Viet Nam: Central Region Rural Water Supply and Sanitation Sector Project

WATER SUPPLY AND SANITATION OF DIEN YEN COMMUNE – DIEN CHAU DISTRICT, NGHE AN PROVINCE

CURRENCY EQUIVALENTS
(as of 6 July 2015)

Currency unit – dong (D)

D1.00 = $0.000046
$1.00 = D21,723

ABBREVIATIONS

ADB – Asian Development Bank
AH – Affected Household
AP – Affected Person
CARB – Compensation Assistance Resettlement Committee
CSC – Design-Build Construction Supervision Consultant
CPC – Commune People’s Committee
CPMU – Central Project Management Unit
CVWU – Communual Vietnam Women’s Union
D&B – Design and Build
DARD – Department of Agriculture and Rural Development, Provincial
DPC – District People’s Committee
EARF – Environmental Assessment and Review Framework
EC – Environmental Protection Commitment
EIA – Environmental Impact Assessment
EMoP – Environmental Monitoring Plan
EMP – Environmental Management Plan
EO – Environmental Officer
FS – Feasibility Study
GoV – Government of Vietnam
IEE – Initial Environmental Examination
lpd – liters per capita per day
LARC – Land Acquisition and Resettlement Completion Report
LARP – Land Acquisition and Resettlement Plan
MARD – Ministry of Agriculture and Rural Development
MOH – Ministry of Health
MONRE – Ministry of Natural Resources and Environment
MOU – Memorandum of Understanding
NCERWASS – National Centre for Rural Water Supply and Environmental Sanitation
NGO – Non-governmental Organization
O&M – Operation and Maintenance
ODA – Official Development Assistance
OHS – Occupational Health and Safety
OU – Operating Unit
PCERWASS – Provincial Centre for Rural Water Supply and Environmental Sanitation
PIA – Project Implementation Assistance
PPC – Provincial People’s Committee
PPMU – Provincial Project Management Unit
Project – Central Region Rural Water Supply and Sanitation Sector Project
PVWU – Provincial Vietnam Women’s Union
REA – Rapid Environmental Assessment

NOTE

In this report, "$" refers to US dollars.
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CENTRAL REGIONS RURAL WATER SUPPLY AND SANITATION SECTOR PROJECT

{ADB Loan No. 2609-VIE(SF)}

UPDATED LAND ACQUISITION AND RESETTLEMENT PLAN

WATER SUPPLY AND SANITATION OF DIEN YEN COMMUNE – DIEN CHAU DISTRICT, NGHE AN PROVINCE

Document stage: Implementation
Loan number: 2609
February, 2014

The updated Resettlement Planning document is the property of the Borrower. The views expressed herein do not necessary represent those of the ADB Board of Director, Management or staff and may be preliminary in nature.
NOTE

(i) The fiscal year (FY) of the Government of Viet Nam ends on 31 December. FY before a calendar year denotes the year in which the fiscal year ends, e.g., FY2012 ends on December 31 2012.

(ii) In this report, "$" refers to US dollars.
<table>
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<tr>
<th>Abbreviation</th>
<th>Full Form</th>
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<tr>
<td>ADB</td>
<td>Asian Development Bank</td>
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<tr>
<td>CARB</td>
<td>Compensation, Assistance and Resettlement Board</td>
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<td>CPC</td>
<td>Commune People’s Committee</td>
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<td>DMS</td>
<td>Detailed Measurement Survey</td>
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<td>DP</td>
<td>Displaced Person</td>
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<td>DONRE</td>
<td>Department of Natural Resources and Environment</td>
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<td>DPC</td>
<td>District People’s Committee</td>
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<td>GOV</td>
<td>Government of Viet Nam</td>
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<tr>
<td>HH</td>
<td>Household</td>
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<tr>
<td>IOL</td>
<td>Inventory of Losses</td>
</tr>
<tr>
<td>LURC</td>
<td>Land Use Rights Certificate</td>
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<tr>
<td>NGO</td>
<td>Non-governmental Organization</td>
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<tr>
<td>PIB</td>
<td>Public Information Booklet</td>
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<tr>
<td>PPC</td>
<td>Provincial People’s Committee</td>
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<tr>
<td>PPMU</td>
<td>Provincial Project Management Unit</td>
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<tr>
<td>RCS</td>
<td>Replacement Cost Study</td>
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<tr>
<td>RP</td>
<td>Resettlement Plan</td>
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<td>SES</td>
<td>Socio-Economic Survey</td>
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### Definition of terms

<table>
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<th>Term</th>
<th>Definition</th>
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<tr>
<td>Affected person / Affected household</td>
<td>Means any person, household, firm or private institution who, on account of changes resulting from the Project, or any of its phases or subprojects, will have its (i) standard of living adversely affected; (ii) right, title or interest in any house, land (including residential, commercial, agricultural, forest, salt mining and/or grazing land), water resources or any other moveable or fixed assets acquired, possessed, restricted or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence or habitat adversely affected, with or without displacement. In the case of affected household, it includes all members residing under one roof and operating as a single economic unit, who are adversely affected by a project or any of its components.</td>
</tr>
<tr>
<td>Detailed Measurement Survey</td>
<td>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 AP earlier done during RP preparation. The final cost of resettlement can be determined following completion of the DMS.</td>
</tr>
<tr>
<td>Compensation</td>
<td>Means payment in cash or in kind to replace losses of land, housing, income and other assets caused by the Project. All compensation is based on the principle of replacement cost, which is the method of valuing assets to replace the loss at current market rates, plus any transaction costs such as administrative charges, taxes, registration and titling costs.</td>
</tr>
<tr>
<td>Cut-off date</td>
<td>Means the date of completing DMS for which land and/or assets affected by the Project are measured. The AP will be informed of the cut-off date for each subproject component, and any people or assets that settle in the subproject area after the cut-off date will not be entitled to compensation and assistance under the subproject.</td>
</tr>
<tr>
<td>Ethnic minority</td>
<td>People with a group status having a social or cultural identity Distinct from that of the dominant or mainstream society.</td>
</tr>
<tr>
<td>Entitlement</td>
<td>Refers to a range of measures comprising compensation, income restoration support, transfer assistance, income substitution, relocation support, etc. which are due to the AP, depending on the type and severity of their losses, to restore their economic and social base.</td>
</tr>
<tr>
<td>Host community</td>
<td>Means the community already in residence at a proposed resettlement or relocation site.</td>
</tr>
<tr>
<td>Income restoration</td>
<td>is the re-establishment of sources of income and livelihood of the affected households.</td>
</tr>
<tr>
<td>Income restoration program</td>
<td>A program designed with various activities that aim to support AP to recover their income / livelihood to pre-project levels. The program is designed to address the specific needs of the AP based on the socioeconomic survey and consultations.</td>
</tr>
<tr>
<td>Inventory of Losses</td>
<td>This is the process where all fixed assets (i.e., lands used for residence, commerce, agriculture, including ponds; dwelling units; stalls and shops; secondary structures, such as fences, tombs, wells; trees with commercial value; etc.) and sources of income and livelihood inside the Project right-of-way (PROJECT AREA) are identified, measured, their owners identified, their exact location pinpointed, and their replacement costs calculated. Additionally, the severity of</td>
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impact to the affected assets and the severity of impact to the livelihood and productive capacity of AP will be determined

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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<tbody>
<tr>
<td>Land acquisition</td>
<td>Refers to the process whereby an individual, household, firm or private institution is compelled by a public agency to alienate all or part of the land it owns or possesses to the ownership and possession of that agency for public purposes in return for compensation at replacement costs</td>
</tr>
<tr>
<td>Rehabilitation</td>
<td>This refers to additional support provided to AP losing productive assets, incomes, employment or sources of living, to supplement payment of compensation for acquired assets, in order to achieve, at a minimum, full restoration of living standards and quality of life</td>
</tr>
<tr>
<td>Relocation</td>
<td>This is the physical relocation of an AP from her/his pre-project place of residence and/or business</td>
</tr>
<tr>
<td>Resettlement and Ethnic Minorities Development Plan</td>
<td>A plan for resettlement of an ethnic minority population, combining the resettlement plan with specific ethnic minority concerns and cultural sensitivity for the specific needs of the ethnic minority groups</td>
</tr>
<tr>
<td>Replacement cost</td>
<td>The amount needed to replace an affected asset net of transaction costs such as administrative charges, taxes, registration and titling costs</td>
</tr>
<tr>
<td>Replacement Cost Study</td>
<td>This refers to the process involved in determining replacement costs of affected assets based on empirical data</td>
</tr>
<tr>
<td>Resettlement</td>
<td>This includes all measures taken to mitigate any and all adverse impacts of a project on AP property and/or livelihoods, including compensation, relocation (where relevant), and rehabilitation as needed</td>
</tr>
<tr>
<td>Resettlement Plan</td>
<td>This is a time-bound action plan with budget setting out compensation and resettlement strategies, objectives, entitlement, actions, responsibilities, monitoring and evaluation</td>
</tr>
<tr>
<td>Severely affected households</td>
<td>This refers to affected households who will (i) lose 10% or more of their total productive land and/or assets, (ii) have to relocate</td>
</tr>
<tr>
<td>Stakeholders</td>
<td>Individuals, groups, or institutions that have an interest or stake in the outcome of a project. The term also applies to those potentially affected by a project. Stakeholders include land users, country, regional and local governments, implementing agencies, project executing agencies, groups contracted to conduct project activities at various stages of the project, and other groups in the civil society which may have an interest in the project</td>
</tr>
<tr>
<td>Vulnerable groups</td>
<td>These are distinct groups of people who might suffer disproportionately or face the risk of being further marginalized by the effects of resettlement and specifically include: (i) female headed households with dependents, (ii) disabled household heads (iii) households falling under the generally accepted indicator for poverty, (iv) children and the elderly households who are landless and with no other means of support, and (v) landless households</td>
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EXECUTIVE SUMMARY

The Central Region Water Supply and Sanitation (CRWSS) Project funded by ADB Loan No. 2609-VIE aims to improve the rural environment and enhance poverty reduction activities in six provinces of the Central Region of Vietnam, namely, Thanh Hoa, Nghe An, Ha Tinh, Quang Binh, Quang Nam and Binh Dinh provinces, located in the North and South Central Region.

The Project’s outcome is expected to provide access to clean water and improve environmental sanitation for 350,000 rural people in 24 communes in the six coastal central region provinces of Vietnam: Thanh Hoa, Nghe An, Ha Tinh, Quang Binh, Quang Nam and Binh Dinh.

Components of the subproject according to approved Feasibility Study includes:

- Construction of water supply system with a design capacity of 1,700 m³/day in order to provide domestic water for 90% local residents (13,170 current population and 14,450 population in 2020), public facilities and production areas in Dien Yen commune in 2020. Provided water must meet the standards of National Technical Regulations on drinking water quality QCVN 01:2009/BYT;

- Support to households having demand for new construction or rehabilitation of hygienic latrines, including 321 poor households, 150 female-headed households who have difficulties and 1309 non-poor households. Poor households and female-headed households shall receive grant for household latrine sub-structure (sub-structure of double composting latrine), non-poor households shall be provided loan from Sanitation Revolving Fund to construct new or rehabilitate existing latrine. This will include construction of new 170 double composting latrines and 1042 septic tanks and rehabilitation of 97 latrines.

- Construction of public latrine in Dien Yen commune

The construction of the water supply system will have the following impacts:

1) Acquired land of 30,793.5 m² is public land owned by CPC (with reserved land area of 5%)
2) Lost of livelihood for the acquired land which is leased by Mr. Nguyen Huu Binh for farming. He will lose crops, temporary structures, piggery, livestock cage (duck), trees and other assets attached to the land owned by the CPC.
3) Household of Duong Dang Nam, 1 grave need to be moved from the acquired land.
4) Household of Nguyen Van Canh, 4 graves need to be moved from the acquired land.

Resettlement Policy Framework: The overall objective of the compensation and entitlements policy of the Project is to ensure that all households affected by the subproject shall maintain, or improve their living conditions and income generation capacities at equal or better levels or conditions before the project, by compensating their losses, either physical or non-physical, as well as providing other assistance or rehabilitation measures.

Policy framework for compensation, assistance and resettlement applied to project was established based on the current laws and regulations of the Government of Vietnam on land acquisition, compensation, resettlement and rehabilitation and ADB's policies on Involuntary Resettlement stipulated in the project resettlement framework. In case of differences between the provisions of the Government and the ADB, the regulations, policies and procedures of ADB are applied. The Resettlement Policy Framework of the project is set up and approved by the Government and ADB based on the principle of ensuring fairness and maximizing the benefit of affected people irrespective of their land use rights; support special assistance for the poor and vulnerable so they can improve their lives after the compensation and resettlement.
The entitlements of affected persons (AP) are presented in the Entitlement Matrix in the Resettlement Plan and correspond to the impacts identified during the process of IOL and socio-economic survey (SES). The entitlements have been updated during project implementation to ensure that losses will be restored or improved.

**Public consultation and dissemination:** Public meetings and consultations have been organized in each affected commune during subproject preparation and implementation. These meetings were aimed at disseminating the compensation policy, rehabilitation and assistance measures; consulting opinions of AHs about compensation unit prices for affected assets, project implementation schedule; announcement of the application results of compensation unit prices, entitlements and explaining the complaint and grievance redress mechanism. The Project Information Booklet (PIB) has been prepared and provided to AHs and their communities.

**Grievance redress mechanism:** A clear 4-stage grievance redress mechanism is established in order to resolve the complaints and grievances of AHs related to the land acquisition, resettlement and compensation, in a timely and satisfactory manner. AHs have rights to lodge their complaints related to any aspects in the requirements of land acquisition and resettlement, compensation policy, entitlements, rate and compensation payment, strategies and procedures for resettlement and other rehabilitation assistance programs. In the grievance redress process, CPC and social organizations play a role in reconciliation at the commune level while DPC shall be responsible for redress of grievance at the district level, and PPC at the provincial level. The Court is the final level to resolve grievance of APs. The grievance redress mechanism was disclosed to APs during public meetings and consultations.

**Monitoring of RP Implementation:** An appropriate monitoring program and mechanism is established for close monitoring of RP implementation in order to ensure that the project resettlement implementation complies to policies of resettlement as stated in this RP and that the project key resettlement objectives are achieved. The PPMU is overall responsible in internal monitoring under support of social safeguards consultants.

**Costs and Budget for resettlement:** The compensation rate for those affected assets are applied in RP is the result of the Market Replacement Cost Survey that has been carried out in September 2013. The total budget for the sub-project is VND 2,137,142,898. Nghe An PPC has the responsibility to provide sufficient and timely the budget for payment of the compensation. The PPMU is responsible for direct payments to the APs.
1 PROJECT DESCRIPTION

1.1 Background

The Asian Development Bank (ADB) intends to provide an investment project that will contribute to the Government’s goal of providing safe water supply and improved sanitation facilities for rural households in Vietnam. The Central Region Rural Water Supply and Sanitation Sector Project (CRRWSSP) aims to improve the rural environment and enhance poverty reduction activities in six provinces of the Central Regions of Vietnam, namely, Thanh Hoa, Nghe An, Ha Tinh, Quang Binh, Quang Nam and Binh Dinh provinces, located in the North and South Central Region.

The Executing Agency (EA) for the CRRWSSP is the Ministry of Agriculture and Rural Development (MARD), with responsibility delegated to the National Centre for Water Supply and Sanitation (NCERWASS). The Implementing Agencies are the Provincial Centres for Rural Water Supply and Sanitation (PCERWASS) established in each of the 6 provinces.

Six subprojects in six target provinces were selected for project preparation for Phase 1 in January 2009. Phase 1 will involve provision of piped-water supply system and sanitation facilities in the following subprojects:

- In Thanh Hoa province, Tien Loc commune, Hau Loc district.
- In Nghe An province, Dien Yen commune, Dien Chau district.
- In Ha Tinh province, Thach Bang and Thach Kim communes, Loc Ha district.
- In Quang Binh province, Thanh Trach commune, Bo Trach district.
- In Quang Nam province, Ag Roong hamlet, A Tieng commune, Tay Giang district
- In Binh Dinh province, Tay Thuan and Tay Giang commune, Tay Son district.

Based on ADB Social Safeguards Policy, a resettlement report shall be prepared when land acquisition and resettlement activities are identified because these create impacts on people’s way of life and their livelihoods which may impoverish them. Because of these reasons, a land acquisition and resettlement plan will be prepared for all the Subprojects of CRRWSSP.

This Land Acquisition and Resettlement Plan (LARP) have been prepared specifically for Nghe An Rural Water Supply and Sanitation Project. This is based on engineering investigations and designs carried out for the Feasibility Study for the subproject.

The Nghe An LARP would need updating once the detailed design has been approved. A Detailed Measurement Survey (DMS) will be conducted to determine exact area of affected assets and properties as basis for determining compensation for losses. The result of the DMS should be reflected in the Updated/Revised Land Acquisition and Resettlement Plan.

1.2 The Nghe An Subproject Description

The Nghe An Subproject is located in Dien Yen commune, Dien Chau district of Nghe An province.

At present, water sources for domestic use are surface water, groundwater, irrigation water and rain water. Shallow dug well with a depth of 2m to 4m are contaminated with chemicals from agricultural production. Dug wells dries up during dry season.

With the construction of the new water supply project, households will have easy access to clean and safe piped-water to their houses. It is estimated that the construction will be undertaken within a period of 2 years. The long-term goal is to provide to 14,600 persons (equivalent 90% of commune population) with clean and safe piped-water by 2020.
Table 1  Components of the Water Supply System.

<table>
<thead>
<tr>
<th>Qty</th>
<th>Items</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Intake works</td>
<td>Raw water will be taken directly by gravity from the intake on irrigation channel N1 into the raw water reservoir in the water treatment plant.</td>
</tr>
<tr>
<td>1</td>
<td>Water treatment plant</td>
<td>Water treatment plant is located at North Quan Lu Lake and Dong Phuc Street, Hamlet 16, Dien Yen commune. Including raw water reservoir, raw water pumping station, water treatment works, clean water reservoir, and clean water pumping station and other auxiliary works. Total area will be acquired for water treatment plant is 30,793.5 m².</td>
</tr>
<tr>
<td>101 km</td>
<td>Distribution pipeline</td>
<td>Distribution network pipeline including main pipeline, secondary and service pipeline with total a length 101 km</td>
</tr>
<tr>
<td>1,786</td>
<td>Latrine and septic tank</td>
<td>Construction/rehabilitation of 1,786 units (in which 321 for poor HHs, 150 near poor female headed HHs, 1,309 non-poor HHs are borrowed in cash from Revolving Fund and 06 public septic tank)</td>
</tr>
</tbody>
</table>

1.3  Objectives of the Resettlement Plan

The resettlement plan is prepared to mitigate the adverse social impact of the subproject and...
ensure that the mitigation and compensation measures will enable the affected people restore if not enhance the living standards that they have before the project. To attain this, the resettlement plan will attain the following objectives:

1) Identify the area to be affected by the project and the adverse impacts on the people and the extent of losses of their economic and cultural assets and on their livelihood;

2) Determine the entitlement of the affected people for compensation and assistance based on the principle of replacement cost and the requirements of the national laws and ADB policies;

3) Describe the procedures of delivering the compensation and assistance in accordance to project policies including the mechanism to address grievances; and

4) Describe the institutional arrangement and financial requirements to implement the plan and monitor its implementation and impact.

The updated RP is based on the data gathered from the DMS and socio-economic surveys after the Detailed Design for the water supply system has been finalized and approved. The compensation rate for those affected assets applied in the updated RP is the result of the Market Replacement Cost Survey that has been carried out by an independent consultant hired by PPMU in September 2013.

During the updating of the RP, consultation with, and information disclosure to the affected people have been conducted through various meetings at all levels of communes in the affected areas of the water supply pipeline. Results of consultations have been integrated in the updated RP. The updated RP will be disseminated to the affected households.

2 SCOPE OF SUBPROJECT IMPACT

The Detailed Design was approved by PPC and the PPMU, CARB and affected people have conducted survey to compare the compensation plan (prepared by Dien Chau CARB based on the Basic Design) with the socio-economic, assets and land of affected people and the DMS survey. The results of the survey in Sep 2013 are:

2.1 Impacts on Land Acquired

- Land acquired for the water supply facilities is on the plot with an area of 37,068 m² is owned and managed by the Dien Yen Commune People’s Council (CPC), therefore, is public land. However, the CPC is leasing the land of 120,000m² to Mr. Nguyen Huu Binh household by a leasing contract for every five year period. The current five year leasing contract from January 1, 2009 till December 31, 2013. Out of which 30,793.5 m² of land will be acquired for the water supply subproject. Attached to this land are three (3) households using the land and will be directly affected. They are Nguyen Huu Binh; Duong Van Nam; and Nguyen Van Canh. (See Annex 1)

- Mr. Nguyen Huu Binh household is cultivating on several plots of land leased from CPC with the total area of 38,500 m². The water supply subproject will acquire 30,793.5 m² on the plot of leased land with area of 37,068 m². Of which 30,467.5 m² is one crop paddy land, the remaining is the land with structures (temporary tents, structures, piggery, livestock cage (duck); mortar finishing garden and pond shore, agricultural products drying bed, etc.) on the acquired land. The resident house of the affected household (Mr. Binh) is about 100 m away from the acquired land, therefore no physical relocation of Mr. Binh house. Results of DMS shown in table 2 bellow. Estimated monthly income from acquired paddy cultivation land is VND 2,962,000, equal to 6.4% of his total monthly income of Mr. Binh household.

- There are five (05) graves belong to two other households on the acquired land:
a. Mr. Duong Van Nam household: 01 grave of his relatives
b. Mr. Nguyen Van Canh: 04 graves of his relatives.

Land Acquired farmed by Nguyen Duc Binh

2.2 Impacts on house and structure

Table 2 below shows the structures and assets that are affected with the acquired public land owned by the CPC as results of DMS carried out after having detailed design approved. Most of the impacts are the structures and assets of the Nguyen Huu Binh household and 2 households will lose graves of their relatives.

<table>
<thead>
<tr>
<th>TT</th>
<th>Affected objectives/ assets, structure</th>
<th>Unit</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>1</td>
<td>Household Nguyen Duc Binh</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1</td>
<td>Temporary tents</td>
<td>m2</td>
<td>100,45</td>
</tr>
<tr>
<td>1.2</td>
<td>Piggery, livestock cage (duck) (built with roof)</td>
<td>m2</td>
<td>52,37</td>
</tr>
<tr>
<td>1.3</td>
<td>Embankment + wall built with air brick (vertical)</td>
<td>m2</td>
<td>64,09</td>
</tr>
<tr>
<td>1.4</td>
<td>Piggery, livestock cage (duck) (wall built up without roof)</td>
<td>m2</td>
<td>57,42</td>
</tr>
<tr>
<td>1.5</td>
<td>Mortar finishing garden and pond shore</td>
<td>m2</td>
<td>273,10</td>
</tr>
<tr>
<td>1.6</td>
<td>Embankment and foundation built with rubble</td>
<td>m3</td>
<td>91,58</td>
</tr>
<tr>
<td>1.7</td>
<td>Reinforced concrete slab</td>
<td>m2</td>
<td>15,60</td>
</tr>
<tr>
<td>TT</td>
<td>Affected objectives/ assets, structure</td>
<td>Unit</td>
<td>Quantity</td>
</tr>
<tr>
<td>----</td>
<td>---------------------------------------</td>
<td>------</td>
<td>----------</td>
</tr>
<tr>
<td>1.8</td>
<td>Deep well</td>
<td>m</td>
<td>15,60</td>
</tr>
<tr>
<td>1.9</td>
<td>Wooden half-storey</td>
<td>m2</td>
<td>6,25</td>
</tr>
<tr>
<td>1.10</td>
<td>Pond shore built with air brick (horizontal)</td>
<td>m2</td>
<td>23,40</td>
</tr>
<tr>
<td>1.11</td>
<td>Piggery (flammable material)</td>
<td>m2</td>
<td>21,59</td>
</tr>
<tr>
<td>1.12</td>
<td>Precast concrete column</td>
<td>m</td>
<td>27,20</td>
</tr>
<tr>
<td>1.13</td>
<td>Fence by B40 steel without frame</td>
<td>m2</td>
<td>45,00</td>
</tr>
<tr>
<td>2</td>
<td>Mr. Duong Dang Nam household</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grave</td>
<td>unit</td>
<td>1</td>
</tr>
<tr>
<td>3</td>
<td>Mr. Nguyen Van Canh household</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grave</td>
<td>unit</td>
<td>4</td>
</tr>
</tbody>
</table>

**Affected temporarily tents and Structure on Acquired Land.**

### 2.3 Impact on Crops and Trees

Affected farmland planted to rice and other crops and trees of Nguyen Huu Binh is measured as 30,467.5 m².
2.4 **Impact on Public Properties**
There is no impact on public properties

2.5 **Impact on Cultural Heritage and Preserved Area**
There is no impact on cultural vestige/heritage and preserved area

3 **Socio-Economic Information and Profiles**

3.1 **Socio-economic Profile of Subproject Area**
Dien Yen commune belongs to Dien Chau district, Nghe An province, with total area of 15.22 km\(^2\). It is 50 km from Vinh city to the North, crossed by National Road No. 1 and North-South railway route, beginning of Highway 48 linked with Ho Chi Minh Road on the Northwest of Dien Chau District.

According to March 2012 statistics, the total population in project area is: 13,170 people with 3,568 households. In which, the number of women is 7,637 (accounted for 51%). The population density is 947-people/km\(^2\). The average household size in the survey is 4.09 persons.

Statistics of 2011 show that the percentages of poor households and female-headed households are 13% and 18% respectively. To help these vulnerable groups get access to the project benefits, the project design includes special assistant programs for poor households and near poor female-headed households to assure that 100% of the households have opportunity to get access to clean water and use hygienic latrines, including free service water connection and sponsoring the building of latrine sub-structure for these target groups.

Dien Yen commune has 17 villages which belong to two areas: Yen Ly Thuong at the West of 1A National Highway and Yen Ly Ha at the East of 1A National Highway

Based on the Socio-Economic Report in 2011 Dien Yen commune is mainly dependent on agricultural production (113 billion VND in 2011, accounting for 40%) and handicraft production and services (almost 100 billion VND, accounting for 29%). Agricultural production is dominated by cultivation (62 billion VND), followed by fishery (24 billion VND) and poultry (17 billion VND). The remaining contribution is from income sources such as small wholesales businesses, sawmills, millers, animal feed dams, selling and fixing automotive facilities, slaughtering houses, welding, rattan woven, confectionary, pawn etc. Besides, many people working overseas as part of labour export policy contribute 56 billion VND in 2011, accounting for 20% of total economic value of the commune.

Present sources of water for domestic use are from nearby river, irrigation, groundwater and rain water. Rain water is used mainly for drinking purposes, however, if the stored rainwater is consumed, alternative sources for drinking water is groundwater. An irrigation main canal runs through the Subproject area is used for washing and farming.

About 10% of households have septic tank toilets while 5% do not have a private toilet and have to discharge to their neighbors or freely discharged to road or irrigation channel.

3.2 **Socio-economic Profile of Affected Household**
Only 1 household, Nguyen Huu Binh will lose farmland covering an area of 30,467.5 m\(^2\) which is utilized for farming rice and other cash crops. There are 6 members of the household including parents and 4 children, wherein 3 people are attending school. The family is female headed household.

Average monthly income of the household is 46.4 milion VND and monthly expenditure is 45 milion VND, in which the expenditure for agricultural production about 60%. The sources of income are
from farming, aquaculture (3 fish ponds in the area at the back of his permanent residence) and businesses. In addition, subsidy is received for war invalid is 900,000 VND/month.

Impacts on loss of monthly income to the Nguyen Huu Binh household is only 6.4% of his total income which will not greatly affect his household since he will be compensated for the lost of his income from the land acquired and he has other sources of income. Nguyen Huu Binh has been leasing several plot of land with total area of 38,500 m2 land from the CPC which he is using for aquaculture, piggery and farming.

4 LEGAL AND POLICY FRAMEWORK

The legal and policy framework for compensation, resettlement and rehabilitation under the project is defined by the relevant laws and regulations of the Government of Viet Nam and the ADB policies. In case of discrepancies between the Government laws, regulations, and procedures and ADB's policies and requirements on Involuntary Resettlement, ADB's policies and requirements will prevail, consistent with Decree No.131/2006/ND-CP (which provides that in case of “discrepancy between any provision in an international treaty on Official Development Assistance, to which the Socialist Republic of Viet Nam is a signatory, and the Vietnamese Law, the provision in the international treaty on ODA shall take precedence” -Article 2, Item 5). The provision is also included in Decree 197/2004/ND-CP on compensation and resettlement when the Government takes over the land for the defense, security purposes, benefits of the nation and public works as well as for economic development. Ordinance 34/2007/PL-UBTVQH11 of the National Assembly, dated 20 April 2007 on implementation of democracy in communes, wards, and townships, regulating issues for public announcement, which including public announcement of “investment projects and works and priority, implementation progress, compensation plans, assistance for land clearance and resettlement relating to project and works in communes”.

4.1 National Laws on Land Acquisition and Resettlement

There are several national laws guiding land acquisition and resettlement in Vietnam, and the major laws are as follows:

2. Decree No. 181/2004/ND-CP, guiding the implementation of the Land Law.
3. Decree No. 197/2004/ND-CP, on compensation, rehabilitation and resettlement in the event of land recovery by the State.


5. Decree No. 188/2004/ND-CP, specifying methods for land pricing and land price frameworks in the event of land recovery by the State.


8. Decree 84/2007/ND-CP, on 25th May 2007 on supplementary regulations on granting land use certificate, orders and procedures for compensation, assistance and resettlement when the State acquires land and settling complaints on land.


17. Decree No. 75/2012/ND-CP dated 03 October 2012 on detailed regulations for executing some articles of the Complaint Law.


registering family assets and land use rights must be in the names of both husband and wife. Decisions of project provinces relating to compensation and resettlement in provincial territory will be also applied for each relevant project province.

Laws, decrees and decisions relevant to public disclosure of information include Land Law, No. 13/2003/QH11, Article 39, requiring disclosure of information to affected people prior to recovery of agricultural and non-agricultural lands for a minimum of 90 to 180 days respectively.

Decrees relevant to protection and preservation of cultural property include Decree No. 186/2004/ND-CP requiring that sites currently recognized for cultural and historical preservation and that are situated within the boundaries of waterway safety corridors, should be kept intact according to current legal regulations.

With the promulgation of Decree 69/2009/ND-CP dated 13 August 2009 of the Government of Vietnamese regulating additional land use plan, land prices, land acquisition, compensation, assistance and resettlement, the policy and legal framework of GOV is consistent in most respects with the principles of the Donor’s policy.

Decrees 197 and 69 and Circular 14 are the main egal instruments for guiding and regulating compensation and rehabilitation entitlements as a result of land recovery by the State. The provisions set out in Decree 197 are mostly consistent with ADB. Where differences may arise with the policies of international projects, Decree 197 states that “where the international agreements which Vietnam has signed or acceded to contain provisions different from those of this Decree, the provisions of such international agreements shall apply” (Article 1, para. 2).

Aside from the national government laws and regulations, Nghe An province has issued legal documents to guide the application of GOV regulations on land acquisition, compensation and resettlement. The following Decisions promulgated regulations for compensation, allowance and resettlement when Government of Vietnam acquires land on the territory of the province.

Decision No 04/2010/QD-UBND dated Jan 19 2010 of Nghe An Province People’s Committee approving on the support and resettlement policy when required of land by state on the Nghe An area.

Decision No 10/2012/QD-UBND date Feb 04 2012 of Nghe An Province People’s Committee on additionally providing on the support and resettlement policy about Decision No 04/2010/QD-UBND above.

4.2 ADB Policy on Involuntary Resettlement

The aim of the ADB Policy on Involuntary Resettlement stipulated in the project Resettlement Framework is to avoid or minimize the impacts on people, households, businesses and others affected by the land acquisition required by the project. Where resettlement is not avoidable, the overall goal of the ADB policy is to compensate and assist affected people to restore their living standards to levels equal to, if not better than which they had before the project.

The main objectives and principles of the policy on involuntary resettlement are as follows:

1. Involuntary resettlement should be avoided where feasible.

2. Where population displacement is unavoidable, it should be minimized by exploring all viable project options.

3. People unavoidably displaced should be compensated and assisted, so that their economic and social future would be generally as favorable as it would have been in the absence of the Project.
4. Affected people (AP) should be informed fully and consulted in resettlement and compensation options.

5. Existing social and cultural institutions of the APs who must relocate should be supported and used to the greatest extent possible, and APs should be integrated economically and socially into host communities.

6. Lack of legal rights to the assets lost or adversely affected will not prevent the AP from entitlement to compensation and rehabilitation measures. Those without legal title to land occupied or used by them (e.g., non-titled AP) will be entitled to various kinds of resettlement assistance to improve their socio-economic status.

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

8. All stages of resettlement identification, planning, and management will ensure that gender concerns are incorporated, including gender-specific consultation and information disclosure. This includes special attention to guarantee women’s assets, property, and land-use rights; and to ensure the restoration of their income and living standards.

9. As far as possible, involuntary resettlement should be conceived and executed as part of the project. The full costs of resettlement and compensation should be included in the presentation of project costs and benefits.

4.3 Reconciliation of Government and ADB Policies

With the promulgation of Decree 197/2004/ND/CP (3/12/2004) and Decree 69/2009/ND-CP and relevant decrees stated above, the policies and practices of the Government have become more consistent with ADB’s social safeguards policies. Nonetheless, provisions and principles adopted in this updated Resettlement Plan 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 69/2009, Article 23, which states that "Apart from the support prescribed in Articles 18, 19, 20, 21 and 22 of this Decree, basing themselves on the local realities, the provincial-level People’s Committee 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," therefore, if additional gaps not mentioned below are found during RP updating, the required assistance or support will be included in the Updated RP.

The differences between the Government’s Laws and Decrees and ADB Policy with regard to resettlement and compensation, and how to address these gaps for this Project are shown in the table below.
### Table 3  Gaps between National Laws and ADB Policy.

<table>
<thead>
<tr>
<th>Key Issues</th>
<th>National Laws</th>
<th>ADB Policy</th>
<th>Project Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Definition of Vulnerable groups</td>
<td>Vulnerable households are those households living below the poverty line as</td>
<td>Vulnerable groups are those living below the poverty line, the landless,</td>
<td>(i) female headed HH with dependents (ii) HH with disabled persons, (iii)</td>
</tr>
<tr>
<td></td>
<td>set by MOLISA and social policy households who receive special cash allowances</td>
<td>the elderly, women headed household and children, and Indigenous Peoples.</td>
<td>households falling under the current MOLISA benchmark poverty line, (iv)</td>
</tr>
<tr>
<td></td>
<td>from the Government. These households have household members who are invalids,</td>
<td></td>
<td>children and elderly households who are with no other means of support, (v)</td>
</tr>
<tr>
<td></td>
<td>who have heroic mothers, martyrs, and those who made contribution to the</td>
<td></td>
<td>landless households, and (vi) non-integrated and vulnerable ethnic minorities;</td>
</tr>
<tr>
<td></td>
<td>revolution.</td>
<td></td>
<td>and (vii) social policy households as defined by the Government</td>
</tr>
<tr>
<td>Provision of Assistance to Economically</td>
<td>Decree 197/2004 (as amended by Decree 69/2009) states that affected</td>
<td>Displaced persons losing 10% or more of productive land/income source or/</td>
<td>Households who lose less than 10% of their agricultural land who are</td>
</tr>
<tr>
<td>Displaced Households.</td>
<td>households losing 30% or more of their productive land will be provided</td>
<td>and relocation will be provided special assistance.</td>
<td>determined to depend heavily in agriculture for their livelihood will be</td>
</tr>
<tr>
<td></td>
<td>assistance.</td>
<td>Improve the standards of living of the displaced poor and other vulnerable</td>
<td>provided with additional assistance similar to those losing 10% or more of</td>
</tr>
<tr>
<td></td>
<td>However, Article 23 of Decree 69/2009 also states that based on actual</td>
<td>groups, including women, to at least national minimum standards.</td>
<td>their land.</td>
</tr>
<tr>
<td></td>
<td>conditions at the local area, PPC shall determine other assistance methods</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>to ensure Accommodation and life stabilization.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>It also states that households who are directly involved in agricultural</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>production and derive their major income from the land that are to be</td>
<td>Focus on strategies to avoid further impoverishment and create new</td>
<td></td>
</tr>
<tr>
<td></td>
<td>acquired by the Government, PPC shall consider the assistance level on a case</td>
<td>opportunities to improve status of the poor and vulnerable people.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>by case basis based on actual conditions.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PPMU of Nghe An
| Non-titled users | Clause 2 of Article 23, Decree 69/2009, and the Peoples’ Committees of the provinces or centrally-run cities shall consider providing such support on case-by-case basis. | Non-titled households, including displaced tenants, sharecroppers and squatters, are not entitled to compensation for land but are entitled to compensation for non-land assets and assistance to restore their pre-project living standards. If they are poor and vulnerable, appropriate assistance will be provided. | No compensation for affected land but for affected non-land assets. Poor and vulnerable non-titled users will be provided appropriate assistance to help them improve their socio-economic status. The type of assistance will be identified during RP updating as per consultation with households. |
| Unregistered businesses | Compensate and support only for registered manufacturing and business enterprise or households. | Promptly compensate all economically displaced persons for the loss of income or livelihood sources, regardless of registered status. | Assist all displaced persons/households who do business, regardless of registered status. |
| Houses and structures | Decree 197/2004, Articles 18-20: Houses and structures constructed prior to announcement on land use planning will be assisted at 80% of replacement cost. | Structure will be compensated 100% of replacement cost, without depreciation and regardless of tenure status if the affected structure was constructed prior to the cut-off date | Houses and other structures on land without sufficient conditions for compensation that were constructed prior to the decision on land recovery (cut-off date) will be compensated 100% of new construction price |
4.4 Project resettlement principles and policies

4.4.1 Basic principles

a) Involuntary resettlement and loss of land, structures and other assets and incomes should be avoided or minimized by exploring all viable options.

b) All APs are entitled to be compensated for their lost assets, incomes and businesses at replacement cost and provided with rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, incomes and productive capacity.

c) Lack of legal rights to the assets lots will not bar the APs from entitlement to such compensation and rehabilitation measures.

d) Compensation for affected assets shall be provided at replacement cost.

e) In the case of AP relocation, efforts shall be made so that the existing social and cultural institutions of the APs being resettled and the host community should be maintained to the extent possible.

f) Preparation of RPs (as part of subproject preparation) and their implementation is to be carried out with participation and consultation of affected people.
g) Schedule and budget for resettlement planning (including socio-economic survey/census) and implementation must be incorporated into those of each subproject and the overall Project.

h) Payment of compensation of affected assets and any resettlement to new locations must be completed prior to the award of contract to start the civil works for the Subproject. Rehabilitation measures must also be in place, but not necessarily completed as these may be ongoing activities.

i) Compensation for ethnic minorities, female headed-households, families with disabled, and other vulnerable families will be carried out will respect for their cultural values and specific needs.

4.4.2 Project Policies

For the implementation of the above principles, the following policies shall apply:

a) Land acquisition and involuntary resettlement will be avoided where feasible or minimized by identifying among possible alternative project designs, appropriate social, economic, operational and engineering solutions that have the least adverse impact on population in the subproject area.

b) Where population displacement is unavoidable, individuals, households and communities losing assets, livelihood and other resources will be fully compensated and assisted so that they can improve or at least restore their former economic and social conditions.

c) The cut-off date for compensation eligibility for physical assets for the subproject road is the completion day of the census survey for the sub-project.

d) Affected populations will be involved in the process of developing and implementing the RP

e) The eligibility for compensation is that all APs are included in the inventory or able to prove residence on the affected area before the cut-off date. They are equally eligible to compensation at replacement cost and entitled to benefits from rehabilitation measures and social development support.

f) Compensation rates for physical assets (land, house/building/other structures) and non-physical assets (lot income from productive assets or jobs) will be calculated at replacement cost.

g) Compensation will include not only immediate losses, but also opportunities forgone, training for alternative livelihoods and support to cover income losses during training and rehabilitation programs.

h) Affected populations that stand to lose only part of their physical assets will not be left with a proportion that will be inadequate to sustain their current standard of living; such a minimum size being identified and agreed during the resettlement planning process.

i) Affected populations will be systematically informed and consulted about the Project, the rights and options available to them and proposed mitigating measures, and to the extent possible be involved in the decisions that are made concerning their resettlement.

j) The consultative process will include not only those affected, but also representatives of the local governments of the areas in which the Project is located, host communities’ community leaders, civil society organizations such as NGOs, and members of local people’s organizations (such as Women’s Union, Fatherland Front and Farmer’s Associations and members of local ethnic minority communities). Any RP must consider the needs of those most vulnerable to the adverse impacts of resettlement (including the poorest, ethnic minorities, women, children and the elderly) and ensure they are considered in the formulation of the RP and in the options and mitigation measures identified.

k) Adequate budgetary support will be fully committed and made available to cover the costs of land acquisition within the agreed implementation period. Owing to practices established under current GOV procedures, clear budget commitments are required for critical activities such as
formal detailed physical surveys and administrative functions associated with compensation and resettlement.

l) Replacement lands, if the preferred option of those affected, should preferably be within the immediate vicinity of the affected land and of comparable productive standards and potential, detailing which sites should be identified that minimize the social disruption of those affected; such lands should also have access to services and facilities similar to those available in the lands affected.

m) Approval to award civil works contracts will not be given until the required lands have been fully acquired and population appropriately compensated and relocated in accordance with the principles set out above.

n) Displaced households shall be assisted with the move and supported during the transition period at the resettlement site.

o) Where a host community is affected by the resettlement of others into that community, the host community shall be involved in any resettlement planning and decision-making. All attempts shall be made to minimize the adverse impacts of resettlement upon host communities.

p) Organization and administrative arrangements essential for the effective implementation of the resettlement planning process will be identified and in place prior to the commencement of the process; this will include the provision of adequate human resources for supervision, liaison and monitoring of land acquisition and rehabilitation activities.

5 ELIGIBILITY AND ENTITLEMENTS

5.1 Eligibility

The cut-off date of eligibility for entitlement is reckoned from completion of the Inventory of Losses (IOL) survey. The cut-off-date of eligibility for the sub-project was established on 28 September 2013. Persons who encroach on the area after the above cut-off-dates are not entitled to compensation or any other form of resettlement assistance.

5.2 Project Entitlements

The project entitlements (i.e. compensation and assistance) developed and presented in the entitlement matrix below corresponds to the impacts identified during the detailed measurement survey (DMS). It should be noted that these entitlements cannot be downgraded. Entitlements may be enhanced, as necessary, following the DMS and in consultation with DPs. Entitlements adopted are based on government policies and provincial decisions on compensation, resettlement and rehabilitation, and ADB policies on Involuntary Resettlement. Entitled persons are those who satisfy the cut-off-date.
Table 4  Entitlement Matrix of the Project.

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Loss/Impacts</th>
<th>Application</th>
<th>Eligible Persons</th>
<th>Entitlements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Productive Land (Agricultural, Aquaculture, Forest, Garden)</td>
<td>Marginal loss (i.e., land is still economically viable for use or meets the expected personal yield)</td>
<td>Owners with LURC; in the process of acquiring LURC; are eligible to acquire LURC; and those covered by customary rights, such as members of ethnic minority groups.</td>
<td>• For the portion to be acquired permanently: Cash compensation at replacement cost (free from taxes and transaction costs).&lt;br&gt;• For the portion to be used temporarily during construction: (i) rental in cash which will be no less than the net income that would have been derived from the affected property during disruption; (ii) restoration of the land within 3 months after use; PCERWASS will pay full replacement cost if contractor fails to restore the affected land within 3 months after end of use.&lt;br&gt;• For non-land assets, see Items 3-5 below.&lt;br&gt;• Affected households to be notified at least 4 months prior to the date that the Project will actually be acquired by the Project.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Same application as above</th>
<th>Affected households with lease agreement over the affected land</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>• For the portion to be acquired permanently: (i) cash assistance equivalent to 30% of the replacement cost of the land for any improvements (e.g., landscaping, filling, levelling, etc.) invested on the affected property to make it productive; (ii) cash assistance for permanent loss of production equivalent to market value of produce on affected land per year multiplied by 3 years.</td>
<td>• For the portion to be used temporarily during construction: (i) rental in cash which will be no less than the net income that would have been derived from the affected property during disruption; (ii) restoration of the land within 3 months after use; Government will pay 30% of the replacement cost of the property if contractor fails to restore the affected land within 3 months after end of use.</td>
</tr>
<tr>
<td>No.</td>
<td>Type of Loss/Impacts</td>
<td>Application</td>
<td>Eligible Persons</td>
</tr>
<tr>
<td>-----</td>
<td>---------------------</td>
<td>-------------</td>
<td>------------------</td>
</tr>
</tbody>
</table>
|     | Severe loss         | Owners with LURC; in the process of acquiring LURC; is eligible to acquire LURC; and those covered by customary rights, such as members of ethnic minority groups. |     | For non-land assets, see Items 3-5 below  
• Affected households to be notified at least 4 months prior to the date that the Project will actually be acquired by the Project  
• Cash compensation at replacement cost (free from transaction costs) for the entire land, or land-for-land of equivalent productive value and with secure tenure.  
• For non-land assets, see Items 3-5 below  
• For allowances due to severe loss, see Items 9 and 11 below  
• Entitled to take part in the income restoration program  
• Affected households to be notified at least 4 months prior to the date that the Project will actually be acquired by the Project. |
|     | Same application as above | Affected households with lease agreement over the affected land |     | Cash compensation equivalent to 30% of the replacement cost of the entire land for lost investments or land-for-land of equal productive value and with same lease agreement, plus cash assistance for permanent loss of production equivalent to market value of produce on affected land per year multiplied by 3 years.  
• For non-land assets, see Items 3-5 below  
• For allowances due to severe loss, see Items 9 and 11 below  
• Entitled to income restoration program  
• Affected households to be notified at least 4 months prior to the date that the Project will actually be acquired by the Project. |
<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Loss/Impacts</th>
<th>Application</th>
<th>Eligible Persons</th>
<th>Entitlements</th>
</tr>
</thead>
</table>
| 2.  | Residential Land    | Marginal loss (i.e., land is still viable for use and not requiring relocation) | Owners with LURC; in the process of acquiring LURC; are eligible to acquire LURC; and those covered by customary rights, such as members of ethnic minority groups. | • For the portion to be acquired permanently: Cash compensation at replacement cost (free from taxes and/or transaction costs).  
   • For the portion to be used temporarily during construction: (i) rental in cash to be negotiated by CARB with the affected households; (ii) restoration of the land within 3 months after use; Government will pay replacement cost if contractor fails to restore the affected land within 3 months after end of use.  
   • For non-land assets, see Items 3-5 below  
   • Affected household to be notified at least 6 months prior to the date that the Project will actually be acquired by the Project  

Severe loss (i.e., land no longer viable for continued use and the entire property to be acquired).  
This will be determined by the CARB and concurred with by the affected household during DMS | Owners with LURC; in the process of acquiring LURC; is eligible to acquire LURC; and those covered by customary rights, such as members of ethnic minority groups. | • Cash compensation at replacement cost (free from taxes and transaction costs) for the entire land, or land-for-land of similar attributes with secure tenure  
   • For non-land assets, see Items 3-5 below  
   • For allowances due to relocation of house, see Item 10 below  
   • Affected households to be notified at least 6 months on the date that the Project will actually be acquired by the Project  

The Project, through the CARB and the Commune People’s Committee (CPC), will acquire and develop a group relocation site if at least 8 affected households losing entire residential land in a village are willing to shift to said relocation site in lieu of cash compensation for their lost residential land. Each home plot will be not less than 200 m² in rural areas and not less than 100 m²
<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Loss/Impacts</th>
<th>Application</th>
<th>Eligible Persons</th>
<th>Entitlements</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.</td>
<td>House and Shops</td>
<td><strong>Marginal impact</strong>&lt;br&gt;i.e., unaffected portion of the house is still viable for use and require no relocation&lt;br&gt;This will be determined by the CARB and concurred with by the affected household during the DMS.</td>
<td>Owners of the structures with or without acceptable proof of ownership over the land; with or without building permit</td>
<td>- Cash compensation at replacement cost (i.e., no depreciation and no deduction for salvage materials) for the affected portion.&lt;br&gt;- Repair allowance not less than 20% of replacement cost of the affected portion or equivalent to the actual cost of repair.</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Severe impact</strong>&lt;br&gt;i.e., house is no longer viable for continued use and the entire structure is to be acquired&lt;br&gt;This will be determined by the CARB and concurred with by the affected household during DMS.</td>
<td>Owners of the structures with or without acceptable proof of ownership over the land; with or without building permit</td>
<td>- Cash compensation based on current market prices of materials and labour without depreciation or deductions for salvaged building materials for the entire structure.&lt;br&gt;- For allowances see Item 10 below</td>
</tr>
<tr>
<td>4.</td>
<td>Secondary Structures (kitchen, latrine, etc)</td>
<td>Loss of, or damage to, assets</td>
<td>Owners of the structures with or without acceptable proof of ownership over the land; with or without building permit</td>
<td>Cash compensation based on current market prices of materials and labour without depreciation or deductions for salvaged building materials for</td>
</tr>
<tr>
<td>5.</td>
<td>Crops and Trees, aquaculture products</td>
<td>Loss of, or damage to, assets</td>
<td>Owners regardless of tenure status</td>
<td>Annual crops and aquaculture products equivalent to current market value of crops/aquaculture products at the time of compensation;</td>
</tr>
<tr>
<td>No.</td>
<td>Type of Loss/Impacts</td>
<td>Application</td>
<td>Eligible Persons</td>
<td>Entitlements</td>
</tr>
<tr>
<td>-----</td>
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</tr>
<tr>
<td></td>
<td>for perennial crops trees, cash compensation at replacement cost equivalent to current market value given the type, age and productive value (future production) at the time of compensation.</td>
<td><strong>6.</strong> Public Facilities (Electric poles, telecom,</td>
<td>EVN, Telecom,</td>
<td>Cash compensation to cover the cost of restoring the facilities</td>
</tr>
<tr>
<td></td>
<td>• Timber trees based on diameter at breast height at current market value</td>
<td>Loss of, or damage to, assets</td>
<td><strong>7.</strong> Communal-owned irrigation system</td>
<td>Irrigators’ Association</td>
</tr>
<tr>
<td></td>
<td>• For perennial crops trees, cash compensation at replacement cost equivalent to current market value given the type, age and productive value (future production) at the time of compensation.</td>
<td><strong>8.</strong> Graves</td>
<td>Affected households</td>
<td>All costs of excavation, relocation and reburial will be reimbursed in cash to the affected family. Graves to be exhumed and relocated in culturally sensitive and appropriate ways</td>
</tr>
<tr>
<td></td>
<td>• Transition subsistence allowance of VND24,000,000 per household, sufficient to provide minimum basic needs of the household for 2 years and which amount will be given in tranches every 6 months to coincide with the cropping season while affected households are taking part in the income restoration program in order to restore their pre-project income/livelihood.</td>
<td><strong>9.</strong> Loss of Income/Livelihood due to loss of productive land</td>
<td>Owners with LURC; in the process of acquiring LURC; are eligible to acquire LURC; and those covered by customary rights, such as members of ethnic minority groups and affected households with lease agreement over the affected land</td>
<td></td>
</tr>
<tr>
<td>No.</td>
<td>Type of Loss/Impacts</td>
<td>Application</td>
<td>Eligible Persons</td>
<td>Entitlements</td>
</tr>
<tr>
<td>-----</td>
<td>----------------------------------------------------------</td>
<td>------------------------------</td>
<td>--------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>10</td>
<td>Impacts on Houses and Will Require Relocation</td>
<td>Severe impacts on houses</td>
<td>Relocating households (houses) regardless of tenure status</td>
<td>• Materials transport allowance not less than VND 3,000,000/ household or equivalent to the actual cost of relocation expenses (labour, transport) if relocating within the district. Affected households opting to transfer to another province will be provided not less than VND 5,000,000/ household or equivalent to the actual cost of relocation expenses (labour, transport).&lt;br&gt;• Transition subsistence allowance of not less than 6 months VND 6,000,000/household. This will cover miscellaneous/ living expenses costs rebuilding of house for a period of six months.</td>
</tr>
</tbody>
</table>
5.3 Income restoration and livelihood development program

The purpose of the income restoration and livelihood development program is to assist those severely affected households and those affected households who are considered as vulnerable, to restore their income at pre-project levels and enable them to improve their livelihoods to better levels than before the project. The program is prepared based on the analysis of socio-economic information of affected households and the results of public consultations.

The only income household affected by the land acquisition is Mr. Nguyen Huu Binh. He and his 6 member-family have been using several plots of land with total area of 38,500 m2, owned by the Commune People’s Council for around 20 years under several five years leasing contracts for agricultural farming. Out of which one plot of land with the area of 30,793.5 m2 will be acquired for the subproject. The current five year land leasing contract (from January 1, 2009 till December 31 2013), meaning that the leasing contract is expired on 31 December 2013. However, the PPMU still compensate for Mr. Nguyen Huu Binh for his income loss from rice, crops, structures and temporarily tents.

6 INFORMATION DISCLOSURE, PUBLIC CONSULTAION AND THE PARTICIPATION OF LOCAL PEOPLE

Disclosure of information and consultations are conducted during preparation and implementation of subprojects to ensure that Affected Households and other stakeholders are timely informed about land acquisition, compensation and resettlement so that they will have opportunities to participate in and express their preferences and concerns regarding the resettlement program.

6.1 Consultations

Consultation and information dissemination has been an integral component of the RP preparation. During the preparation of this RP, significant information dissemination and consultation with primary stakeholders has been undertaken, through walk through the affected area, village level meetings, sample household surveys, random interviews with people in the village, and meetings with other key stakeholders.

Resettlement Consultation Workshops attended by representatives from the PPMU, District and Commune authorities were conducted to present: (i) Project’s components; (ii.) GOV’s laws and procedures on land acquisition; ADB’s policies on Involuntary Resettlement; (iii) Project’s Policy Framework and Entitlements; (iv) Project Impacts and Entitlements for each type of impact;(v.) Preparation of Resettlement Plan; Budget Costs and Tentative Implementation Schedule. The workshop allowed the participants to raise questions to clarify the resettlement policies particularly compensation and entitlements.

Table 5 Summary of Public Consultation Workshops and Meetings.

<table>
<thead>
<tr>
<th>Date</th>
<th>Content</th>
<th>Issues and Inquiries</th>
<th>Participants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1: Pre-visit from 19/2/2012 to 24/2/2012</td>
<td>Consultation with communal residents and affected households</td>
<td>Summary of subproject, building location and scope of land acquisition. Project policy framework and benefits Consultation with permanent affected people on project impacts.</td>
<td>Representative of PPMU Representative of CPC Representative of permanent affected households</td>
</tr>
<tr>
<td>Phase 2: Follow-up survey from</td>
<td>Consultation with affected</td>
<td>Summary of building location</td>
<td>Representative of PPMU</td>
</tr>
<tr>
<td>Date</td>
<td>Action</td>
<td>Responsible Party</td>
<td></td>
</tr>
<tr>
<td>--------------</td>
<td>------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>28/9/2013 to</td>
<td>households and scope of land acquisition.</td>
<td>PPMU of Nghe An, Representative of Compensation Board</td>
<td></td>
</tr>
<tr>
<td>30/9/2013</td>
<td>Finalize the permanent affected volume/value of AHs</td>
<td>Consultant, Representative of PIA</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Representative of affected households</td>
<td></td>
</tr>
</tbody>
</table>

**First survey 1:**

- PPMU and PIA consultant introduce project
- Community Consultation

**Second survey:**
Discussion on Compensation Options  
Disclosure layout of acquired land

Meeting for compensation options with Ahs presence  
Disclosure planning layout to AHs

AH agreed with compensation plan and sign  
Disclosure to AHs
During loan implementation, households will continuously be informed and consulted specifically on the project schedule and activities. Results of the DMS, entitlements and value of assets have been disclosed to the Affected Households at the consultation meeting on October 8, 2013. During RP updating, separate meetings will be held with women. There will be also announcements during market days. (See Annex 2. Minutes of Community Consultation Meeting)

The updated Resettlement Plan has been prepared following the Detailed Design and disseminated to the affected communities and will be uploaded on the ADB’s website.

6.2 Information Disclosure

Resettlement Plan Preparation: Key information has been disclosed to the Affected Households through the distribution of public information booklets in Vietnamese language and a public consultation meeting on October 8, 2013. The approved LARP will be uploaded on the ADB website. See Annex 3 for the Public Information Booklet distributed to affected Communes and Households.

6.3 Project Cut-Off Date

The cut-off date is 28 September 2013. Any structure constructed on lands to be acquired or affected; and trees and crops planted will not be eligible for compensation after cut-off date. PPMU had announced to AH through posters, radio, newspaper and television so that all households within the project service area will be properly informed. District and Commune authorities shall also make announcements within their constituencies.

7 GRIEVANCE REDRESS MECHANISM

Grievances related to any aspect of the Project will be handled through negotiation aimed at achieving consensus. Complaints will pass through 3 stages before they could be elevated to a court of law as a last resort.

First Stage, Commune People’s Committee. An aggrieved affected household may bring his/her complaint before any member of the Commune People’s Committee, either through the Village Chief or directly to the CPC, in writing or verbally. It is incumbent upon said member of CPC or the village chief to notify the CPC about the complaint. The CPC will meet personally with the aggrieved affected household and will have 30-45 days following the lodging of the complaint to resolve it (Note: in remote and mountainous areas, the complaint should be resolved within 45-60 days. The CPC secretariat is responsible for documenting and keeping file of all complaints that it handles.

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

Second Stage, District People’s Committee. Upon receipt of complaint from the household, the DPC will have 30-45 days (or 45-60 days if it is in remote or mountainous areas) following the lodging of the complaint to resolve the case. The DPC is responsible for documenting and keeping file of all complaints that it handles.

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

Third Stage, Provincial People’s Committee. Upon receipt of complaint from the household, the PPC will have 30-45 days (or 45-60 days if it is in remote or mountainous areas) following the lodging of the complaint to resolve the case. The PPC is responsible for documenting and keeping file of all complaints that reaches the same.
Upon issuance of decision of PPC, the household can make an appeal within 30 days. If the second decision has been issued and the household is still not satisfied with the decision, the household can elevate his/her complaint to the court within 45 days. PPC will then deposit the compensation payment in an escrow account.

**Final Stage, the Court of Law Arbitrates.** Should the complainant file his/her case to the court and the court rule in favor of the complainant, then PMU-MT will have to increase the compensation at a level to be decided by the court. In case the court will rule in favor of PPC, then the amount deposited with the court is what the complainant will receive.

The AHs will be provided with support and assistance by local based organizations, in case they have limited capacity in case they have questions or complaints.

If efforts to resolve complaints or disputes are still unresolved and unsatisfactory following the project’s grievance redress mechanism, the households have the right to send their concerns or problems directly to ADB’s Operations Department, i.e., Transport and Communications Division, Southeast Asia Department (SERD) or through ADB Viet Nam Resident Mission. If the households are still not satisfied with the responses of SERD, they can directly contact the ADB’s Office of the Special Project Facilitator (OSPF) as outlined in the "Information Guide to the Consultation Phase of the ADB Accountability Mechanism".

### INSTITUTIONAL ARRANGEMENTS

**8.1 Nghe An Provincial People’s Committee’s (PPC) roles will include:**

- Review and approve the RP (and its update) prepared for the Project
- Direct its relevant departments such as Departments of finance, construction, agriculture and rural development, and the Provincial Project Management Unit to help in the preparation, updating, and implementation of the RP.
- Approve the unit rates submitted by PIA/PPMU and enable the PIA/PPMU in finalizing the compensation plan.
- Approve the compensation plan and overall RP budget which will be reviewed and submitted by the DOF
- Settle complaints and outstanding issues.

**8.2 Provincial Project Management Unit (PPMU) roles and responsibilities will include:**

- Supervise and guide the DPCC in the preparation and implementation of land acquisition, compensation and resettlement activities. Submit regular reports and updates to CPMU on progress of land acquisition and resettlement activities.
- Coordinate with and update CPMU and NCERWASS on land acquisition, compensation payments and other resettlement activities.
- Address conflicts and grievances which cannot be resolved at the DRCC, District and Commune levels.
- Officially declare and announce the project cut-off date for land acquisition and resettlement.

**8.3 District Resettlement Compensation Committee (DRCC) will perform the following:**

- The DRCC will be composed of the following:
  - PPMU representative, as Chairperson
- DPC representative, as co-Chairperson
- CPC representative
- VWU representative
- Representative from the Affected Persons/Households

b. Prepare and update the resettlement plan of the subproject by integrating construction activities with land acquisition and resettlement and gender mainstreaming activities. Submit regular reports and updates to PPMU on progress of land acquisition and resettlement activities.

c. Conduct socio-economic survey of affected households and will conduct DMS during Detailed Design Stage

d. Establish proper database of areas and households affected

e. Conduct and lead public consultation meetings and document the issues and concerns raised during these meetings

f. Participate in the payment of compensation to affected households

g. Monitor implementation of land acquisition and compensation payments and other resettlement activities

h. Address conflicts and grievances which cannot be resolved at the Commune level.

i. Announce the project cut-off date for land acquisition and resettlement to the Commune and affected households.

8.4 **Commune People’s Committee (CPC) will perform the following activities:**

a. Assist the DRCC/PIA in the identification of affected households, land and non-land properties

b. Assist the DRCC/PIA in conducting the socio-economic survey of affected households and certify the detailed measurement survey (DMS) with support from PPMU/PIA and DPC

c. Assist the DRCC/PIA in organizing consultation meetings with affected households to present the project and discuss the resettlement plan, particularly the compensation, mitigation measures and entitlements until an agreement has been reached on the proposed resettlement plan between the affected households and the CPC.

d. Ensure that vulnerable persons/groups and severely affected households are properly consulted and that the concerns and grievances of these households are heard, recorded and addressed in a timely manner.

e. Provide updates and other important information to the DPC and DRCC on the implementation of the resettlement plan

f. Assist in addressing/resolving conflicts and grievances.

8.5 **Commune Vietnam Women’s Union (CVWU) will perform the following:**

a. Certify the list of land and household affected by the project

b. Certify if land to be acquired is public land, if free of encumbrances and not habituated.

c. Certify that the compensation and other entitlements for the losses of the affected household has been paid by the DRCC and have been received in full by the affected household
d. Assist the CPC in identifying vulnerable persons/groups and severely affected households.

e. In cases where there are complaints and/or conflicts related to the project are raised by project affected households, the CVWC will help address/resolve these through the Commune People’s Committee.

f. Provide list of poor households and female-headed households.

9 MONITORING AND REPORTING

For the subproject, PPMU and DRCC will collaborate to carry out internal monitoring of resettlement planning and implementation activities. The scope of internal monitoring will cover an assessment of:

(i) Compliance with the agreement resettlement policies and procedures;
(ii) The availability and efficient use of personnel, material and financial resources; and
(iii) Identifies the need for remedial actions to correct any problems that arise.

An external monitor will not be engaged as impacts are not significant.

The DRCC will prepare quarterly progress reports on the resettlement activities and submits it to PPMU. The report includes information on key monitoring indicators, namely:

a. Affected Household and compensation: the number of AHs by category of impact; the status of delivery of compensation and other allowances.

b. Status of rehabilitation and income restoration activities: The number of AHs severely affected by loss of productive assets (losing >10% of farmlands); the number of vulnerable AHs; the status of technical and other assistance for income restoration.

c. Information disclosure and consultation: number and scope of public meetings and/or consultations with AHs; status of notifications to AHs; summary of AH needs, preference and concerns raised during meetings and consultations.

d. Complaints and grievances: summary of types of complaints received; steps taken to resolve them; outcomes; and, any outstanding issues requiring further management by district or provincial authorities or ADB assistance.

e. Financial management: the amount of funds allocated for compensation, operations and other activities; the amount of funds disbursed for each.

f. Resettlement schedule: completed activities as per schedule; delays and deviances, including reasons; revised resettlement schedule.

g. Coordination of resettlement activities with award of contract for civil works: status of completion of resettlement activities and projected date for award of civil works contracts.

h. Implementation problems: problems that have arisen, reasons and proposed strategies to remedy; outstanding issues.

Upon receipt of monthly reports, the PPMU consults with DRCC to clarify and/or resolve any outstanding issues. On a quarterly basis, the PPMU collates the monthly progress reports for all subprojects in the province, and submits a report to the CPMU. In turn, the CPMU prepares a Project monitoring report to be submitted to ADB.

10 COMPENSATION AND ENTITLEMENTS
Table 6  Compensation of Losses and Entitlements.

<table>
<thead>
<tr>
<th>Loss</th>
<th>Compensation and Entitlements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Severe loss of land of around 30,793.5 m²</td>
<td>The Commune Peoples Council of Dien Yen Commune, Dien Chau District will be compensated with cash payment for the land acquired of 30,793.5 m² of VND 1,693,642,500.</td>
</tr>
</tbody>
</table>
| Monthly income from farming of rice, crops, trees and other sources | Cash payment of VND 106,636,250 for lost income from rice and other crops and trees

   Plus transition subsistence allowance of not less than 6 months VND 6,000,000/household. This will cover miscellaneous/ living expenses costs rebuilding of house for a period of six months. All together of transition subsistence allowance is VND24,000,000 for Mr. Binh household |
| Tents and other structures                        | Cash payment of 257,621,150 VND for the structures on the acquired land                                                                                                                                               |
| Graves                                            | • All costs of excavation, relocation and reburial will be reimbursed in cash to the affected family at VND 1 million per grave x 05 = 5,000,000 VND.

   • Graves to be exhumed and relocated in culturally sensitive and appropriate ways |

11  RESETTLEMENT BUDGET AND FINANCING PLAN

11.1  Source of Resettlement Funds

All land acquisition, compensation and resettlement costs of the subproject will be taken from provincial counterpart funds of Nghe An province.

11.2  Market Replacement Cost Survey

a. All compensation will be based on the principle of market replacement cost. Market Replacement cost is the amount calculated before displacement which is needed to replace an affected asset without deduction for taxes and/or transaction costs. (See Annex 4)

b. Market Replacement Cost Survey has been prepared to assess if the compensation rates issued by the Nghe An People’s Committee corresponds to replacement costs.

PPMU of Nghe An
c. The market rates have been determined through desk study and field survey. Information about price was mainly collected through direct interviews with affected and non-affected households. Affected households were prioritized for the selection of sample for the survey.

d. Households who have recently bought land and built structure on this land were also prioritized. In addition, information was also collected from various provincial departments and commune, district and other stakeholders.

e. The results of this market replacement cost survey are summarized in Table 8. The market prices identified through this survey will be used in the costs estimates.

f. During the market replacement cost survey there was no transaction in the project area for agricultural land.

### Table 7 Market Replacement Cost Survey (Basis for Compensation)

<table>
<thead>
<tr>
<th>No.</th>
<th>Affected objects (land, crops, structure)</th>
<th>Compensation Based on ADB and Vietnam Policies</th>
<th>Compensation price decided by District Compensation Board</th>
<th>Market Replacement cost determined by Eastern Asia Appraisal Ltd Company</th>
<th>Replacement cost submitted to PPC</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>LAND</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>CPC land of 30,793.5 m²</td>
<td>1,693,642,500</td>
<td>1,693,642,500</td>
<td>1,693,642,500</td>
<td></td>
</tr>
<tr>
<td>II</td>
<td>CROPS, TREES &amp; RICE</td>
<td>Monthly income of VND2,962,000</td>
<td>Monthly income x 12 months x 3 years</td>
<td>106,636,250</td>
<td>106,636,250</td>
</tr>
<tr>
<td>III</td>
<td>TENTS &amp; OTHER STRUCTURES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Livestock cage (duck) (built with brick)</td>
<td>d/m²</td>
<td>430,000</td>
<td>430,000</td>
<td>430,000</td>
</tr>
<tr>
<td>2</td>
<td>Piggery (built with brick)</td>
<td>d/m²</td>
<td>430,000</td>
<td>430,000</td>
<td>430,000</td>
</tr>
<tr>
<td>3</td>
<td>Livestock cage (duck) (vertical built with air brick)</td>
<td>d/m²</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>4</td>
<td>Piggery (vertical built with air brick)</td>
<td>d/m²</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>5</td>
<td>Embankment</td>
<td>d/m²</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>6</td>
<td>Wall vertical built with air brick</td>
<td>d/m²</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>7</td>
<td>Mortal finishing garden</td>
<td>d/m²</td>
<td>75,000</td>
<td>75,000</td>
<td>75,000</td>
</tr>
<tr>
<td>8</td>
<td>Well ground</td>
<td>d/m²</td>
<td>75,000</td>
<td>75,000</td>
<td>75,000</td>
</tr>
<tr>
<td>9</td>
<td>Pond shore mortar finishing garden</td>
<td>d/m²</td>
<td>75,000</td>
<td>75,000</td>
<td>75,000</td>
</tr>
<tr>
<td>10</td>
<td>Foundation built with rubble (embankment)</td>
<td>d/m²</td>
<td>775,000</td>
<td>775,000</td>
<td>775,000</td>
</tr>
<tr>
<td>11</td>
<td>Foundation built with rubble (bedding)</td>
<td>d/m²</td>
<td>775,000</td>
<td>775,000</td>
<td>775,000</td>
</tr>
<tr>
<td>12</td>
<td>Reinforced concrete slab</td>
<td>d/m²</td>
<td>473,000</td>
<td>473,000</td>
<td>473,000</td>
</tr>
<tr>
<td>13</td>
<td>Tent built with air brick 2.1m high, mortar finishing base, Fibro roof</td>
<td>d/m²</td>
<td>1,020,000</td>
<td>1,020,000</td>
<td>1,020,000</td>
</tr>
</tbody>
</table>

PPMU of Nghe An
<table>
<thead>
<tr>
<th>No.</th>
<th>Affected objects (land, crops, structure)</th>
<th>Compensation Based on ADB and Vietnam Policies</th>
<th>Compensation price decided by District Compensation Board</th>
<th>Market Replacement cost determined by Eastern Asia Appraisal Ltd Company</th>
<th>Replacement cost submitted to PPC</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Wooden half-storey</td>
<td>d/m²</td>
<td>900,000</td>
<td>900,000</td>
<td>900,000</td>
</tr>
<tr>
<td>15</td>
<td>Mortar finishing base (Concrete slab 3cm thick)</td>
<td>d/m²</td>
<td>75,000</td>
<td>75,000</td>
<td>75,000</td>
</tr>
<tr>
<td>16</td>
<td>Piggery (temporary)</td>
<td>d/m²</td>
<td>75,000</td>
<td>75,000</td>
<td>75,000</td>
</tr>
<tr>
<td>17</td>
<td>Foundation built with rubble (pond shore)</td>
<td>d/m²</td>
<td>775,000</td>
<td>775,000</td>
<td>775,000</td>
</tr>
<tr>
<td>18</td>
<td>Pond shore horizontal built with air brick</td>
<td>d/m²</td>
<td>130,000</td>
<td>130,000</td>
<td>130,000</td>
</tr>
<tr>
<td>19</td>
<td>Wall built with local brick</td>
<td>d/m²</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>20</td>
<td>Piggery (with fence)</td>
<td>d/m²</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>21</td>
<td>Tent built with air brick 2.1m high, mortar finishing base, Fibro roof</td>
<td>d/m²</td>
<td>1,020,000</td>
<td>1,020,000</td>
<td>1,020,000</td>
</tr>
<tr>
<td>22</td>
<td>Piggery (built with brick)</td>
<td>d/m²</td>
<td>430,000</td>
<td>430,000</td>
<td>430,000</td>
</tr>
<tr>
<td>23</td>
<td>Deep well (superstructure, substructure) D=0.8m</td>
<td>d/m</td>
<td>361,000</td>
<td>361,000</td>
<td>361,000</td>
</tr>
<tr>
<td>24</td>
<td>Deep well (superstructure, substructure) D=0.8m</td>
<td>d/m</td>
<td>361,000</td>
<td>361,000</td>
<td>361,000</td>
</tr>
<tr>
<td>25</td>
<td>Reinforced concrete pile 10x10</td>
<td>d/m²</td>
<td>72,000</td>
<td>72,000</td>
<td>72,000</td>
</tr>
<tr>
<td>26</td>
<td>Fence by B40 steel without frame</td>
<td>d/m²</td>
<td>84,000</td>
<td>84,000</td>
<td>84,000</td>
</tr>
<tr>
<td>27</td>
<td>Grave without box of bones</td>
<td>Each</td>
<td>1,000,000</td>
<td>1,000,000</td>
<td>1,000,000</td>
</tr>
</tbody>
</table>

### IV OTHER ALLOWANCES

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Transition Allowance (due to acquisition of cultivated land)</td>
<td>VND 24 million</td>
</tr>
<tr>
<td></td>
<td></td>
<td>24,000,000</td>
</tr>
</tbody>
</table>

#### 11.3 Land Acquisition and Resettlement Cost

Table 9 summarizes the subproject resettlement costs including (i) compensation for land acquired permanently or temporarily; (ii) compensation for structures, crops and trees; (iii) allowances; and (iv) administration and contingency costs.

Resettlement costs Nghe An water supply and sanitation subproject is estimated at VND 2,137,142,898 equivalent to USD106,857.14\(^1\) See Annex 5 for Details of Compensation and Entitlement Budget.

Table 8 Estimates of Compensation and Entitlements.

\(^1\) Exchange rate USD1=VND 20,000
Once the Updated RP is acceptable to ADB, compensation payment can commence. During payment, the PPMU and local authorities will require the presence of both husband and wife to receive payment and sign payment documents. Before handing over of payments to the Affected Households, breakdown of compensation will be explained in detail using local language. DRCC has paid to Mr Binh with amount of VND 364,257,400 as advanced payment. The remaining amount VND 24,000,000 will be paid to Mr. Binh since ADB approve this LARP

12 IMPLEMENTATION SCHEDULE

The implementation schedule for resettlement activities for the subproject is presented in the following table including (i) activities that have been completed to prepare the RP; (ii) resettlement implementation activities; and, (iii) Civil work activities. Civil work contracts of each works can only be awarded after APs have been compensated fully and removed which confirmed by internal resettlement monitoring reports.

Table 9 Implementation Schedule.

<table>
<thead>
<tr>
<th>No.</th>
<th>Resettlement activities</th>
<th>In charge</th>
<th>Implementation Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>RESETTLEMENT ACTIVITIES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Inform about land acquisition</td>
<td>DPC of Dien Chau district</td>
<td>29/09/2011</td>
</tr>
<tr>
<td>2</td>
<td>Decision on Establishment of Resettlement and Compensation Board</td>
<td>DPC of Dien Chau district</td>
<td>29/09/2011</td>
</tr>
<tr>
<td>3</td>
<td>Resettlement, Compensation and support plan</td>
<td>DPC of Dien Chau district</td>
<td>1/12/2011</td>
</tr>
<tr>
<td>4</td>
<td>Detailed planning of head work</td>
<td>Truong Phat Consultant</td>
<td>5/10/2011</td>
</tr>
<tr>
<td>5</td>
<td>Approval of Detail planning</td>
<td>PPC of Nghe An province</td>
<td>21/11/2011</td>
</tr>
</tbody>
</table>
## Resettlement activities

<table>
<thead>
<tr>
<th>No.</th>
<th>Resettlement activities</th>
<th>In charge</th>
<th>Implementation Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Approval of Compensation, Resettlement plan</td>
<td>DPC of Dien Chau district</td>
<td>22/05/2012</td>
</tr>
<tr>
<td>7</td>
<td>Approval of land acquisition decision</td>
<td>DPC of Dien Chau district</td>
<td>22/05/2012</td>
</tr>
<tr>
<td>8</td>
<td>Information disclosure on land acquisition, compensation plan and meeting with affected households</td>
<td>PPMU, CPC, Compensation Board</td>
<td>From 24/05/2012</td>
</tr>
</tbody>
</table>

### II RESETTLEMENT IMPLEMENTATION

1. Disclosure, inform about Construction drawing design planning  
   - PPMU, CPC, Compensation Board  
   - 24/09/2013

2. Detail Measurement Survey  
   - PPMU, CPC, Compensation Board, affected households, PIA and other members  

3. Survey on replacement cost (market price)  
   - Eastern Asia Appraisal Ltd Company  
   - 24/9/2013 – 04/1/10/2013

4. Appraisal of compensation plan according to replacement cost  
   - Department of Finance, Department of Construction  
   - 16/10/2013 – 30/10/2013

5. Disclosure and Community consultation  
   - Eastern Asia Appraisal Ltd Company, PPMU and Compensation Board of Dien Chau district  
   - 04/10/2013 – 22/10/2013

6. Advance payment to the Affected People in accordance with draft Updated LARP  
   - Resettlement and Compensation Board  
   - 15/10/2013

7. Approval of resettlement and compensation plan  
   - PPC of Nghe An province  
   - 04/11/2013

8. Consideration on compensation, resettlement plan  
   - PIA and ADB  
   - 05/11/2013

9. Disbursement for compensation and land clearance  
   - Compensation Board, affected households and relevant stakeholders  
   - 10/11/2013

### II MONITORING ACTIVITIES

1. Solving problems (if any)  
   - Resettlement and Compensation Board, DPC and affected households  
   - 24/10/2013

---

**13 UPDATING OF LAND ACQUISITION AND RESETTLEMENT PLAN**

This Resettlement Plan was updated after getting approval of Detailed Engineering Design and DMS surveys in September 2013. This updated LARP replaces previous LARP which was approved by ADB on June 2013.
Table 10  The Process for Updating the LARP.

<table>
<thead>
<tr>
<th>No.</th>
<th>Activities</th>
<th>Time</th>
<th>Implementation unit</th>
<th>Place</th>
<th>Achieved result</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Disclosure, inform about construction drawing design</td>
<td>24/09/2013</td>
<td>PPMU, CPC, Compensation Board</td>
<td>Information disclosure at public places, and send to affected households</td>
<td>Affected households can check by themselves</td>
</tr>
<tr>
<td>2</td>
<td>Detail Measurement Survey</td>
<td>24/9/2013 - 28/9/2013</td>
<td>PPMU, CPC, Compensation Board, PIA Consultant and other members</td>
<td>Land acquisition site and affected subjects</td>
<td>Minutes on 28/9/2013</td>
</tr>
<tr>
<td>3</td>
<td>Determine replacement cost</td>
<td>24/9/2013 - 04/10/2013</td>
<td>Eastern Asia Appraisal Ltd company</td>
<td>Project area and neighboring areas</td>
<td>Certificate of price appraisal on 04/10/2013</td>
</tr>
<tr>
<td>4</td>
<td>Disclosure and Community Consultation</td>
<td>04/10/2013 - 22/10/2013</td>
<td>Eastern Asia Appraisal Ltd company, PPMU and Dien Chau Compensation Committee</td>
<td>Disclosure at public places, consultation with affected households and meeting to get feedbacks</td>
<td>Community consultation minutes on 22/10/2013</td>
</tr>
<tr>
<td>5</td>
<td>Compensation price appraisal, provide support on land, rice and grave</td>
<td>16/10 - 23/10/2013</td>
<td>Department of Finance</td>
<td>Department of Finance</td>
<td>Appraisal report on 23/10/2013</td>
</tr>
<tr>
<td>6</td>
<td>Appraisal of compensation price on house, structure</td>
<td>16/10 - 30/10/2013</td>
<td>Department of Construction</td>
<td>Department of Construction</td>
<td>Appraisal report on 30/10/2013</td>
</tr>
<tr>
<td>7</td>
<td>Approval of Compensation and Resettlement plan</td>
<td>31/10/2013 - 04/11/2013</td>
<td>CPC</td>
<td>CPC</td>
<td>Approval decision on 04/11/2013</td>
</tr>
</tbody>
</table>
Annex 1  List of affected households
## List of Affected Households

<table>
<thead>
<tr>
<th>No.</th>
<th>Name of Husband</th>
<th>Name of Wife</th>
<th>Hamlet</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CPC of Dien Yen commune, Dien Chau district</td>
<td></td>
<td>16</td>
</tr>
<tr>
<td>2</td>
<td>Nguyen Huu Binh</td>
<td>Tran Thi Hue</td>
<td>6</td>
</tr>
<tr>
<td>3</td>
<td>Duong Duc Nam</td>
<td>Le Thi Hanh</td>
<td>4</td>
</tr>
<tr>
<td>4</td>
<td>Nguyen Van Canh</td>
<td>Dinh Thi Mui</td>
<td>16</td>
</tr>
</tbody>
</table>
Annex 2  Minutes of Meeting
Minutes of Community Consultation Meeting

SOCIAL REPUBLIC OF VIETNAM
Independent – Freedom – Happiness

____________________________

MEETING MINUTES OF PUBLIC CONSULTANCY
On implementation of site clearance compensation of rural water supply and sanitation project in Dien Yen commune

Today, October the 8th, 2013, at the hall of Dien Yen commune, Dien Chau district, we are:

1. Representatives of PPMU – rural water supply and sanitation project – ADB loan
   - Mr. Phan Bui My – Manager of PPMU
   - Mr. Nguyen Ich Xuan – Head of science-technology-communication division
   - Mr. Nguyen Huu Trung – Official

2. Representatives of resettlement compensation committee, Dien Chau district
   - Mr. Le Van Thuan – Vice-chairman of the committee

3. Representatives of Dien Yen communal people’s committee
   - Mr. Duong Dang Hoi – Chairman of Dien Yen communal people’s committee
   - Mr. Dinh Xuan Loc – Staff of cadastral office
   - Ms. Nguyen Thi Lien – Chairwoman of communal Women’s Union

4. Representatives of affected households
   - Mr. Nguyen Duc Binh
   - Mr. Duong Dang Nam
   - Mr. Nguyen Van Canh

Meeting content:

1. Representative of PPMU introduced about the project including investment scale, project impacts. Decision No. 4160/ QD.UBND issued on 24/10/2012 by Nghe An provincial people’s committee approved investment project and procurement plan of rural water supply system and sanitation at Dien Yen commune, Dien Chau district.
2. Informed to the affected households the regulations on site clearance compensation and other policies relate to compensation on land and assets.

3. The Dong A investment and cost evaluation service limited company informed the draft of compensation, assistance and resettlement cost for the land acquired by State. The project resettlement framework and other decrees and regulation are emphasized.

The Dong A investment and cost evaluation service limited company proclaimed the compensation cost in detail for each kind of property, architectural object, for each effected household stated on Certificate No. 069 BDS/2013/CT.DA issued on 04/10/2013.

4. **Opinion of local people:**

After listening to the compensation cost, the representatives of the affected households raised some opinions and recommendations:

- The affected households highly agreed to construct water supply and sanitation work because they knew that constructing tapped water system, households’ latrines and public latrines will solve many problems relate to environment and hygiene of local residents.
- Compensation cost needs to be flexible and apply market price to affected people to avoid any disadvantage for the local residents.
- The current compensation cost is quite reasonable in comparison with the market price.

5. Comment of the Dong A company

- Compensation cost for property and structure was surveyed carefully to every affected household.
- The given compensation cost based on the current actual market price and also conformed with State’s regulations. The affected household can restore lively hood and life as it was with current compensation cost.

6. **Conclusion:**

On behalf of the PPMU, Mr. Phan Bui My concluded the meeting as below:

- The affected households highly agree with the site clearance process in order to construct water supply and sanitation work because the construction of tapped water system, households’ latrines and public latrines will solve many problems relate to environment and hygiene of local residents
- The households basically agree with the compensation cost proposed by the Dong A company. This cost appropriate with the cost proposed by Dien Chau district people’s committee on the Decision No. 10781/ QD.UBND issued on 22/5/2012

The meeting ended at 16:00 on the same day.

This meeting minutes has made into 4 copies, each participant keep 1 copy, the other copies are reserved at PPMU Nghe An.
<table>
<thead>
<tr>
<th>ON BEHALF OF PPMU</th>
<th>Compensation committee of Dien Chau district</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manager</td>
<td>Vice-Chairman</td>
</tr>
<tr>
<td>Phan Bui My</td>
<td>Le Van Thuan</td>
</tr>
<tr>
<td>(signed &amp; stamped)</td>
<td>(signed &amp; stamped)</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Dien Yen communal people's committee</td>
<td>Representatives of affected households</td>
</tr>
<tr>
<td>Chairman</td>
<td>Staff</td>
</tr>
<tr>
<td>Duong Dang Hoi</td>
<td>Nguyen Van Canh (signed)</td>
</tr>
<tr>
<td>(signed &amp; stamped)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Nguyen Duc Binh (signed)</td>
</tr>
<tr>
<td></td>
<td>Duong Dang Nam (signed)</td>
</tr>
<tr>
<td>Dien Yen communal women union</td>
<td></td>
</tr>
<tr>
<td>Chairwoman</td>
<td></td>
</tr>
<tr>
<td>Nguyen Thi Lien</td>
<td></td>
</tr>
<tr>
<td>(signed &amp; stamped)</td>
<td></td>
</tr>
</tbody>
</table>
CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc

BIÊN BẢN HỘP THAM VÀN CỘNG ĐỒNG
Về việc thực hiện công tác bồi thường GPMB Dự án xây dựng hệ thống cấp nước sạch và VSMT nông thôn xã Dien Yen

Hôm nay, ngày 8 tháng 10 năm 2013, tại hội trường xã Dien Yen, huyện Dien Chau. Chừng tôi gồm:
1. Đại diện Ban quản lý dự án cấp nước sạch & VSMT nông thôn Nghệ An - Vốn vay ADB
   - Ông: Phan Bửi Mỹ  Chức vụ: Trưởng ban
   - Ông Nguyễnkish Xuần  Chức vụ : TP KHKT viên thông
   - Ông Nguyễn Hữu Trưng  Chức vụ : Chuyên viên
2. Đại diện hội đồng bồi thường TDC huyện Dien Chau :
   - Ông Lê Văn Thuận  Chức vụ: Phò chủ tịch hội đồng
3. Đại diện UBND xã Dien Yen
   - Ông Dương Đăng Hõi : Chức vụ : Chủ tịch UBND xã Dien Yen
   - Ông Đinh Xuân Lộc  : Chức vụ : Cán bộ Địa chính
   - Bà : Nguyễn Thị Liên : Chức vụ : Chủ tịch hội phụ nữ xã
4. Đại diện các hộ dân bị ảnh hưởng
   - Ông: Nguyễn Hữu Bình :
   - Ông: Dương Đăng Nam :
   - Ông : Nguyễn Văn Cảnh :

Nội dung cuộc họp:
1. Đại diện lãnh đạo Ban quản lý dự án giới thiệu về dự án bao gồm: qui mô đầu tư, phạm vi ảnh hưởng của dự án. Thông qua quyết định số 4160 /QĐ UBND ngày 24/10/2012 của UBND tỉnh Nghệ An về việc phê duyệt dự án đầu tư và kế hoạch đầu tư công trình : Xây dựng hệ thống cấp nước sinh hoạt tập trung và vệ sinh môi trường nông thôn xã Dien Yen , huyện Dien Chau.

2. Phơ biệt các quy định về bồi thường giải phóng mặt bằng, kế hoạch triển khai giải phóng mặt bằng. Các quy định chính sách liên quan đến công tác bồi thường và giải bồi thường về tài sản.
3. Công ty TNHH Đầu tư dịch vụ thẩm định giá Đông Á công bố dự thảo giá bồi thường, hỗ trợ và tái định cư để giải phóng mặt bằng khi Nhà nước thu hồi đất. Trong đó chủ trọng phổ biến toàn bộ nội dung của kinh chứng sách TDC, các nghị định, quy định...

Công ty TNHH đầu tư dịch vụ thẩm định giá Đông Á công bố chi tiết giá bồi thường từng loại tài sản, vật kiện trực cho các hộ dân bị ảnh hưởng tại chứng thư số: 069 BDS/2013/CT:DA ngày 04 tháng 10 năm 2013

4. Ý kiến của người dân: Sau khi nghe đại diện Ban quản lý dự án cấp nước sạch & VSMT nông thôn công khai mức giá dự kiến bồi thường về tài sản, vật kiện trực cho các hộ dân bị ảnh hưởng khi thực hiện dự án, các hộ dân có những ý kiến để xuất như sau:

1. Các hộ dân bị ảnh hưởng bởi dự án đồng tình cao với việc giải phòng mặt bằng để xây dựng công trình cấp nước sạch và VSMT vi việc xây dựng nhà máy nước sạch, các công trình về sinhategor hóa và vệ sinh công cộng sẽ giải quyết tốt vấn đề về môi trường, sinh hoạt của các hộ dân.
2. Việc xây dựng và vận dụng giá điện phải linh hoạt, phải được cập nhật thường xuyên theo giá thị trường để tránh người dân bị thiệt.
3. Giáo dân bị thiệt hại về tài sản trên đất là tương đối phù hợp so với thị trường

5. Ý kiến của Công ty TNHH đầu tư dịch vụ thẩm định giá Đông Á
- Việc khảo sát giá bồi thường về tài sản, các vật kiến trúc, đơn vị đã khảo sát rất kỹ từng hạng mục cho từng hộ dân.
- Việc đưa ra mức giá bồi thường trên cơ sở là giá thực tế trên thị trường tại thời điểm bồi thường. Đảm bảo tính khách quan theo đúng các quy định của Nhà nước cho nên với mức giá bồi thường như thế này các hộ dân sẽ được phục hồi lại như cũ đối với tài sản bị ảnh hưởng bởi dự án.

6. Kết luận cuộc họp
Sau khi các thành viên dự họp có ý kiến, thay mặt lãnh đạo BQL dự án đồng chí Phạm Bửu Mỹ có ý kiến kết luận như sau:
- Các hộ dân bị ảnh hưởng bởi dự án đồng tình cao với việc giải phòng mặt bằng để thực hiện dự án cấp nước sạch & VSMT nông thôn, vi việc xây dựng sẽ giải quyết tốt các vấn đề môi trường, sinh hoạt của các hộ dân.
- Việc cơ bản các hộ dân đồng tình với giá bồi thường về tài sản do Công ty TNHH đầu tư dịch vụ thẩm định giá Đông Á lập và phù
hợp với giá do UBND huyện Điện châu ban hành tại Quyết định số 10781/QĐ-UBND ngày 22 tháng 5 năm 2012

Cuộc họp kết thúc vào 16 giờ 0 phút cùng ngày

Biên bản được lập thành 4 bản, mỗi thành viên giữ 1 bản, các bản khác lưu tại BQLDA cấp nước sạch & VSMT nông thôn Nghê An.

BQLDA CẤP NƯỚC SẠCH & VSMT NГHỆ AN
TRƯỞNG BAN TP KHKT-TT

Phan Bùi Mỹ

UBND XÃ ĐIỆN YẾN
Chủ tịch Cán bộ địa chính

DƯƠNG ĐĂNG HỘI
Đại diện hội Phụ nữ xã Điện yên

Chủ tịch Nguyễn Thị Liên

PMMU of Nghe An
Annex 3  Public Information Booklet
Public Information Booklet

Question 1: What is CRRWSSSP of Dien Yen commune?

Answer: The Asian Development Bank (ADB) intends to provide an investment project that will contribute to the Government’s goal of providing safe water supply and improved sanitation facilities for rural households in Vietnam. The Central Region Water Supply and Sanitation (RWSS) Project aims to improve the rural environment and enhance poverty reduction activities in six provinces of the Central Region of Vietnam, namely, Thanh Hoa, Nghe An, Ha Tinh, Quang Binh, Quang Nam and Binh Dinh provinces, located in the North and South Central Region.

CRRWSSSP of Dien Yen commune is a subproject of Nghe An. The scope of subproject according to approved FS:

- Construct of water supply system with a design capacity of 1,700 m³/day in order to provide domestic water for 90% local residents (13,170 current population and 14,600 population in 2020), public facilities and production areas in Dien Yen commune in 2020. Provided water must meet the standards of National Technical Regulations on drinking water quality QCVN 01:2009/BYT;
- Support households having demand for newly construction or rehabilitation of hygienic latrines, including 321 poor households, 150 female-headed households who have difficulties and 1309 non-poor households. Poor households and female-headed households shall receive grant for household latrine sub-structure (sub-structure of double composting latrine), non-poor households shall be provided loan from Sanitation Revolving Fund to newly construct or rehabilitate latrine, including: newly construction of 170 double composting latrines and 1042 septic tank latrines and rehabilitation of 97 latrines.

Question 2: Why is it necessary to implement the project?

Answer: Because the project shall improve water quality and sanitation facilities of people in project area, improve life and decrease water-related diseases.

Question 3: Scope of construction and impact

Answer: Scope of permanent land acquisition is stable area, not affect surrounding works.

Question 4: Who are project affected people?

Answer: Project affected households, individuals who live or own land, assets acquired by the project since the date of receipt of land acquisition notice. The project affect affected households, individuals who own legal land, assets will be compensated. After that, any assets added are illegal and not compensated or supported.

Question 5: In terms of land acquisition, which policies and regulations will be applied?

Answer: ADB Policy on land acquisition and resettlement will be applied to be guided by the following principles:

a) All project affected people will be compensated for all acquired/lost assets (land, house, structures, trees, and crops), income sources and business based on replacement costs. The affected people are also supported accordingly in order to restore and improve living standard and income as before the project.

b) For serious affected households (farmers whose land acquired 10% or more of cultivation areas, livelihood relies on agricultural production and households who have to be removed out of their land) and venerable households will be supported to restore income;

c) Lack of legal right of land will not be compensated for the loss of land, but compensated for the loss of assets on the land such as house, structures, trees and crops.

d) Compensation for loss of assets will be based on the replacement value.

e) Displaced Households have options: receiving cash in compensation, or resettling by themselves, or moving to existing residential areas in the location.
6. Do households keep the Minutes of Inventory of Assets Loss?

Answer: The inventory, measurement have been done by Dien Chau District Compensation, Assistance and PPMU since 28/9/2013. The project affected households, individuals will check all measured assets within 7 days, if there has no questions the Minutes of inventory will be signed. The Minutes of inventory includes all lost assets by the project and that is legal basis for the compensation. The Minutes of inventory will be made in 02 copies and the households will keep 01 copy.

Question 7: When is the community consultation meetings organized?

Answer: After the measurement finishes, the compensation and resettlement support policies will be established and a meeting with the project affected households in Dien Chau District. All affected households will find out and get more information about the project from the consultant team.

Results of inventory and measurement will be informed to the project affected households by Land acquisition Consultant in the community consultation meeting.

Question 8: How to monitor the construction activities?

Answer: PPMU will be responsible for monitoring the construction activities. Any activities relating to the life along the road will be recorded and reported to the PPMU and resolved within 7 days.

Land Acquisition Plan promulgates all rights and implementation mechanism to ensure that no households or their assets are affected during the construction. In case of being effected, the households will inform to Commune People’s Committee for being resolved. All, including the contractors, is able to access to this Handbook for more information about the Project and Construction activities.

Question 9: In case of problems arise during the project implementation such as compensation, dispute related to the Project, the project affected people have right to complain or claim for?

Answer: All project affected households and individuals have rights to complain and make an appeal. They are able to make an appeal by verbal or by document to local authority and CARB.

The complaint, firstly, will be addressed at commune level, in case they do not satisfy with decision issued by commune and district levels, they are able to elevate to provincial level. These project affected households and individuals are not charged any costs relating to the complaint address.

All people, who are living near the construction areas are affected by the project, are able to contact to following address:

Mr. Phan Bui My.
Nghe An PPMU
No. 40 Nguyen Canh Hoan, Vinh City
Tel: 0383 853 882 or
Cell phone: 0903 483 555
Annex 4  Replacement Cost (Based on Detailed Measurement Survey)
## Annex 4. Replacement Cost (Based on Detailed Measurement Survey)

<table>
<thead>
<tr>
<th>No.</th>
<th>Subjects entitled to compensation</th>
<th>Compensation content</th>
<th>Parcel of Land</th>
<th>Unit</th>
<th>Volume</th>
<th>Compensation by unit price of PPMU</th>
<th>Compensation by replacement cost surveyed by Price Appraisal Company</th>
<th>Propose for approval of PPC</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Unit price</td>
<td>Amount</td>
<td>Unit price</td>
<td>Amount</td>
</tr>
<tr>
<td>I</td>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,086,899,900</td>
<td>2,086,899,900</td>
<td>2,086,899,900</td>
<td></td>
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<tr>
<td>I</td>
<td>COMPENSATION FOR LAND</td>
<td>30,793.5</td>
<td>1,693,642,500</td>
<td>1,693,642,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>CPC of Dien Yen Commune, Dien Chau District</td>
<td>Support for public land</td>
<td>Map No.4. Parcel of land: 45; 46; 105; 123; 124</td>
<td>m2</td>
<td>30,793.5</td>
<td>55,000</td>
<td>1,693,642,500</td>
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<td>1,693,642,500</td>
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<tr>
<td>II</td>
<td>COMPENSATION FOR CROPS</td>
<td>30,468</td>
<td>106,636,250</td>
<td>106,636,250</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>Mr. Nguyen Huu Binh household</td>
<td>Loss of income from rice and other crops</td>
<td>Map No.4. Parcel of land: 45; 46; 105; 123; 124</td>
<td>m2</td>
<td>30,467.5</td>
<td>3,500</td>
<td>106,636,250.00</td>
<td>3,500</td>
<td>106,636,250</td>
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<td>I</td>
<td>Mr. Nguyen Huu Binh Households</td>
<td>Transition subsistence allowance of VND 24 million for 2 years</td>
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<td></td>
<td>24,000,000</td>
<td>24,000,000</td>
<td>24,000,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>II</td>
<td>COMPENSATION FOR ASSETS, STRUCTURES ATTACHED TO LAND</td>
<td>262,621.150</td>
<td>262,621.150</td>
<td>262,621,150</td>
<td></td>
<td></td>
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<tr>
<td>I</td>
<td>Mr. Nguyen Huu Binh household</td>
<td>Asset, Structure</td>
<td>Map No.4. Parcel of land: 45; 46; 105; 123; 124</td>
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<td>257,621,150</td>
<td>257,621,150</td>
<td>257,621,150</td>
<td>257,621,150</td>
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</table>

Note: Leased public land under contract with CPC
<table>
<thead>
<tr>
<th>No.</th>
<th>Subjects entitled to compensation</th>
<th>Compensation content</th>
<th>Parcel of Land</th>
<th>Unit</th>
<th>Volume</th>
<th>Compensation by unit price of PPMU</th>
<th>Compensation by replacement cost surveyed by Price Appraisal Company</th>
<th>Propose for approval of PPC</th>
<th>Note</th>
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<tr>
<td></td>
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<td>Unit price</td>
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<td>Unit price</td>
<td>Amount</td>
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<tr>
<td>1.1</td>
<td>Temporary tents</td>
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<td>m2</td>
<td>100.45</td>
<td>1,020,000</td>
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<td>1.2</td>
<td>Piggery, livestock cage (duck) (built with roof)</td>
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<td></td>
<td>m2</td>
<td>52.37</td>
<td>430,000</td>
<td>22,519,100</td>
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<td>22,519,100</td>
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<td>1.3</td>
<td>Embankment + wall built with air brick (vertical)</td>
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<td></td>
<td>m2</td>
<td>64.09</td>
<td>100,000</td>
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<tr>
<td>1.4</td>
<td>Piggery, livestock cage (duck) (wall built up without roof)</td>
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<td></td>
<td>m2</td>
<td>57.42</td>
<td>100,000</td>
<td>5,742,000</td>
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<td>1.5</td>
<td>Mortar finishing garden and pond shore</td>
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<td>273.10</td>
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<td>Embankment and foundation built with rubble</td>
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<td>m3</td>
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<td>1.7</td>
<td>Reinforced concrete slab</td>
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<td>15.60</td>
<td>473,000</td>
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<td>Deep well</td>
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<td>15.60</td>
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<td>1.9</td>
<td>Wooden half-storey</td>
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<tr>
<td>1.10</td>
<td>Pond shore built with air brick (horizontal)</td>
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<td></td>
<td>m2</td>
<td>23.40</td>
<td>130,000</td>
<td>3,042,000</td>
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<td>1.11</td>
<td>Piggery (flammable material)</td>
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<td>21.59</td>
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<td>1.12</td>
<td>Precast concrete column</td>
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<td>1.13</td>
<td>Fence by B40 steel without frame</td>
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<td>45.00</td>
<td>84,000</td>
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<td>3,780,000</td>
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<tr>
<td>2</td>
<td>Mr. Duong Dang Nam household</td>
<td>Grave</td>
<td>Map No.4. Parcel of land: 45; 46; 105; 123; 124</td>
<td>Ea</td>
<td>1</td>
<td>1,000,000</td>
<td>1,000,000</td>
<td>1,000,000</td>
<td>1,000,000</td>
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<tr>
<td>3</td>
<td>Mr. Nguyen Van Canh household</td>
<td>Grave</td>
<td>Map No.4. Parcel of land: 45; 46; 105; 123; 124</td>
<td>Ea</td>
<td>4</td>
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Annex 5: Compensation payments signed by AHs
## DANH SÁCH KỸ THUẬT HỖ TRỢ, TÀI DỊNH CỦA ĐIỆN YÊN

<table>
<thead>
<tr>
<th>Mã số</th>
<th>Đối tượng, nội dung chỉ trích</th>
<th>Số tiền dự kiến (VND)</th>
<th>Số tiền nhận (VND)</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>Hệ thống nước Nguyện Hữu Bình</td>
<td>364,257,400</td>
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</tr>
<tr>
<td>1.1</td>
<td>Bồi thường, hỗ trợ tài sản trên</td>
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<td>106,636,250</td>
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<td>1.2</td>
<td>Bồi thường tài sản, vật kiến trúc trên</td>
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<td>257,621,150</td>
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<tr>
<td>2</td>
<td>Hệ thống Đường Đèo Nam</td>
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</tr>
<tr>
<td>2.1</td>
<td>Điều chuyển mồ để cốt ưu cho</td>
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<td>1,000,000</td>
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<td>3</td>
<td>Hệ thống Nguyễn Văn Cánh</td>
<td>4,000,000</td>
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<td>3.1</td>
<td>Điều chuyển mồ để vào tiền</td>
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<td>4,000,000</td>
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<tr>
<td>4</td>
<td>UBND xã Điền Yên</td>
<td>1,157,761,425</td>
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</tr>
<tr>
<td>4.1</td>
<td>Bồi thường đất</td>
<td>1,093,642,500</td>
<td>1,137,761,425</td>
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</table>

Diễn Yến, Ngày 15 tháng 10 năm 2013
XÁC NHẬN CỦA UBND XÃ ĐIẾN YÊN
CHỦ TỊCH

[Stamp]

PPMU of Nghe An
**CONFIRMATION ON RECEIVED COMPENSATION**

Central Region Rural Water Supply and Sanitation Sector Project

Subproject of Dien Yen commune, Dien Chau district, Nghe An province

<table>
<thead>
<tr>
<th>No.</th>
<th>Subject entitled to compensation/ Compensation content</th>
<th>Approved amount (VND)</th>
<th>Received amount (VND)</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Mr. Nguyen Huu Binh household</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1</td>
<td>Compensation for crops</td>
<td>106,636,250</td>
<td>106,636,250</td>
<td></td>
</tr>
<tr>
<td>1.2</td>
<td>Compensation for assets and structures attached to land</td>
<td>257,621,150</td>
<td>257,621,150</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Mr. Duong Dang Nam Household</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>2.1</td>
<td>Compensation for removal of Grave</td>
<td>1,000,000</td>
<td>1,000,000</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Mr. Nguyen Van Canh household</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.1</td>
<td>Compensation for removal of Grave</td>
<td>4,000,000</td>
<td>4,000,000</td>
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<tr>
<td>4</td>
<td>Dien Yen CPC</td>
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<td>4.1</td>
<td>Compensation for acquired land</td>
<td>1,693,642,500</td>
<td>1,157,781,425</td>
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Dien Yen, October 15th, 2013

COMMUNE PEOPLE’S COMMITTEE OF DIEN YEN

CHAIRMAN

DUONG DANG HOI
Annex 6  PPC Decision on land price applicable in Nghe An province in 2013
NGHỊ QUYẾT

VE NGUYỄN TẮC ĐỊNH GIÁ VÀ PHẾ DUYỆT KHUNG GIÁ CÁC LOẠI ĐẤT ĐỂ XÂY DỰNG BẢNG GIÁ ĐẤT NĂM 2013 TRÊN ĐỊA BÀN TỈNH NGHỆ AN

HỘI ĐỒNG NHÂN DÂN TỈNH NGHỆ AN
KHOÁ XVI, KỲ HỘP THỨ 6

Căn cứ Luật Tổ chức Hội đồng nhân dân và Ủy ban nhân dân ngày 26/11/2003;
Căn cứ Thông tư liên tịch số 02/2010/TTLT-BTNMT-BTC ngày 08/01/2010 của Liên Bộ Tài nguyên và Môi trường, Bộ Tài chính hướng dẫn xây dựng, thẩm định, ban hành bảng giá đất và điều chỉnh bảng giá đất thuộc thẩm quyền của UBND tỉnh, thành phố trực thuộc Trung ương;
Xét đề nghị của Ủy ban nhân dân tỉnh Nghệ An tại Tờ trình số 7991/TTr-UBND ngày 08/11/2012;
Trên cơ sở Báo cáo thẩm tra của Ban Kinh tế - Ngân sách và ý kiến của các Đại biểu HĐND tỉnh nhân dân tỉnh,

QUYẾT NGHỊ:

Điều 1. Nguyên tắc định giá

1. Khung giá (mức giá tối đa, tối thiểu) quy định cho các loại đất trên địa bàn của tỉnh phải nằm trong khung giá do Chính phủ quy định. UBND tỉnh có quyền điều chỉnh tăng tối đa 20% so với mức giá tối thiểu của khung giá đất cùng loại do Chính phủ quy định.

Đối với đất ở nông thôn ven trục đường giao thông chính, các đầu mối giao thông, khu thương mại du lịch, khu công nghiệp, Chính phủ cho phép được nâng tối đa 5 lần so với mức giá tối thiểu của khung giá đất các loại đất do Chính phủ quy định.

2. Mức giá của đất sản xuất kinh doanh phi nông nghiệp bằng 50% so với mức giá đất ở có cùng điều kiện thuận lợi như nhau; riêng đất sản xuất kinh doanh phục vụ mục đích khai thác khoáng sản thì bằng 300% giá đất ở những tổ dân cư mà mức giá tối đa đất sản xuất kinh doanh theo quy định của Chính phủ.

Đất sản xuất kinh doanh phi nông nghiệp tại nông thôn ở các vị trí ven trục đường giao thông chính, các đầu mối giao thông, khu thương mại du lịch, khu công nghiệp tối đa không quá 3 lần mức giá tối đa đất sản xuất kinh doanh phi nông nghiệp tại nông thôn theo quy định của Chính phủ.

Đối với các khu vực đất ở, đất phi nông nghiệp tiếp giáp ít nhất 2 mặt đường, mức giá được tính theo mặt đường có mức giá cao hơn và có tính đến lợi thế tiếp giáp nhiều mặt đường.

Đối với những khu vực đất ở, đất phi nông nghiệp có chiều sâu tính từ mặt cắt xuống đường lớn hơn 30m thì thực hiện theo phương pháp phân lớp để xác định mức giá bình quân cho cả thú vị nhưng mức giá của lớp đất sâu cùng không được thấp hơn mức giá đất của các thú vị ở được tương đương.

Điều 2. Khung giá cụ thể từng loại đất

1. Địa bàn thành phố Vinh (đo thị loại I)

   a) Đất ở: Mức giá tối đa 51.000.000 đ/m2, mức giá tối thiểu 320.000 đ/m2.

   b) Đất nông nghiệp:
- Đất trồng lúa nước: Được chia làm 2 khu vực các xã và các phường để xác định giá:
  + Tại địa bàn các phường và các thửa thuộc địa bàn các xã nhưng giáp ranh với phường: áp dụng một mức giá 100.000 đ/m².
  + Tại địa bàn các xã (trừ các thửa giáp ranh với phường) chia làm 2 vị trí để xác định giá: Mức giá tối đa 85.000 đ/m², mức giá tối thiểu 75.000 đ/m².

- Đất trồng cây hàng năm: Được chia làm 2 khu vực và các phường để xác định giá:
  + Tại địa bàn các phường và các thửa thuộc địa bàn các xã nhưng giáp ranh với phường: áp dụng một mức giá 100.000 đ/m².
  + Tại địa bàn các xã (trừ các thửa giáp ranh với phường) chia làm 2 vị trí để xác định giá: Mức giá tối đa 85.000 đ/m², mức giá tối thiểu 75.000 đ/m².

- Đất trồng cây lâu năm: Được chia làm 2 khu vực và các phường để xác định giá:
  + Tại địa bàn các phường: 100.000 đ/m².
  + Tại địa bàn các xã: 85.000 đ/m².

- Đất vườn, ao: Được chia làm 2 khu vực và các phường để xác định giá:
  + Tại địa bàn các phường: 100.000 đ/m².
  + Tại địa bàn các xã: 85.000 đ/m².

- Đất nuôi trồng thủy sản: Được chia làm 2 khu vực và các phường để xác định giá:
  + Tại địa bàn các phường: 100.000 đ/m².
  + Tại địa bàn các xã (trừ các thửa giáp ranh với phường) chia làm 2 vị trí để xác định giá: Mức giá tối đa 85.000 đ/m², mức giá tối thiểu 75.000 đ/m².

- Đất rừng sản xuất: Được chia làm 1 vị trí: mức giá đất 5.000 đ/m².

- Đất trồng cây lâu năm: Được chia làm 2 vị trí để xác định giá: Mức giá tối đa 66.000 đ/m², mức giá tối thiểu 62.000 đ/m².

- Đất vườn, ao: Áp dụng theo mức giá đất vị trí 1 của đất trồng cây lâu năm trong vùng nhưng phải thấp hơn giá đất ở thấp nhất của vùng.

- Các loại đất khác:
  Căn cứ vào khung giá quy định giá đất ở để xác định mức giá.

2. Địa bàn thị xã Cửa Lò (đô thị loại III)
   a) Đất ở: Mức giá tối đa 13.000.000 đ/m², mức giá tối thiểu 500.000 đ/m².
   b) Đất nông nghiệp:
      - Đất trồng lúa nước: Được chia làm 2 vị trí để xác định giá: Mức giá tối đa 66.000 đ/m², mức giá tối thiểu 62.000 đ/m².
      - Đất trồng cây hàng năm: Được chia làm 2 vị trí để xác định giá: Mức giá tối đa 66.000 đ/m², mức giá tối thiểu 62.000 đ/m².
      - Đất nuôi trồng thủy sản: Được chia làm 2 vị trí để xác định giá: Mức giá tối đa 66.000 đ/m², mức giá tối thiểu 62.000 đ/m².
      - Đất rừng sản xuất: Được chia làm 1 vị trí: mức giá đất 5.000 đ/m².
      - Đất trồng cây lâu năm: Được chia làm 2 vị trí để xác định giá: Mức giá tối đa 66.000 đ/m², mức giá tối thiểu 62.000 đ/m².
      - Đất vườn, ao: Áp dụng theo mức giá đất vị trí 1 của đất trồng cây lâu năm trong vùng nhưng phải thấp hơn giá đất ở thấp nhất của vùng.
   c) Các loại đất khác:
      Căn cứ vào khung giá quy định giá đất ở để xác định mức giá.

3. Địa bàn thị xã Thái Hòa (đô thị loại IV)
   a) Đất ở: Mức giá tối đa 10.000.000 đ/m², mức giá tối thiểu 80.000 đ/m².
   b) Đất nông nghiệp:
- Đất trồng lúa nước: Được chia làm 4 vị trí để xác định giá:
  + Đối với xã, phường đồng bằng: Mức giá tối đa 62.000 đ/m², mức giá tối thiểu 43.000 đ/m².
  + Đối với xã, phường núi thấp: Mức giá tối đa 51.000 đ/m², mức giá tối thiểu 37.000 đ/m².

- Đất trồng cây hàng năm: Được chia làm 4 vị trí để xác định giá:
  + Đối với xã, phường đồng bằng: Mức giá tối đa 62.000 đ/m², mức giá tối thiểu 43.000 đ/m².
  + Đối với xã, phường núi thấp: Mức giá tối đa 51.000 đ/m², mức giá tối thiểu 37.000 đ/m².

- Đất nuôi trồng thủy sản: Được chia làm 4 vị trí để xác định giá:
  + Đối với xã, phường đồng bằng: Mức giá tối đa 4.000 đ/m², mức giá tối thiểu 1.500 đ/m².

C) Các loại đất khác:
Căn cứ vào khung giá quy định giá đất ở để xác định mức giá.

4. Địa bàn các huyện
a) Đất ở thị trấn (đô thị loại V): Mức giá tối đa 8.000.000 đ/m², mức giá tối thiểu 150.000 đ/m².

b) Đất ở nông thôn:
- Đối với xã đồng bằng: Mức giá tối đa 7.000.000 đ/m², mức giá tối thiểu 80.000 đ/m².
- Đối với xã núi thấp (trung du): Mức giá tối đa 6.000.000 đ/m², mức giá tối thiểu 60.000 đ/m².
- Đối với xã núi cao (miền núi): Mức giá tối đa 4.000.000 đ/m², mức giá tối thiểu 30.000 đ/m².

c) Đất nông nghiệp:
- Đất trồng lúa nước:
  + Đồng bằng và xã núi thấp Nghi Yên, Nghi Lộc (bờ tiếp giáp khu công nghiệp, khu dịch vụ du lịch của tỉnh và ven Quốc lộ 1A): Được chia làm 4 vị trí; Mức giá tối đa 58.000 đ/m², mức giá tối thiểu 28.000 đ/m².
  + Đối với xã núi thấp (trung du): Được chia làm 4 vị trí; Mức giá tối đa 49.000 đ/m², mức giá tối thiểu 22.000 đ/m².
  + Đối với xã núi cao (miền núi): Được chia làm 4 vị trí; Mức giá tối đa 29.000 đ/m², mức giá tối thiểu 10.000 đ/m².

- Đất trồng cây lâu năm:
  + Đối với xã, phường đồng bằng: Mức giá tối đa 3.500 đ/m², mức giá tối thiểu 800 đ/m².
  + Đối với xã, phường núi thấp: Mức giá tối đa 3.000 đ/m², mức giá tối thiểu 800 đ/m².
  + Đối với xã, phường núi cao: Mức giá tối đa 2.000 đ/m², mức giá tối thiểu 800 đ/m².

- Đất vườn, ao: Áp dụng theo mức giá đất vị trí 1 của đất trồng cây lâu năm trong vùng nhưng phải thấp hơn giá đất ở thấp nhất của vùng.
+ Đối với xã núi thấp (trung du): Dựng chia làm 4 vị trí; Mức giá tối đa 49.000 đ/m2, mức giá tối thiểu 22.000 đ/m2.
+ Đối với xã núi cao (miền núi): Dựng chia làm 4 vị trí; Mức giá tối đa 29.000 đ/m2, mức giá tối thiểu 9.000 đ/m2.

- Đất rừng sản xuất:
+ Đối với xã đồng bằng và xã núi thấp Nghi Yên, huyện Nghi Lộc (border tiếp giáp khu công nghiệp, khu dịch vụ du lịch của tỉnh và ven Quốc lộ 1A): Dựng chia làm 4 vị trí; Mức giá tối đa 58.000 đ/m2, mức giá tối thiểu 28.000 đ/m2.
+ Đối với xã núi thấp (trung du): Dựng chia làm 4 vị trí; Mức giá tối đa 49.000 đ/m2, mức giá tối thiểu 17.000 đ/m2.
+ Đối với xã núi cao (miền núi): Dựng chia làm 4 vị trí; Mức giá tối đa 29.000 đ/m2, mức giá tối thiểu 8.000 đ/m2.

Điều 3. Tổ chức thực hiện
Giao UBND tỉnh căn cứ Nghị quyết này và các quy định của Chính phủ, ban hành căn cứ để xếp loại vị trí và bảng giá chi tiết các loại đất trên địa bàn toàn tỉnh kịp thời gian quy định.

Điều 4. Hiệu lực thi hành
Nghị quyết này đã được Hội đồng nhân dân tỉnh Nghệ An khoá XVI, kỳ họp thứ 6 thông qua ngày 13 tháng 12 năm 2012 và có hiệu lực sau 10 ngày kể từ ngày được thông qua./.

CHỦ TỊCH
Trần Hồng Châu
ON PRICING PRINCIPLES AND APPROVAL OF LAND PRICE FRAME FOR FORMULATION OF LAND PRICE FOR 2013 IN NGHE AN PROVINCE

PEOPLE’S COUNCIL OF NGHE AN PROVINCE
SESSION XVI, SIXTH TERM

Pursuant to Law on Organization of People’ Council and People’ Committee dated 26 November, 2011;

Pursuant to Land Law dated 26 November, 2003;


Pursuant to Joint Circular No.02/2010/TTLT-BTNMT-BTC dated 8 January, 2010 of the Ministry of Natural Resources and Environment, the Ministry of Finance on guiding the formulation, evaluation and issuance of land prices, adjusting land prices under authority of provincial people’s committee, cities under central authority;

Under consideration of proposal of Provincial People’s Committee of Nghe An province at Proposal No.7991/TTr- UBND dated 08 November 2012;

Based on Appraisal Report of Economics - Budget Board and opinions of delegates of Provincial People’s Assembly.

DECIDES:

Article 1. Pricing principles

1. Price bracket (maximum price, minimum price) stipulates price for all type of land over the entire province shall be within the price bracket stipulated by the State. Provincial People’s Committee has the rights to increase not more than 20% of the maximum price or decrease not more than 20% of the minimum price for the same type of land stipulated by the State.

For residential land adjacent to main roads, head traffic, trading and tourism areas, industrial parks, land price could be raised not more than 5 times in comparison to upper price limit stipulated by the State.

2. Land price of non-agricultural land group: Equal to 50% of price of normal type of land in the same condition, but not exceed the price frame for business land regulated by the Government. Especially for non-agricultural business land for mining is to be equal to 300% the price of adjacent land but not exceed price frame regulated by the Government.
For non-agricultural business land adjacent to main roads, head traffic, trading and tourism areas, industrial parks, land price could be raised not more than 3 times in comparison to upper price limit for non-agricultural business land stipulated by the State.

3. For urban land plots for residential purposes and non-agricultural business purposes that adjacent to at least two open roads, the price is determined accordingly from the side adjacent to the road which is higher priced including the advantages of adjacency with multiple streets.

4. For land plots for residential purposes and non-agricultural business purposes that are more than 30m deep from traffic boundary, land price is determined by the classification method but the price of lowest class is not less than the price of adjacent plots with similar class.

Article 2. Specific price bracket for each type of land

1. For Vinh City (Urban level I)

a) Residential land: Maximum price is 51,000,000 dong/sqm, minimum price is 320,000 dong/sqm.

b) Agricultural land:

- Crop land: Assigned into 2 classes for wards and for communes, for price determination:
  + For wards and plots adjacent to wards: price fixed at 100,000 dong/sqm.
  + For communes (except plots that are adjacent to wards): Assigned into 2 classes for price determination: Maximum price is 85,000 dong/sqm, minimum price is 75,000 dong/sqm.

- Annual planting land: Assigned into 2 classes for wards and for communes, for price determination:
  + For wards and plots adjacent to wards: price fixed at 100,000 dong/sqm.
  + For communes (except plots that are adjacent to wards): Assigned into 2 classes for price determination: Maximum price is 85,000 dong/sqm, minimum price is 75,000 dong/sqm.

- Aquaculture land: Assigned into 2 classes for wards and for communes, for price determination:
  + For wards and plots adjacent to wards: price fixed at 100,000 dong/sqm.
  + For communes (except plots that are adjacent to wards): Assigned into 2 classes for price determination: Maximum price is 85,000 dong/sqm, minimum price is 75,000 dong/sqm.

- Long-term planting land: Assigned into 2 classes for wards and for communes, for price determination:
  + For wards: 100,000 dong/sqm.
+ For communes: 85,000 dong/sqm.

- Garden and pond land: Assigned into 2 classes for wards and for communes, for price determination:
  + For wards: 100,000 dong/sqm.
  + For communes: 85,000 dong/sqm.

  c) Other land: Based on stipulated price bracket to determine price level.

2. For Cua Lo town (Urban level III)

a) Residential land: Maximum price is 13,000,000 dong/sqm, minimum price is 500,000 dong/sqm.

b) Agricultural land:
   - Crop land: Assigned into 2 classes for price determination: Maximum price is 66,000 dong/sqm, minimum price is 62,000 dong/sqm.
   - Annual planting land: Assigned into 2 classes for price determination: Maximum price is 66,000 dong/sqm, minimum price is 62,000 dong/sqm.
   - Aquaculture land: Assigned into 2 classes for price determination: Maximum price is 66,000 dong/sqm, minimum price is 62,000 dong/sqm.
   - Productive forest land: Assigned into 1 class for price determination which is 5,000 dong/sqm.
   - Long-term planting land: Assigned into 2 classes for price determination: Maximum price is 66,000 dong/sqm, minimum price is 62,000 dong/sqm.

   - Garden and pond land: Applied land price for class 1 of long-term planting land, however this price is ensured to be lower than minimum residential price in the region.

  c) Other land: Based on stipulated price bracket to determine price level.

3. For Thai Hoa town (Urban level IV)

a) Residential land: Maximum price is 10,000,000 dong/sqm, minimum price is 80,000 dong/sqm.

b) Agricultural land:
   - Crop land: Assigned into 4 classes for price determination:
+ For plain communes and ward: Maximum price is 62.000 dong/sqm, minimum price is 43.000 dong/sqm.

+ For communes and ward in the mid-land: Maximum price is 51.000 dong/sqm, minimum price is 37.000 dong/sqm.

- Annual planting land: Assigned into 4 classes for price determination:

  + For plain communes and ward: Maximum price is 62.000 dong/sqm, minimum price is 43.000 dong/sqm.

  + For communes and ward in the mid-land: Maximum price is 51.000 dong/sqm, minimum price is 37.000 dong/sqm.

- Aquaculture land: Assigned into 4 classes for price determination:

  + For plain communes and ward: Maximum price is 62.000 dong/sqm, minimum price is 43.000 dong/sqm.

  + For communes and ward in the mid-land: Maximum price is 51.000 dong/sqm, minimum price is 37.000 dong/sqm.

- Productive forest land: Assigned into 4 classes for price determination:

  + For plain communes and ward: Maximum price is 4.000 dong/sqm, minimum price is 1.500 dong/sqm.

  + For communes and ward in the mid-land: Maximum price is 3.500 dong/sqm, minimum price is 800 dong/sqm.

- Long-term planting land: Assigned into 4 classes for price determination:

  + For plain communes and ward: Maximum price is 62.000 dong/sqm, minimum price is 43.000 dong/sqm.

  + For communes and ward in the mid-land: Maximum price is 51.000 dong/sqm, minimum price is 37.000 dong/sqm.

- Garden and pond land: Applied land price for class 1 of long-term planting land, however this price is ensured to be lower than minimum residential price in the region.

c) Other land: Based on stipulated price bracket to determine price level.

4. For district

a) Residential land in towns (Urban level V): Maximum price is 8.000.000 dong/m2, minimum price is 150.000 dong/m2.
b) Rural residential land:

- In plains: Maximum price is 7.000.000 dong/sqm, minimum price is 80.000 dong/sqm.

For rural land adjacent to main roads, head areas, trading areas, tourism areas, industrial parks, the maximum price is 7.000.000 dong/sqm.

- Low attitude mountainous areas (mid-land): Maximum price is 6.000.000 dong/sqm, minimum price is 60.000 dong/sqm.

For rural land adjacent to main roads, head areas, trading areas, tourism areas, industrial parks, the maximum price is 6.000.000 dong/sqm.

- High attitude mountainous areas (highland): Maximum price is 4.000.000 dong/sqm, minimum price is 30.000 dong/sqm.

For rural land adjacent to main roads, head areas, trading areas, tourism areas, industrial parks, the maximum price is 4.000.000 dong/sqm.

c) Agricultural land:

- Paddy land:

  + Plain and low attitude mountainous area in Nghi Yen, Nghi Loc (adjacent to industrial parks, service and tourism areas of the province, and adjacent to National Road No.1A): Assigned into 4 classes; Maximum price is 58.000 dong/sqm, minimum price is 28.000 dong/sqm.

  + Low attitude mountainous areas (mid-land): Assigned into 4 classes; Maximum price is 49.000 dong/sqm, minimum price is 22.000 dong/sqm.

  - High attitude mountainous areas (highland): Assigned into 4 classes; Maximum price is 29.000 dong/sqm, minimum price is 10.000 dong/sqm.

- Annual planting land:

  + Plain and low attitude mountainous area in Nghi Yen, Nghi Loc (adjacent to industrial parks, service and tourism areas of the province, and adjacent to National Road No.1A): Assigned into 4 classes; Maximum price is 58.000 dong/sqm, minimum price is 28.000 dong/sqm.

  + Low attitude mountainous areas (mid-land): Assigned into 4 classes; Maximum price is 49.000 dong/sqm, minimum price is 22.000 dong/sqm.

  + High attitude mountainous areas (highland): Assigned into 4 classes; Maximum price is 29.000 dong/sqm, minimum price is 9.000 dong/sqm.

- Aquaculture land:
+ Plain and low attitude mountainous area in Nghi Yen, Nghi Loc (adjacent to industrial parks, service and tourism areas of the province, and adjacent to National Road No.1A): Assigned into 4 classes; Maximum price is 58.000 dong/sqm, minimum price is 28.000 dong/sqm.

+ Low attitude mountainous areas (mid-land): Assigned into 4 classes; Maximum price is 49.000 dong/sqm, minimum price is 17.000 dong/sqm.

+ High attitude mountainous areas (highland): Assigned into 4 classes; Maximum price is 29.000 dong/sqm, minimum price is 7.000 dong/sqm.

- Long-term planting land:

  + Plain and low attitude mountainous area in Nghi Yen, Nghi Loc (adjacent to industrial parks, service and tourism areas of the province, and adjacent to National Road No.1A): Assigned into 4 classes; Maximum price is 58.000 dong/sqm, minimum price is 28.000 dong/sqm.

  - Low attitude mountainous areas (mid-land): Assigned into 4 classes; Maximum price is 49.000 dong/sqm, minimum price is 18.000 dong/sqm.

  - High attitude mountainous areas (highland): Assigned into 4 classes; Maximum price is 29000 dong/sqm, minimum price is 8.000 dong/sqm

- Productive forest land:

  + Plain and low attitude mountainous area in Nghi Yen, Nghi Loc (adjacent to industrial parks, service and tourism areas of the province, and adjacent to National Road No.1A): Assigned into 4 classes; Maximum price is 5.000 dong/sqm, minimum price is 1.500 dong/sqm.

  - Low attitude mountainous areas (mid-land): Assigned into 4 classes; Maximum price is 4.500 dong/sqm, minimum price is 800 dong/sqm.

  - High attitude mountainous areas (highland): Assigned into 4 classes; Maximum price is 4.000 dong/sqm, minimum price is 500 dong/sqm.

- Land for producing salt: Assigned into 3 classes; Maximum price is 40.000 dong/sqm, minimum price is 30.000 dong/sqm.

- Garden and pond land: Applied land price for class 1 of long-term planting land, however this price is ensured to be lower than minimum residential price in the region.

d) Other land: Based on stipulated price bracket to determine price level.

**Article 3. Organization and implementation**

PPC is assigned to base on this Resolution and the Government's regulations to promulgate the basis for land location classification and detailed price brackets of land types all over the province in regulated time.
Article 4. Effectiveness

This Resolution was agreed on by the Nghe An's Provincial People's Assembly of Session XVI, the 6th term on 13 December 2012 and is to be effective since 10 days after it was agreed on.

CHAIRMAN

Tran Hong Chau
Annex 7  Certificate of Validation Report
Certificate of Validation Report

Mã Chung thu thẩm định gia được ban hành theo Quyết định số 24/2005/QĐ- BTC ngày 18/05/2005 của Bộ Tài chính
CÔNG TY TNHH CÔNG HOA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Đầu tư – Điều hành
THẨM ĐỊNH GIÁ ĐỒNG A
Tp.HCM, ngày 04 tháng 10 năm 2013
Số: 069 BDS/2013/CT.DA

CHỦNG THƯ THẨM ĐỊNH GIÁ

Điện thoại: 038. 3 536 040 – Fax: 038 3 536 042.

Theo yêu cầu của Ban quản lý Dự án cấp nước sạch và vệ sinh môi trường Nông thôn tỉnh Nghệ An vay vốn ADB – Sở Nông nghiệp và Phát triển Nông thôn Nghệ An tại Giấy yêu cầu thẩm định gia ngày 20/09/2013 và các quy tự pháp lý liên quan đến tái sử dụng thẩm định gia, Công ty TNHH Đầu tư Dịch vụ Thẩm định gia Đồng A đã tiến hành thẩm định gia và kết quả như sau:

1. Tài sản thẩm định gia: Quyền sử dụng đất, công trình xây dựng và tài sản khác.

2. Địa điểm thẩm định gia: Khu đất Cấp Angebot, xã Điện Yên, huyện Điện Châu, tỉnh Nghệ An.

3. Mục đích thẩm định gia: Làm cơ sở để bổ sung phương pháp.\n

5. Cơ sở thẩm định gia: (Chi tiết xem mục 1 phụ lục định kinh).

5.1. Các cứ và phương pháp để thẩm định gia.

5.2. Cơ sở giá trị: Công ty TNHH Đầu tư Dịch vụ Thẩm định gia Đồng A chọn cơ sở giá trị thị trường để làm cơ sở thẩm định gia.

5.3. Các nguyên tắc và phương pháp thẩm định gia.

6. Đặc điểm của tài sản thẩm định gia: (Chi tiết xem mục 2 phụ lục định kinh).

6.1. Đặc điểm Pháp lý.

6.2. Đặc điểm kinh tế - kỹ thuật tài sản thẩm định gia.

7. Kết quả thẩm định gia và điều kiện kèm theo kết quả thẩm định gia: (Chi tiết xem mục 3 phụ lục định kinh)

7.1. Kết quả thẩm định gia:
Tổng giá trị thị trường tài sản thẩm định gia là: 2.062.900.000 đồng
(Hai tỷ không trăm sáu mươi hai triệu chín trăm ngàn đồng).

7.2. Các điều kiện kèm theo kết quả thẩm định gia.

8. Sở dĩ việc tài sản thẩm định gia: (Chi tiết xem mục 4 phụ lục định kinh)

Nghừng ghi nhận của chủ thềm thẩm định gia được trình bày ở mặt sau trang này.

Chương trình thẩm định gia này không có giá trị chứng nhận quyền sở hữu tài sản
Công ty TNHH Đầu tư Dịch vụ Thẩm định gia Đồng A trả lời để Ban quản lý Dự án cấp nước sạch và vệ sinh môi trường Nông thôn tỉnh Nghệ An vay vốn ADB – Sở Nông nghiệp và Phát triển Nông thôn Nghệ An làm cơ sở để bổ sung phương pháp.\n
Kết quả thẩm định gia này để hỗ trợ việc tái sử dụng trong quá trình thẩm định và sự tư vấn, chấp hành đúng pháp luật Nhà nước của Doanh nghiệp.

PHAN HOÀNG Sơn
Thủ TTV LD VII 11.635

Hoàng Trọng Hùng
Tư VTV số 106182

Kết quả thẩm định gia này để hỗ trợ việc tài sản thẩm định gia được trình bày ở mặt sau trang này.

TPM of Nghe An
Những giới hạn của chứng thư thẩm định giá

Chứng thư thẩm định giá được giới hạn trong những điều kiện sau:

1. Kết quả thẩm định giá chỉ được sử dụng cho một “Mục đích thẩm định giá” duy nhất theo yêu cầu của khách hàng đã được ghi tại phần đầu trang I của Chứng thư. Khách hàng phải hoàn toàn chịu trách nhiệm khi sử dụng sai mục đích đã yêu cầu.

2. Thời hạn sử dụng Chứng thư thẩm định giá từ ngày phát hành là:
   - 03 tháng đối với tài sản thẩm định giá là Động sản.
   - 06 tháng đối với tài sản thẩm định giá là Bất động sản và Giá trị Doanh nghiệp.

3. Chỉ bản chính và bản sao Chứng thư thẩm định giá do Công ty TNHH Đầu tư Dịch vụ Thẩm định giá Đông Á cung cấp mới có giá trị. Mọi hành vi sử dụng bản sao Chứng thư thẩm định giá mà không có xác nhận của Công ty TNHH Đầu tư Dịch vụ Thẩm định giá Đông Á đều vi phạm pháp luật và không có giá trị.

4. Khách hàng yêu cầu thẩm định giá và người hướng dẫn Thẩm định viên thực hiện thẩm định hiện trung tài sản phải chịu hoàn toàn trách nhiệm về thông tin liên quan đến đặc điểm kinh tế - kỹ thuật, tính năng và tính pháp lý của tài sản thẩm định giá đã cung cấp cho Công ty TNHH Đầu tư Dịch vụ Thẩm định giá Đông Á tại thời điểm và địa điểm thẩm định giá.

5. Công ty TNHH Đầu tư Dịch vụ Thẩm định giá Đông Á không có trách nhiệm kiểm tra thông tin của những bản sao các giấy tờ liên quan đến tính chất pháp lý của tài sản yếu cầu thẩm định giá so với bản gốc.
PHỤ LỰC KEM THEO CHỨNG THU THÁM ĐỊNH GIÁ
Số 069 BDS/2013/CT-ĐA ngày 04/10/2013
của Công ty TNHH Đầu tư Dịch vụ Thắm đinh giá Đồng Á

1. Cơ sở thẩm định giá:
1.1. Các căn cứ và pháp lý để thẩm định giá:
- Căn cứ Họp đồng dịch vụ thẩm định giá số 243/2013/HĐ-ĐA ngày 24/09/2013;
- Căn cứ Pháp lệnh giá và các văn bản hướng dẫn thi hành Pháp lệnh giá;

1.2. Cơ sở giá trị của thẩm định giá:
Căn cứ vào mục đích thẩm định giá và đặc điểm của tài sản thẩm định giá, Công ty TNHH Đầu tư Dịch vụ Thắm đinh giá Đồng Á chọn cơ sở giá trị thị trường để thẩm định giá.

"Giá trị thị trường" của một tài sản là mức giá được người mua bán trên thị trường vào thời điểm thẩm định giá, giá trị một bên là người mua sản xuất mua - và giá trị một bên là người bán sản xuất bán, trong một giao dịch mua bán khách quan và độc lập, trong điều kiện thương mại bình thường. (TDGVN 01).

1.3. Các nguyên tắc và phương pháp thẩm định giá:
1.3.1. Các nguyên tắc thẩm định giá:
- Nguyên tắc sự đúng tổ chức và có hiểu quả nhất
- Nguyên tắc sự kết lô i ích trong lại
- Các nguyên tắc khác: thay thế, đồng góp, cung – cầu...

1.3.2. Phương pháp thẩm định giá:
- Căn cứ vào mục đích thẩm định giá, đặc điểm tài sản thẩm định giá và cơ sở giá trị đã chọn trên, Công ty TNHH Đầu tư Dịch vụ Thắm đinh giá Đồng Á chọn phương pháp so sánh và phương pháp chi phí để thẩm định giá.
- Các dự liệu sử dụng trong phương pháp được thu thập từ thị trường và thẩm khóa nguồn thông tin ngành hàng để loại của Công ty TNHH Đầu tư Dịch vụ Thắm đinh giá Đồng Á.

2. Đặc điểm tài sản thẩm định giá:
2.1. Pháp lý tại tài sản thẩm định giá:

<table>
<thead>
<tr>
<th>Stt</th>
<th>Loại văn bản</th>
<th>Số, ngày</th>
<th>Nội dung</th>
<th>Cơ quan cấp, xác nhận</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Hợp đồng giao</td>
<td>Số: 02.</td>
<td>Giao khoản đất sản xuất Nông nghiệp giữa UBND xã Dien Yên và ông Nguyễn Hứu Bình xóm 16, xã Dien Yên. Thời hạn giao khoản 5 năm. Từ ngày 01/01/2009 đến 31/12/2013. Diện tích giao khoản: 38.500,00 m².</td>
<td>UBND xã Dien Yên, huyện Dien Chau, tỉnh Nghệ An</td>
</tr>
</tbody>
</table>

PPMU of Nghe An

Annex 7
### Phụ lục kèm theo chính thuUMBTHAM ĐỊNH GIÁ
Số 069 BDS/2013/CT-ĐA ngày 04/10/2013
của Công ty TNHH Đầu tư Dịch vụ Thẩm định giá Đồng Á

<table>
<thead>
<tr>
<th>Stt</th>
<th>Loại văn bản</th>
<th>Số, ngày</th>
<th>Nội dung</th>
<th>Cơ quan cấp, xác nhận</th>
</tr>
</thead>
</table>

2.2. Độc điểm kinh tế kỹ thuật tại sân thẩm định giá:

#### 2.2.1. Độc điểm chung:
Tai sân thẩm định giá là Quyền sử dụng đất, Công trình xây dựng và tài sản khác tạo lúc tại Khu đất Cây Rập, xóm 16, xã Dien Yen, huyện Dien Châu, tỉnh Nghê An.
- Vị trí: Khu đất có mặt tiền tiếp giáp đường nhựa liền thồ rộng khoảng 5,00m.
- Cơ sở hạ tầng: Hệ thống trong khu vực tương đối hoàn chỉnh, các舅舅 gia thông tương đối thuận lợi.

#### 2.2.2. Quyền sử dụng đất
- Vị trí khu đất: Khu đất thuộc thuộc độ số 45, 46, 105, 123, 124 từ bốn đến số 04 tạo lúc tại xóm 16, xã Dien Yen, huyện Dien Châu, tỉnh Nghê An. Các giới hạn:
  + Phía Bắc: Giáp đất Nông nghiệp.
  + Phía Nam: Giáp đường nhựa liên thồ rộng 5,0 m.
  + Phía Đông: Giáp mương thủy lợi.
  + Phía Tây: Giáp đất Nông nghiệp.
- Hình dạng: Khu đất có hình dạng không vuông, chéo.
- Diện tích: Tổng diện tích khu đất là 37.068,00 m² trong đó diện tích thu hồi là 30.793,50 m².
- Mức direc sử dụng đất: Đất công ích (5%) của UBND xã Dien Yen quản lý.

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### Phụ lục kèm theo Chủ thính thẩm định giá
Số 069 BDS/2013/CT-SA ngày 04/10/2013
của Công ty TNHH Đầu tư Dịch vụ Thẩm định giá Đông Á

#### 2.2.3. Công trình xây dựng:

<table>
<thead>
<tr>
<th>Stt</th>
<th>Tên tài sản – Đặc điểm kinh tế, kỹ thuật</th>
<th>Diện tích</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Nhà ơi</td>
<td>100,45 m²</td>
</tr>
<tr>
<td></td>
<td>- Kiến trúc: Nhà cấp 4</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Diện tích: [(11,70 x 3,90) + (11,00 x 4,76) + (1,20 x 2,05)] m² = 100,45 m².</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Kết cấu: Nền lằng xỉ mảng, tường xây gạch tập lò dấy 15 cm, trải vữa xỉ mảng, cốt chỉ và cốt sợi ván ghép 02 cạnh, vi kẽo, xà gổ gõ, tre mét. Mái lợp Fibroximăng.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Hiện trạng:</strong> Tài thời điểm thẩm định giá nến nhà ơi, tường thấm ở bong troc, cừ nứt nẻ công vênh. Nhà ở đang sử dụng.</td>
<td></td>
</tr>
<tr>
<td>02</td>
<td>Chương lợn, chương vịt (Nhà xây có mái lợp).</td>
<td>52,37 m²</td>
</tr>
<tr>
<td></td>
<td>- Kiến trúc: Nhà tạm.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Diện tích: [(3,60 x 2,40) + (6,45 x 3,25) + (6,90 x 3,30)] m² = 52,37 m².</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Kết cấu: Nền lằng xỉ mảng, tường xây gạch tập lò cao khoảng 1,00m, bến tren che và nhựa, xà gổ gõ, tre mét. Mái lợp Fibroximăng.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Hiện trạng:</strong> Tài thời điểm thẩm định giá nến nứt, mái thằng đốt một số chỗ. Chương lợn, chương vịt đang sử dụng.</td>
<td></td>
</tr>
<tr>
<td>03</td>
<td>Bổ ke + Trường xây gạch tập lò nghiêng.</td>
<td>64,09 m²</td>
</tr>
<tr>
<td></td>
<td>- Kiến trúc: Bổ kê.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Diện tích: [(4,70 x 1,00) + (3,60 x 1,20) + (2,40 x 1,20) + (4,40 x 0,90) + (14,36 x 0,80) + (14,36 x 0,80) + (2,50 x 1,00) + (32,50 x 0,70)] m² = 64,09 m².</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Kết cấu: Bổ kê và tường đầu xây gạch tập lò nghiêng cao (0,90 – 1,20) m, không trát vữa xỉ mảng.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Hiện trạng:</strong> Tài thời điểm thẩm định giá bổ kê + trường xây gạch tập lò nghiêng đang sử dụng.</td>
<td></td>
</tr>
<tr>
<td>04</td>
<td>Chương lợn, chương vịt (Trường xây bao không có mái lợp).</td>
<td>57,42 m²</td>
</tr>
<tr>
<td></td>
<td>- Kiến trúc: Nhà tạm.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Diện tích: [(3,60 x 1,20) + (12,80 x 1,45) + (9,75 x 1,45) + (20,40 x 1,00)] m² = 57,42 m².</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Kết cấu: Nền đài, tường xây gạch tập lò nghiêng, cao 1,20 m, xà gổ, cốt tre mét, bèn trên che và nhựa.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Hiện trạng:</strong> Tài thời điểm thẩm định giá chương lợn, chương vịt đang sử dụng.</td>
<td></td>
</tr>
<tr>
<td>05</td>
<td>Sân và bỏ ao lăng xỉ mảng.</td>
<td>273,10 m²</td>
</tr>
<tr>
<td></td>
<td>- Diện tích: [(6,80 x 2,20) + (5,00 x 4,00) + (2,00 x 1,00) + (3,30 x 2,00) + (41,00 x 1,40) + (60,00 x 1,40) + (17,50 x 2,40) + (57,40 x 0,60) + (2,50 x 4,68)] m² = 273,10 m².</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Kết cấu: Nền đặt đấm chặt, lăng xỉ mảng dày khoảng 3cm.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Hiện trạng:</strong> Tài thời điểm thẩm định giá mặt sân đa hư hỏng, nứt, lún nhiều nơi. Công trình đang sử dụng.</td>
<td></td>
</tr>
<tr>
<td>06</td>
<td>Bổ kê và mống xây bằng đá hốc.</td>
<td>91,58 m²</td>
</tr>
<tr>
<td></td>
<td>- Diện tích: [(101,00 x 0,20 x 0,30) + (52,30 x 0,20 x 1,50) + (52,30 x 0,20 x 0,40)] x (15,60 x 0,25 x 1,40) + (57,40 x 0,20 x 1,80) + (26,00 x 0,20 x 1,50) + (55,80 x 0,20 x 1,35) + (32,50 x 0,30 x 1,70)] m² = 91,58 m².</td>
<td></td>
</tr>
</tbody>
</table>

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PPMU of Nghe An
### PHỤ LỤC KỂM THEO CHỨNG THU THẬM ĐỊNH GIÁ
Số 069 BDS/2013/CT-ĐA ngày 04/10/2013
của Công ty TNHH Đầu tư Dịch vụ Thẩm định giá Đồng Á

#### 3. Kết quả thẩm định giá và các điều kiện kẽm theo kết quả thẩm định giá:

##### 3.1. Kết quả thẩm định giá:

##### 3.1.1. Quyền sử dụng đất:

<table>
<thead>
<tr>
<th>Quyền sử dụng đất</th>
<th>Diện tích (m²)</th>
<th>Giá trị thị trường</th>
<th>Đơn giá</th>
<th>Thành tiền</th>
</tr>
</thead>
<tbody>
<tr>
<td>Khu đất cây Rap, xóm 16, xã Điện Yên</td>
<td>30.793,50</td>
<td>55.000</td>
<td>1.693.642.500</td>
<td></td>
</tr>
</tbody>
</table>

##### 3.1.2. Công trình xây dựng:

<table>
<thead>
<tr>
<th>Stt</th>
<th>Hàng mục tài sản</th>
<th>Dvt</th>
<th>Số lượng</th>
<th>Giá trị thị trường</th>
<th>Đơn giá</th>
<th>Thành tiền</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Công trình xây dựng</td>
<td>HT</td>
<td>01</td>
<td>257.621.150</td>
<td></td>
<td></td>
</tr>
<tr>
<td>01</td>
<td>Nhà ở</td>
<td>m²</td>
<td>100,45</td>
<td>1.020.000</td>
<td>102.459.000</td>
<td></td>
</tr>
<tr>
<td>02</td>
<td>Chuồng lợn, chuồng vịt (Nhà xây có mái lợp)</td>
<td>m²</td>
<td>52,37</td>
<td>430.000</td>
<td>22.519.100</td>
<td></td>
</tr>
<tr>
<td>03</td>
<td>Bồ Đề + Trường xây gạch tập lợp nghiêng</td>
<td>m²</td>
<td>64,09</td>
<td>100.000</td>
<td>6.409.000</td>
<td></td>
</tr>
<tr>
<td>04</td>
<td>Chuồng lợn, chuồng vịt (Trường xây bao, không có mái lợp)</td>
<td>m²</td>
<td>57,42</td>
<td>100.000</td>
<td>5.742.000</td>
<td></td>
</tr>
<tr>
<td>05</td>
<td>Sân và bờ ao lạng vừa xỉ mảng</td>
<td>m²</td>
<td>273,10</td>
<td>75.000</td>
<td>20.482.500</td>
<td></td>
</tr>
<tr>
<td>06</td>
<td>Bồ Đề và lòng xây bằng đá hoặc</td>
<td>m²</td>
<td>91,58</td>
<td>775.000</td>
<td>70.974.500</td>
<td></td>
</tr>
<tr>
<td>07</td>
<td>Tổng đan bê tông cốt thép chịu lực</td>
<td>m²</td>
<td>15,60</td>
<td>473.000</td>
<td>7.378.800</td>
<td></td>
</tr>
<tr>
<td>08</td>
<td>Giếng khoi thường</td>
<td>m</td>
<td>15,60</td>
<td>361.000</td>
<td>5.631.600</td>
<td></td>
</tr>
<tr>
<td>09</td>
<td>Gia lồng bằng gỗ</td>
<td>m²</td>
<td>6,25</td>
<td>900.000</td>
<td>5.625.000</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Bồ ao xây gạch tập lợp nấm</td>
<td>m²</td>
<td>23,40</td>
<td>130.000</td>
<td>3.042.000</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Chuồng lợn (Vật liệu đơn giản để cắp)</td>
<td>m²</td>
<td>21,59</td>
<td>75.000</td>
<td>1.619.250</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Cột bê tông dọc</td>
<td>m²</td>
<td>27,20</td>
<td>72.000</td>
<td>1.958.400</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Bờ rào thép B40 không khung</td>
<td>m²</td>
<td>45,00</td>
<td>84.000</td>
<td>3.780.000</td>
<td></td>
</tr>
<tr>
<td>II</td>
<td>Tài sản khác</td>
<td>HT</td>
<td>01</td>
<td>111.636.250</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Lửa 1 vụ</td>
<td>m³</td>
<td>30,467,50</td>
<td>3.300</td>
<td>106.636.250</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Mô đất không có tiêu sinh</td>
<td>m²</td>
<td>05</td>
<td>1.000.000</td>
<td>5.000.000</td>
<td></td>
</tr>
<tr>
<td>Tổng cộng: (I - II)</td>
<td></td>
<td></td>
<td></td>
<td>369.257.400</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

##### 3.1.3. Tổng giá trị tài sản thẩm định giá:

<table>
<thead>
<tr>
<th>Stt</th>
<th>Tài sản</th>
<th>Giá trị thị trường</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Quyền sử dụng đất</td>
<td>1.693.642.500</td>
</tr>
<tr>
<td>2</td>
<td>Công trình xây dựng và tài sản khác</td>
<td>369.257.400</td>
</tr>
<tr>
<td>Tổng cộng: (1 - 2)</td>
<td>2.062.909.900</td>
<td></td>
</tr>
</tbody>
</table>


D: Thủy Thiện, Đại Nhơn, 2013/09/19/Nghe AnHĐ243/CT. BQLDA Cấp nước sạch và VSMT Nông thôn NA

Trang 6/7

PPMU of Nghe An
### Kết quả thẩm định giá và các điều kiện kèm theo kết quả thẩm định giá:

#### 3.1. Kết quả thẩm định giá:

**3.1.1. Quyền sử dụng đất:**

<table>
<thead>
<tr>
<th>Quyền sử dụng đất</th>
<th>Diện tích (m²)</th>
<th>Giá trị thất thoát (Đơn giá)</th>
<th>Thanh tiền (Đơn giá)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Khu đất cây R appellate, xóm 16, xã Điền Yên</td>
<td>30.793.50</td>
<td>55.000</td>
<td>1.693.642.500</td>
</tr>
</tbody>
</table>

**3.1.2. Công trình xây dựng:**

<table>
<thead>
<tr>
<th>Stt</th>
<th>Hạng mục tài sản</th>
<th>Dvt</th>
<th>Số lượng (Đơn vị)</th>
<th>Giá trị thất thoát (Đơn giá)</th>
<th>Thanh tiền (Đơn giá)</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Nhà ở</td>
<td>HT</td>
<td>01</td>
<td>100.45</td>
<td>1.020.000</td>
</tr>
<tr>
<td>02</td>
<td>Chuồng lợn, chuồng vịt (Nhà xáy có mái lợp)</td>
<td>m²</td>
<td>52.37</td>
<td>430.000</td>
<td>22.519.100</td>
</tr>
<tr>
<td>03</td>
<td>Bố kẽ + Tường xây gạch tập lợ Liên</td>
<td>m²</td>
<td>64.09</td>
<td>100.000</td>
<td>6.409.000</td>
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<tr>
<td>04</td>
<td>Chuồng lợn, chuồng vịt (Trường xáy bao, không có mái lợp)</td>
<td>m²</td>
<td>57.42</td>
<td>100.000</td>
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<tr>
<td>05</td>
<td>Sân và bố ao lắngعراض xỉ mảng</td>
<td>m²</td>
<td>273.10</td>
<td>75.000</td>
<td>20.482.500</td>
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<tr>
<td>06</td>
<td>Bố kẽ và mỏng xây bắn đá hoặc</td>
<td>m²</td>
<td>91.58</td>
<td>775.000</td>
<td>70.974.500</td>
</tr>
<tr>
<td>07</td>
<td>Tấm đát bê tông cốt thép chịu lực</td>
<td>m²</td>
<td>15.60</td>
<td>473.000</td>
<td>7.378.800</td>
</tr>
<tr>
<td>08</td>
<td>Giếng khoi thông</td>
<td>m</td>
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<td>5.631.600</td>
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<tr>
<td>09</td>
<td>Gạch lống bê tông</td>
<td>m²</td>
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<td>5.625.000</td>
</tr>
<tr>
<td>10</td>
<td>Bố ao xây gạch tập lợ năm</td>
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<td>23.40</td>
<td>130.000</td>
<td>3.042.000</td>
</tr>
<tr>
<td>11</td>
<td>Chuồng lợn (Vật liệu đơn giản để chây)</td>
<td>m²</td>
<td>21.59</td>
<td>75.000</td>
<td>1.619.250</td>
</tr>
<tr>
<td>12</td>
<td>Cốt bê tông dúc</td>
<td>m²</td>
<td>27.20</td>
<td>72.000</td>
<td>1.958.400</td>
</tr>
<tr>
<td>13</td>
<td>Bố rào thép B40 không khung</td>
<td>m²</td>
<td>45.00</td>
<td>84.000</td>
<td>3.780.000</td>
</tr>
</tbody>
</table>

**II. Tài sản khác:**

<table>
<thead>
<tr>
<th>Stt</th>
<th>Tài sản khác</th>
<th>Số lượng (Đơn vị)</th>
<th>Giá trị thất thoát (Đơn giá)</th>
<th>Thanh tiền (Đơn giá)</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Lưu 1 vụ</td>
<td>30.467.50</td>
<td>3.500</td>
<td>106.636.250</td>
</tr>
<tr>
<td>02</td>
<td>Mô đất không có tiêu sinh</td>
<td>m²</td>
<td>05</td>
<td>1.000.000</td>
</tr>
</tbody>
</table>

**Tổng cộng: (I – II)**

<table>
<thead>
<tr>
<th>Dvt: Đồng</th>
</tr>
</thead>
<tbody>
<tr>
<td>369.257.400</td>
</tr>
</tbody>
</table>

#### 3.1.3. Tổng giá trị tài sản thẩm định giá:

<table>
<thead>
<tr>
<th>Bộ phận thẩm định giá</th>
<th>Giá trị thất thoát (Đơn giá)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quyền sử dụng đất</td>
<td>1.693.642.500</td>
</tr>
<tr>
<td>Công trình xây dựng và tài sản khác</td>
<td>369.257.400</td>
</tr>
<tr>
<td>Tổng cộng: (I – 2)</td>
<td>2.062.900.000</td>
</tr>
</tbody>
</table>

Tổng giá trị thất thoát Quyền sử dụng đất, Công trình xây dựng và tài sản khác tại Khu đất Cây R appellate, xóm 16, xã Điền Yên, huyện Điền Châu, tỉnh Nghệ An theo yêu cầu thẩm định giá của Ban quản lý Dự án cấp nước sạch và vệ sinh môi trường Nông thôn tỉnh Nghệ An vay vốn ADB – Sở Nông nghiệp và Phát triển Nông thôn tỉnh Nghệ An tại thời điểm tháng 09/2013 là: 2.062.900.000 đồng (Hai tỷ chục năm hai triệu chín trăm năm đồng).
PHỤ LỤC KÈM THEO CHỨNG THỨ THÁM ĐỊNH GIẢ
Số 069 BDS/2013/CT-DA ngày 04/10/2013
của Công ty TNHH Đầu tư Dịch vụ Thẩm định giá Đông Á

Các điều kiện kèm theo kết quả thẩm định giá:
- Kết quả thẩm định giá trên chỉ được dùng cho một mục đích duy nhất nên trên.
- Mục giá trên được xác định trong điều kiện thường mai bình thường.


4. Sơ đồ vị trí tài sản thẩm định giá:

Vị trí tài sản thẩm định giá

PPMU of Nghe An
PHỤ LỤC HÌNH KÈM THEO CHỨNG THỨ THÁM ĐỊNH GIÁ
Số 069 BDS/2013/CT.DA ngày 04/10/2013 của Công ty TNHH Đầu tư Dịch vụ Thăm đinh giá Đông Á

Hình 3
Công trình xây dựng trên đất.

Hình 4
Công trình xây dựng trên đất.
Translation

VIETNAM VALUATION ASSOCIATION

Southwest Information and Appraisal Joint Stock Company Thanh Hoa Branch

SOUTHWEST INFORMATION AND APPRAISAL CORPORATION LAND

CERTIFICATE OF VALUATION

No.: Vc.13/10/558/BDS – DS 26 October 2013

ISSUED FOR CUSTOMER

HAU LOC DISTRICT SITE CLEARANCE COUNCIL

Address: Hau Loc town – Hau Loc District – Thanh Hoa Province

Purpose of appraisal: to use as a basis to calculate the compensation of site clearance

Project: Rural Water Supply and Sanitation of TienLoc commune, Hau Loc District, Thanh Hoa Province

Subproject: Compensation and Resettlement

<table>
<thead>
<tr>
<th>Result of valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of asset</td>
</tr>
</tbody>
</table>

Provide information about replacement unit price of construction work, structure, land, trees and crops on the land for the project: Rural Water Supply and Sanitation of TienLoc commune, Hau Loc district, Thanh Hoa province.

(with extra details attached)

CONDITIONS ATTACHED TO THE CERTIFICATE

- The result of the above valuation is used only for consulting the replacement unit price of construction work, structure, land, trees and crops on the land for the project: Rural Water Supply and Sanitation of TienLoc commune, Hau Loc district, Thanh Hoa province. There shall be legal characteristics and economic – technical characteristics described in the attached annex of this Certificate so that customer can use it as a reference to determine the replacement unit price for compensation for site clearance of project: Rural Water Supply and Sanitation of TienLoc commune, Hau Loc district, Thanh Hoa province and submit to authorized authorities.
- For details on Certificate of Valuation see attached annex no.: Vc.13/10/558/DBS – DS.
- The limitations of Certificate of Valuation are presented on the back of this page.
- Certificate of Valuation is issued into 7 originals: 06 for customers and 01 saved at SIAC – TH. This Certificate of Valuation is not valid for certificate of asset ownership.

PPMU of Nghe An
ATTACHED ANNEX TO CERTIFICATE OF VALUATION

(No. Vc.13/10/558/BDS – DS, dated 26/10/2013 of SIAC-TH)

Customer requesting Valuation: Hau Loc district Site Clearance Council

Address: Hau Loc Town – Hau Loc District – Thanh Hoa province

Valuated Asset:
replacement unit price of construction work, structure, land, trees and crops on the land for the project: Rural Water Supply and Sanitation of TienLoc commune, Hau Loc district, Thanh Hoa province. Subproject: Compensation and Resettlement

Location: Hau Loc District Market – Thanh Hoa Province

Purpose of appraisal:
To be used as a basis to determine the replacement unit price for compensation for site clearance of project: Rural Water Supply and Sanitation of TienLoc commune, Hau Loc district, Thanh Hoa province. Subproject: Compensation and Resettlement

Time of appraisal: October 2013

1. Valuation basis
According to the consulting – valuation service contract no. 558/2013/SIAC-TH dated 21/10/2013 between Hau Loc District Site Clearance Council and Southwest Information and Appraisal Corporation Thanh Hoa Branch (SIAC-TH).

- According to law on price and guiding document.
- According to Decree No. 89/2013/ND-CP dated 06/08/2013 of the government detailing on the implementation of a number of articles of the law on price on price appraisal.
- According to Decision No. 77/2005/QD-BTC dated 01/11/2005 of Ministry of Finance promulgating 03 Vietnamese standards on price appraisal (2nd stage).
- According to international standards on price appraisal in 2000 – Ho Chi Minh publisher – 2003
- According to Decision No. 3638/2011/QD-UBND dated 04/11/2011 of Thanh Hoa PPC on the “promulgation of unit rates of compensation for loss of assets and structures in site clearance compensation in Thanh Hoa province.”
- According to Decision No. 3644/2011/QD-UBND dated 04/11/2011 of Thanh Hoa PPC on “promulgation of unit rates of compensation for loss of trees and crops in the land in site clearance compensation in Thanh Hoa province.”
- According to Decision No. 4194/2012/QD-UBND dated 13/12/2012 of Thanh Hoa PPC on “Price of various types of land in Thanh Hoa province.”
- According to Official Dispatch No. 1777/BXD-VP dated 16/08/2007 of Ministry of Construction disclosing the Estimated level of work construction – installation of electricity system, pipes and fittings; insulation of pipe, fittings and groundwater abstraction equipment.
- According to Official Dispatch No. 1778/BXD-VP dated 16/08/2007 of Ministry of Construction disclosing the Estimated level of repairing construction works.
- According to Circular No. 05/2008/TT-BXD dated 22/02/2008 of Ministry of Construction on guiding the adjustment of prices in response to fluctuations in prices of construction materials.
- According to the current appraisal and market survey relating to valuation of asset in the project: Rural Water Supply and Sanitation of TienLoc commune, Hau Loc District, Thanh Hoa province. Subproject: Compensation and Resettlement from 22/10/2013 to 25/10/2013

2. Valuation basis:
   Basing on the purposes of appraisal, legal status and characteristics of valued assets as described in detail in Section 3, SIAC-TH chooses “Market Price” as the basis for appraisal.

3. The principles and basis of Appraisal:
   3.1 Appraisal methods:
   + Comparative method, cost method, and surplus method
+ Data used in the methods are collected from the market and information source in from the data bank of SIAC-TH.

3.2. Appraisal principles
+ Substitution principle
+ Contribution principle
+ Demand – Supply principle

4. Characteristics of valued asset:

4.1 Legal status of valued asset:

<table>
<thead>
<tr>
<th>Document</th>
<th>No., date</th>
<th>Content</th>
<th>Issued and certifying agent</th>
</tr>
</thead>
</table>

4.2 Characteristics of valued asset:
+ Construction works, structure:
  (See annex No. 13/10/558/SIAC-TH)
+ Various types of land:
  (See annex No. 13/10/558/SIAC-TH)
+ Trees and crop on land:
  (See annex No. 13/10/558/SIAC-TH)

5. Result of appraisal:

5.1 Result of appraisal:
+ Construction works, structure:
  (See annex No.: 13/10/558/SIAC-TH)
+ Various types of land:
  (See annex No. 13/10/558/SIAC-TH)
+ Trees and crop on land:
  (See annex No. 13/10/558/SIAC-TH)

5.2 Limitations of appraisal result:
- Because in the project land there are many works with similar structure, SIAC-TH selected some works with typical structure to valuate and use the result as a basis to determine the replacement unit price for site clearance compensation for project: Rural Water Supply and Sanitation of TienLoc commune, Hau Loc district, Thanh Hoa province. Subproject: Compensation and Resettlement.
- The result of the above appraisal is only used for consulting purpose as a basis for determining replacement unit price for site clearance compensation for project: Rural Water Supply and Sanitation of TienLoc commune, Hau Loc district, Thanh Hoa province. Subproject: Compensation and Resettlement. It’s not used for other purposes. Customers are solely responsible for the wrong purposes and SIAC-TH is not responsible for the third parties to use the appraisal result.
- Market limitation:
+ The price on the market is always fluctuated and not stable. The real estate market is influenced by the gold price and exchange rate.
+ The above consulting price is only valid at the appraisal market and location, undercurrent relating State’s management policies. In case there are changes in the State’s policies, the above appraisal price may be changed.
+ The above appraisal result is only valid if and only if all parties in the economic contract completed the contract procedures prescribed by law. In case there is grievance about the appraisal result, SIAC-TH is only responsible to resolve the grievance during the effective term of the above Certificate of Valuation.

ANNEX NO. 13/10/558/SIAC-TH
(attached with Certificate of valuation No.: Vc.13/10/558/BDS-DS, dated 26/10/2013 of SIAC-TH)

A. Construction works, structure:
- Replacement unit price for structure and other assets in the land is calculated basing on the market price of construction materials and labor to build new that structure, excluding the depreciation and old construction materials which can be recovered. The construction norms are calculated basing on the regulations of Ministry of Construction.
- In fact, the architecture have various and complex structures. Hence, the replacement unit price of some basic structures is presented below:

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of structure</th>
<th>Unit rates of Thanh Hoa province (3638/2011/QD-UBND)</th>
<th>Replacement unit price</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>COMPENSATION FOR FISH POND, ROAD, CHANNEL, AND DITCHES EXCAVATION AND EMBANKMENT</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Only compensate for the volume of excavation and embankment and water supply system (if any).</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>The depth to calculate the volume of pond excavation is from the ground of natural land (the ground of the land close to the pond) to the bottom of the pond, do not include the height of the pond shores, and volume of pond, channel, and ditches excavation to the ground if there is no cost for embankment.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Only determine the volume of pond excavation for compensation in case the owner of the acquired land did actually dig the pond. The unit price for excavation and embankment manual labor is only applied for small scale excavation and embankment. The unit price for big scale excavation and embankment is determined basing on the construction unit rates of Thanh Hoa province. If the land handled to the owner is already pond/lake, the compensation will be only for the surface area of aquaculture land basing on the current unit price.</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Compensation</td>
<td>Pond, channel and ground excavation by manual labor</td>
<td>33,000 VND/m³</td>
</tr>
</tbody>
</table>

B. Land:
- Unit rates for the land affected by the project: Rural Water Supply and Sanitation of TienLoc commune, Hau Loc district, Thanh Hoa province

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of land</th>
<th>Location</th>
<th>Unit rates of Thanh Hoa province</th>
<th>Replacement unit price</th>
</tr>
</thead>
</table>

PPMU of Nghe An
Central Region Rural Water Supply and Sanitation Sector Project
Updated Land Acquisition and Resettlement Plan
Dien Yen commune, Dien Chau district, Nghe An province

Annex 7

PPMU of Nghe An

C. Trees and crop:
- Unit rates for the trees and crop affected by the project: Rural Water Supply and Sanitation of TienLoc commune, Hau Loc district, Thanh Hoa province

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of trees</th>
<th>Unit</th>
<th>Category</th>
<th>Unit rates of Thanh Hoa province (3644/2011/QD-UBND)</th>
<th>Replacement unit price</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Timber trees, shade trees</td>
<td>VND/tree</td>
<td>A</td>
<td>4,000</td>
<td>4,000</td>
</tr>
<tr>
<td></td>
<td>(if planting density is 2,000 – 2,500 trees/ha)</td>
<td>VND/tree</td>
<td>B</td>
<td>12,000</td>
<td>12,000</td>
</tr>
<tr>
<td>II</td>
<td>Crops</td>
<td>VND/m²</td>
<td>A</td>
<td>13,000</td>
<td>10,000</td>
</tr>
<tr>
<td></td>
<td>(peanuts, sesame, black beans, green white beans, red Chinese beans etc. legumes)</td>
<td>VND/m²</td>
<td>B</td>
<td>19,000</td>
<td>19,000</td>
</tr>
<tr>
<td>III</td>
<td>Rice</td>
<td>VND/m²</td>
<td></td>
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<td>5,400</td>
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</tbody>
</table>