determined in the Valuation Certificate, but the rates of agricultural land were the rates set by the People's Committee of Ho Chi Minh City that is being applied for the whole city. Affected households did not agree with the approved rates of agricultural land. Because of this, VEC requested SIVC to re-value the rates of agricultural land. As a result, on 6 May 2009 Valuation Certificate No. Vc 09/05/41/CCTT-BDS regarding compensation rates for agricultural land was provided by SIVC. Finally, PC of HCMC issued the decision No. 2210/UBND-ĐTMT dated 20 May 2009 to approve the compensation rates for some wards and it was supplemented by Decision no 449/TTr-BBT dated 9 June 2009 to cover all wards. The report of the external valuer and HCMC PC decision are attached as Annex 4.

Table 11: Project Rates for Land

| Street name- Location | | Rates in the valuation certificates | Rates approved by PC of HCMC. (Decision No. 2210/UBND-ĐTMT) |
|--|---|-------------------------------------|--|
| 1. Bung Ông Thoàn Street | | | |
| Residential land | Street-front | 6,783,000 | 6,783,000 |
| | Non Street-front (3-5m). Lane class 1 location 2 | 4,748,000 | 4,748,000 |
| Agriculture intermixed with residential land | | | |
| Annual crops land | Street-front | 1,800,000 | 1,800,000 |
| | Non Street-front (3-5m). Lane class 1 location 2 | 1,200,000 | 1,200,000 |
| Perennial tree land | Street-front | 1,980,000 | 1,980,000 |
| | Non Street-front (3-5m). Lane class 1 location 2 | 1,320,000 | 1,320,000 |
| 2. Nguyễn Duy Trinh street | | | |
| Residential land | Street-front | 8,456,000 | 8,456,000 |
| | Non Street-front (< 5m). Lane class 1 location 2 | 5,500,000 | 5,500,000 |
| Agriculture intermixed with residential land | | | |
| Annual crops land | Street-front | 2,025,000 | 2,025,000 |
| | Non Street-front (< 5m). Lane class 1 location 2 | 1,350,000 | 1,350,000 |
| Perennial tree land | Street-front | 2,250,000 | 2,250,000 |
| | Non Street-front (< 5m). Lane class 1 location 2 | 1,500,000 | 1,500,000 |
| 3. Inter-wards street | | | |
| Residential land | Street-front | 7,538,000 | 7,538,000 |
| | Non Street-front (3 - 5m). Lane class 1 location 2 | 4,900,000 | 4,900,000 |
| Agriculture intermixed with residential land | | | |
| Annual crops land | Street-front | 1,800,000 | 1,800,000 |
| | Non Street-front (3 - 5m). Lane class 1 location 2 | 1,200,000 | 1,200,000 |
| Perennial tree land | Street-front | 1,980,000 | 1,980,000 |
| | Non Street-front (3 - 5m). Lane class 1 | 1,320,000 | 1,320,000 |

| Street name- Location | | Rates in the valuation certificates | Rates approved by PC of HCMC. (Decision No. 2210/UBND-ĐTMT) |
|--|--|-------------------------------------|--|
| | location 2 | | |
| 4. Tam Đa street | | | |
| Residential land | Street-front | 4,800,000 | 4,800,000 |
| | Non Street-front (1 - 3m). Lane class 1 location 3 | 3,360,000 | 3,360,000 |
| Agriculture intermixed with residential land | | | |
| Annual crops land | Street-front | 1,125,000 | 1,125,000 |
| | Non Street-front (1 - 3m). Lane class 1 location 3 | 750,000 | 750,000 |
| Perennial tree land | Street-front | 1,275,000 | 1,275,000 |
| | Non Street-front (1 - 3m). Lane class 1 location 3 | 850,000 | 850,000 |
| 5. Trường Lưu Street | | | |
| Residential land | Street-front | 4,000,000 | 4,000,000 |
| | Non Street-front (1 - 3m). Lane class 1 location 3 | 2,600,000 | 2,600,000 |
| Agriculture intermixed with residential land | | | |
| Annual crops land | Street-front | 1,125,000 | 1,125,000 |
| | Non Street-front (1 - 3m). Lane class 1 location 3 | 750,000 | 750,000 |
| Perennial tree land | Street-front | 1,275,000 | 1,275,000 |
| | Non Street-front (1 - 3m). Lane class 1 location 3 | 850,000 | 850,000 |
| 6. Long Phước street | | | |
| Residential land | Street-front | 4,745,000 | 4,745,000 |
| | Non Street-front (3 - 5m). Lane class 1 location 2 | 3,320,000 | 3,320,000 |
| Agriculture intermixed with residential land | | | |
| Annual crops land | Street-front | 1,174,500 | 1,174,500 |
| | Non Street-front (3 - 5m). Lane class 1 location 2 | 783,000 | 783,000 |
| Perennial tree land | Street-front | 1,305,000 | 1,305,000 |
| | Non Street-front (3 - 5m). Lane class 1 location 2 | 870,000 | 870,000 |
| 7. Đỗ Xuân Hợp street | | | |
| Residential land | Street-front | 8,472,000 | 8,472,000 |
| | Non Street-front (2 - 4m). Lane class 1 location 2 | 5,500,000 | 5,500,000 |
| Agriculture intermixed with residential land | | | |
| Annual crops land | Street-front | | |
| | Non Street-front (2 - 4m). Lane class 1 location 2 | 1,350,000 | 1,350,000 |
| Perennial tree land | Street-front | | |
| | Non Street-front (2 - 4m). Lane class 1 location 2 | 1,500,000 | 1,500,000 |

| Street name- Location | | Rates in the valuation certificates | Rates approved by PC of HCMC. (Decision No. 2210/UBND-ĐTMT) |
|--|--|-------------------------------------|--|
| 8. Street No. 12 | | | |
| Residential land | Street-front | 3,970,000 | 3,970,000 |
| | Non Street-front (1 - 2m). Lane class 1 location 4 | 2,382,000 | 2,382,000 |
| Agriculture intermixed with residential land | | | |
| Annual crops land | Street-front | 1,035,000 | 1,035,000 |
| | Non Street-front (1 - 2m). Lane class 1 location 4 | 690,000 | 690,000 |
| Perennial tree land | Street-front | 1,147,500 | 1,147,500 |
| | Non Street-front (1 - 2m). Lane class 1 location 4 | 765,000 | 765,000 |

28. For structures, compensation price are derived from following decisions issued by PC of HCMC. It should be noted that Decision 92/2008 dated 26 December 2008 provides adjustment of prices to reflect current market value of structures.

- Decision No. 12/2008/QĐ-UBND dated 20 February 2008 issuing the rates of physical structures and houses.
- Decision No. 64/2008/QĐ-UBND dated 31 July 2008 amending some articles of decision no. 12/2008/QĐ-UBND and articles no. 25, 26, 27 of decision No. 17/2008/QĐ-UBND on the price of land and non-land assets dated 14 March 2008.
- Decision No. 92 /2008/QĐ-UBND dated 26 December 2008 regarding the Adjustment-factor (1.3) will be applied for calculating rates according to decision No. 12/2008/QĐ-UBND and No. 64/2008/QĐ-UBND.

29. For crops and trees compensation price are derived from decision No. 17/2008/QĐ-UBND on issued by Ho Chi Minh City PC on 14 March 2008. The rates were announced in July 2008 and the rates were accepted by the affected households. There were no requests from the affected households to adjust the rates as they find the rates acceptable.

30. **Compensation Plan.** The Summary DMS or "compensation plan" showing detailed information on affected land and non-land assets and corresponding payment are provided in Annex 5. Each compensation plan was presented to all households for review. All households agreed and signed the compensation plan.

31. Total cost for land and non-land assets for the 165 households is **335,933,638,385 VND**. The total cash allowance for timely moving for the 13 households is 32,500,000 VND.

Table 12: Cost of Land and Non-Land Assets

| Ward | In VND |
|--|------------------------|
| Phu Huu | 173,410,860,960 |
| Truong Thanh | 4,176,460,000 |
| Long Truong | 82,683,102,100 |
| Long Phuoc | 75,663,215,325 |
| Total Cost | 335,933,638,385 |
| Bonus Allowance for Timely Moving | 32,500,000 |
| Total Cost | 335,966,138,385 |

IX. INSTITUTIONAL ARRANGEMENTS

32. The HCMC resettlement board was established prior to DMS. SEPMU, together with the resettlement consultants from the TA Loan, are working closely with the Peoples' Committee and resettlement board. The resettlement consultants (one international and one national) are supported by two national livelihood specialists and they are all working full time. Their contract has been extended until December 2009. It is expected that the Loan Supervision Consultants will be mobilized in December 2009/January 2010. The TA Loan Consultants and Loan Supervision Consultants will have at least one month overlap to properly hand-over remaining resettlement activities.

X. INTERNAL AND EXTERNAL MONITORING

33. SEPMU will submit quarterly progress reports will be submitted to ADB. An external monitor has been engaged and quarterly monitoring reports have been submitted to SEPMU and ADB. All monitoring reports will be uploaded on the ADB website.

XI. IMPLEMENTATION SCHEDULE

34. Disbursement of payment to APs for land and non-land assets will commence as soon as this Updated RP is approved by ADB. The Stage 2 Updated RP will be submitted to ADB no later than 30 July 2009. Households will not be required to clear the land or relocate until full payments (compensation for land and non-land assets and allowances) are disbursed. See implementation schedule below.

Table 13: Implementation Schedule

| Year | 2008 | | | 2009 | | | | | | | July 09 - 2010 |
|--|------|-----|-----|------|-----|-----|-----|-----|-----|-----|----------------|
| Works items | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | |
| Consultation with AHs | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ➔ |
| Detailed Measurement Surveys | | | ■ | ■ | ■ | ■ | | | | | |
| Social survey of vulnerable and severely affected households | ■ | ■ | ■ | ■ | | | | | | | |
| Replacement cost Survey | | | ■ | ■ | ■ | | | | | | |
| Identification and design Resettlement sites | | | | ■ | ■ | ■ | | | | | |
| Prepare Draft URP (Stage 1) | | | | ■ | ■ | ■ | | | | | |
| Public disclose | | | | | | ■ | ■ | ■ | ■ | | |
| Finalize and Submit to ADB for approval | | | | | | ■ | ■ | ■ | ■ | | |
| Review and approval URP (Stage1) | | | | | | | | | ■ | ■ | |
| Implementation of URP (Stage 1) | | | | | | | | | ■ | ■ | ➔ |
| Submission of Draft URP (Stage2) | | | | | | | | | ■ | ■ | |
| Approval of URP (Stage 2) | | | | | | | | | ■ | ■ | |
| Implementation of URP (Stage2) | | | | | | | | | ■ | ■ | |
| Design and Implementation of IRP** | | | | | | | | | ■ | ■ | ➔ |
| Construction Activities* | | | | | | | | | ■ | ■ | ➔ |
| Internal monitoring (Qtrly) | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | |
| External monitoring (Qtrly) | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | |

* Construction will start on areas where full payment has been disbursed to AHs and areas where there are no houses.

Stage 1 URP - Payment for Land and Non-Land Assets for 165 HHs

Stage 2 URP - Payment for Land and Non-Land Assets for 48 HHs + Payment of Allowances to 231 HHs

** Income Restoration Program is being designed in consultation with AHs. It will be submitted to ADB for review prior to implementation