

Resettlement Plan

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VIE: Ben Luc – Long Thanh Expressway Project

Vietnam Expressway Corporation

ABBREVIATIONS

ADB	Asian Development Bank
DP	Displaced Persons
CPC	Commune People's Committee
DPC	District People's Committee
DCSCC	District Compensation and Site Clearance Committee
DARD	Department of Agriculture and Rural Development
DOC	Department of Construction
DOF	Department of Finance
DONRE	Department of Natural Resources and Environment
DPI	Department of Planning and Investment
DOT	Department of Transport
DMS	Detailed Measurement Survey
EMA	External Monitoring Agency
FS	Feasibility Study
GoV	Government of Viet Nam
HCMC	Ho Chi Minh City
HH	Household
IOL	Inventory of Losses
LURC	Land Use Rights Certificate
MOF	Ministry of Finance
MOLISA	Ministry of Labor, Invalids and Social Assistance
MONRE	Ministry of Natural Resources and Environment
MARD	Ministry of Agriculture and Rural Development
MOT	Ministry of Transport
PIB	Public Information Booklet
PPC	Provincial People's Committee
PMU	Project Management Unit
SES	Socio-Economic Survey
TOR	Terms Of Reference
USD	US Dollar
VEC	Viet Nam Expressway Corporation
VND	Viet Nam dong
WU	Women's Union

DEFINITION OF TERMS

Assistance	Means additional support provided to DPs losing assets (particularly 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.
Cut-off date	Means the date prior to which the occupation or use of any part of the project area makes residents or occupiers or users of the same eligible to be recognized as DPs. In this Project, the cut-off date coincides with decision on land recovery issued by the Ho Chi Minh City Peoples Committee and Provincial Peoples Committees of Long An and Dong Nai and published broadly by the District Peoples Committee to local communities and affected people.
Detailed Measurement Survey (DMS)	Means the finalization and/or validation of the results of the inventory of losses (IOL), severity of impacts, and list of DPs. The final cost of compensation, assistance and resettlement is determined following completion of the DMS. The DMS will be done by different District Compensation and Site Clearance Committees in the phase of RP implementation once the benchmarks of the project site demarcation are put on the ground.
Displaced Person (DP)	Displaced Persons in a project area could be of three types: <ul style="list-style-type: none"> (i) persons with formal legal rights to land lost in its entirety or in part; (ii) persons who lost the land they occupy in its entirety or in part who have no formal legal right to such land, but who have claims to such lands that are recognized or recognizable under national laws; and (iii) person who lost the land they occupy in its entirety or in part who have neither formal legal rights nor recognized or recognizable claims to such land The involuntary resettlement apply to all three types of displaced persons
Entitlement	Means the range of measures comprising compensation, assistance, (including income restoration support, transfer assistance, income substitution, relocation support and resettlement which are due to the DPs, depending on the type and severity of their losses, to restore their economic and social base. The entitlement for DPs will be determined by different District Compensation Committees (called Compensation Plan) in the phase of RP implementation once the DMS is completed and signed by the relevant parties. The entitlement is developed in this RP for the different impacted assets and categories.
Host community	Means the community already in residence at a proposed resettlement or relocation site.
Livelihood restoration	Means the re-establishment or improve of sources of income and livelihood of relevant DPs through the RP policy and its implementation.
Inventory of Losses (IOL)	Means the process of identification, location, measurement and valuation of replacement cost of all fixed assets that will be recovered or adversely affected by or as a result of the project. These include, (without limitation or being an exhaustive list) lands used for residence, commerce, agriculture, ponds; dwelling units, stalls and shops, other structures, such as fences, tombs, wells; trees with commercial value, sources of income and livelihood. It also includes the assessment of the severity of the impact of land and property on the affected assets and the severity of impact to the livelihood and productive capacity of DPs. IOL is carried in the phase of RP preparation.
Land recovery (also referred to land acquisition)	Means the processes by which all or part of land and property owned, possess, occupies or uses, are compulsorily recovered or otherwise acquired from an individual, household, firm or private institution by the State or are acquired by agreement. Decision on land recovery will be done through two steps (i) Decision at the provincial or city for the whole project areas and subsequently (ii) Decision by the district to each individual.
Resettlement or Relocation	Means the physical relocation of an DP from the DP's pre-project place of residence and/or business.
Replacement Cost	Means the amount calculated before displacement which is needed to replace an affected asset without deductions for taxes, and/or costs of transaction as follows:

	<p>(i) Productive land (Agricultural, fishpond, garden, forest) based on market prices that reflect recent land sales of comparable land in the district and other nearby areas, and in the absence of such recent sales, based on productive value;</p> <p>(ii) Residential land based on market prices that reflect recent sales of comparable houses and residential land in the district and other nearby areas, and in the absence of such recent land sales, based on sales in other locations with similar attributes;</p> <p>(iii) Houses and other related structures based on current market prices of materials and labor without depreciation nor deductions for salvaged building materials;</p> <p>(iv) Standing crops equivalent current market value of the crop at the time of compensation;</p> <p>(v) Perennial crops and trees, cash compensation equivalent to current market value given the type, age and productive value (future production) at the time of compensation.</p> <p>(vi) Timber trees, the price that would currently be paid for the tree on the nearest market based on the diameter of each tree at breast height.</p>
Replacement Cost Study	Means the process involved in determining the replacement cost of land, houses and other affected assets based on surveys by independent evaluators.
Vulnerable People	Means individuals or distinct groups of people who might suffer disproportionately or face the risk of being further marginalized by the effects of land and property recovery or resettlement and specifically includes: (i) female headed households with dependents (ii) households with disabled persons, (iii) households falling under the current MOLISA benchmark poverty line, (iv) children and elderly households who are with no other means of support, (v) landless households, and (vi) non-integrated and vulnerable ethnic minorities.

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I

EXECUTIVE SUMMARY

PROJECT DESCRIPTION. The Ben Luc – Long Thanh Expressway Project (the “Project”) starts from the intersection point with Ho Chi Minh – Trung Luong expressway and connects with ring road 3 (RR3) at the West of Ben Luc district, Long An province. The route borders with Binh Chanh district of Ho Chi Minh city; passes through Binh Chanh, Nha Be districts of Ho Chi Minh city, Nhon Trach district of Dong Nai province and ends at the intersection point with Bien Hoa – Vung Tau expressway under the South of Long Thanh district, Dong Nai province. The expressway is about 58 km long and an expected right of way of the project is varied (most of segments are with 73 m wide and others are with 56 m wide (including the road construction area and 07 m extension to each side of the road), besides at crossing points of the highway, the right of way depends on scope, type of intersection, land acquisition at the bridge is about 56 m wide. The selected route of the project (alternative 1) is shown as below

SCOPE OF LAND ACQUISITION AND RESETTLEMENT. The inventory of losses (IOL) survey was carried out from June to October 2009. There are 15 communes in HCMC, Long An and Dong Nai provinces that will be traversed by the Project. It is estimated that 2,556 households (approximately 11,195 persons) and two institutions who will be affected by land acquisition (362 hectares), most of the impacts are on annual land (60%). The remaining land that will be affected are garden land, aquaculture land, forestry, residential and commercial land. In terms of severity of impacts:

- Majority (71%) of the affected households will lose 10% or more of their productive assets.
- Of the 650 households losing residential land, 456 households (70%) will be totally affected.
- There are 16 family-run business (shops) that will be affected.

In addition to the households identified during the IOL survey, there are two companies that will be affected by the Project. There are also public assets and state-owned facilities that will be affected.

SOCIO-ECONOMIC CONDITIONS. Following the socio-economic survey carried out in parallel with the IOL survey which covered 32% of the affected households (816), 26% are considered severely households, their main sources of income are from farming, husbandry and salary as state employees. Based on the SES, there are 12 households who are categorized as poor households. There are also one Tay and one Chinese who will be affected by the Project. They are well-integrated and considered part of the mainstream society. Neither of the households is considered poor. With regard to households headed by women, there are about 55 households.

INFORMATION DISCLOSURE, CONSULTATION and PARTICIPATION. Consultation meetings were held during the preparation of the RP. The opinions and suggestions are already incorporated in this RP. With regard to disclosure of the draft RP, key information of the RP has already been disclosed to the affected households during the second round of public consultation meetings. The following information in the Public Information Booklet (PIB) distributed were: (i) a brief background of the Project, specifically the civil works to be undertaken and the adverse social impacts; (ii) IOL results, with a statement that detailed information is available at the commune office; (iii) bases used for asset valuations, stating also that detailed information is available at the commune office; (iv) the entitlements due to the affected households; (v) timing of payments and the schedule of displacement; (vi) grievance redress mechanism; and (vii) contact persons at VEC and local authorities

GRIEVANCE REDRESS MECHANISM. Grievance redress mechanism will be set up during the updating of the RP. Complaints will pass through 3 stages, from commune to provincial level, before they could be elevated to a court of law as a last resort.

LEGAL 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 Borrower's laws, regulations, and procedures and ADB's policies and requirements, ADB's policies and requirements will prevail.

ENTITLEMENTS. The project entitlements adopted are based on ADB Safeguard Policy Statement, Government laws, HCMC, Long An and Dong Nai PPC's Decisions on land acquisition, resettlement and assistance, and ADB-funded projects in Viet Nam. It should be noted that the entitlements in this RP may be enhanced, as necessary, following the conduct of DMS and consultation with DPs to ensure that losses are restored and peoples' livelihood are stabilized or improved. The cut-off date of eligibility will be based on the decision on land recovery issued by the Ho Chi Minh City Peoples Committee and Provincial Peoples Committees of Long An and Dong Nai and published broadly by the District Peoples Committee to local communities and affected people.

RELOCATION OF HOUSING AND SETTLEMENTS. Two options will be provided to relocating households: cash or a plot of land at relocation sites. A number of potential sites within the project area were explored and the final relocation sites will be finalized during RP updating as per consultation with the displaced persons or DPs.

INCOME RESTORATION AND REHABILITATION. The DPs will be provided various types of cash assistance for life stabilization as per Government laws and regulations in addition to payment for land and non-land assets. In addition, the RP also includes possible income restoration activities that are generic in nature, tentative and initial and, therefore, cannot be used as basis for detailed planning. During the conduct of detailed measurement survey (DMS), VEC, with the assistance of project supervision consultants will help design and implement the income restoration program and will spearhead the process of identifying the livelihood activities of each household by evaluating the household's specific needs against the household's preferences, inclination and preparedness, and by assessing the availability of external support needed by the household to pursue its chosen livelihood activities. VEC will investigate and evaluate possible employment, credit facility and provider of training when conducting needs and opportunities assessment for each participating eligible household

RESETTLEMENT BUDGET AND FINANCING PLAN. The RP is estimated at VND4.2 billion or USD235.6 million. It covers compensation costs, allowances and income restoration measures/programs, resettlement site development, administration costs, internal and external monitoring, and contingency. VEC will ensure timely provision of counterpart funds for resettlement to meet any unforeseen obligations in excess of the resettlement budget estimates in order to satisfy resettlement requirements and objectives.

INSTITUTIONAL ARRANGEMENTS. VEC will establish a Project Management Unit (PMU) that will have responsibility for the day-to-day implementation of the Project. The PMU will, together with the Peoples Committees of HCMC and Dong Nai and Long An Provinces, will update the Resettlement Plan and carry out its implementation. The PMU will also ensure close communication and coordination with People's Committees, the project supervision consultants, the external resettlement monitoring consultants, and the civil works contractors in the project site specific to RP implementation and monitoring. VEC will have a Project Director to head the PMU and supervise the overall project implementation. In addition, VEC will appoint Deputy Project Directors of the PMU to support the Project Director and assume responsibility for the day-to-day implementation of the Project. VEC will also appoint one staff specific to resettlement updating and implementation activities

IMPLEMENTATION SCHEDULE. The Project will be implemented over 5 years, beginning in January 2011 and ending in December 2015. Specific to resettlement, Tranche 1 will cover updating and implementation of the resettlement plan for the entire length of the expressway. For the second tranche the periodic financing request (PFR) will commence in 2011. There will be no updating of the RP under Tranche 2 since the RP has been prepared for the entire section and updating of the RP will be covered under Tranche 1.

Table ES-1: Implementation Schedule for the Entire Project

Activity	Schedule
TRANCHE 1	
Preparation	
Project Processing for MFF (Tranche 1)	Jan 2009 – Dec 2010
VEC and ADB Agreement on Resettlement Plan for the entire Expressway	July 2010
Implementation	
Detailed Design* for the entire expressway	Sep 2010– Feb 2011
RP Updating for the Entire Expressway	
Preparation of land application procedure for the Project.	Jan 2011
Establishment of the District Compensation Boards.	Jan 2011
Land clearance/boundary setting for the Project	Feb-Apr 2011
Training for resettlement staff.	Jan/Feb 2011
Engagement of External Monitoring Agency.	Feb 2011
Information campaign before DMS.	Feb 2011
Conduct of Replacement Cost Survey by a Qualified Appraiser**	Feb-Mar 2011
Detailed Measurement Survey.	Feb-Jun 2011
Preparation of Compensation Plan.	Apr-Jul 2011
Preparation of Income Restoration Programs (IRP) or income restoration measures and Preparation of Relocation Plan	Apr-Jul 2011
Submission of Updated RP to ADB for review and concurrence	Aug 2011
RP Uploading on ADB website.	Aug 2011
RP Implementation for the Entire Expressway	Sep 2010-Dec 2011
Disbursement of Payment, Relocation of HHs, IRP implementation	Sep 2010 – Dec 2011
Issuance of Notice-to-Proceed (NTP) for Specific Sections to civil works contractors subject to confirmation from head of DCSCCs***	Jan 2012
Monitoring (internal and external) (quarterly basis)	Feb 2011 – Dec 2013
Grievance Redress	Feb 2011 – Dec 2013
Uploading of monitoring reports to ADB website	Feb 2011 – Dec 2013
Civil Works	
For IC1 to IC3	Jan 2012- Dec 2013
TRANCHE 2	
Preparation	
Preparation of Periodic Financing Request for Tranche 2	Jan 2011– Dec 2011
Implementation	
Issuance of Notice-to-Proceed (NTP) for Specific Sections to civil works contractors subject to confirmation from head of DCSCCs***	Jan 2012
Resettlement Monitoring (internal and external) (quarterly basis)	Feb 2012– June 2015
Grievance Redress on Resettlement	Feb 2012– June 2015
Uploading of resettlement monitoring reports on ADB website	Feb 2012– June 2015
Civil Works	
For IC4 to IC7	Jan 2012- Jun 2015

* VEC is executing recruitment of the detailed design consulting services under Loan 2460-VIE: GMS Ha Noi–Lang Son, GMS Ha Long–Mong Cai, and Ben Luc–Long Thanh Expressways TA Project.

** Replacement cost surveys are carried out on a quarterly basis to ensure that payments made are at replacement cost.

*** Compensation completed but income restoration activities may still be ongoing.

MONITORING AND REPORTING. Internal Monitoring is the responsibility of VEC and the District Compensation and Site Clearance Committee with support from the project supervision consultants. PMU will submit quarterly monitoring reports to ADB. VEC will engage an external monitoring agency to provide an independent periodic review and assessment of (i) achievement of resettlement objectives; (ii) changes in living standards and livelihoods; (iii) restoration of the economic and social base of the affected people; (iv) effectiveness and sustainability of entitlements; and (v) the need for further mitigation measures as required. Quarterly external monitoring reports will be submitted to ADB and VEC.

I. PROJECT DESCRIPTION

1. The road starts from the intersection point with Ho Chi Minh – Trung Luong expressway and connects with ring road 3 (RR3) at the West of Ben Luc district, Long An province. The route borders with Binh Chanh district of Ho Chi Minh city; passes through Binh Chanh, Nha Be districts of Ho Chi Minh city, Nhon Trach district of Dong Nai province and ends at the intersection point with Bien Hoa – Vung Tau expressway under the South of Long Thanh district, Dong Nai province.

2. The expressway is about 58 km long and an expected right of way of the project is varied (most of segments are with 73 m wide and others are with 56 m wide (including the road construction area and 07 m extension to each side of the road), besides at crossing points of the highway, the right of way depends on scope, type of intersection, land acquisition at the bridge is about 56 m wide. The selected route of the project (alternative 1) is shown as below and the descriptions on three studied alternatives are in Table 3.

Table 1: The Project Provinces/City, Districts and Communes

Province/City	District	Commune	Distance	Right of Way (m)	Length (m)
LONG AN	Ben Luc	My Yen	km0+000-km1+600	73	1,600
HCMC	Binh Chanh	Binh Chanh	km1+600-km2+000	73	400
			km2+000-km2+440	56	440
			km2+440-km3+070	73	630
			km3+070-km3+770	Interchange with NH 1	700
			km3+770-km5+000	73	1,230
LONG AN	Can Giuoc	Phuoc Ly	km5+000-km5+900	73	900
HCMC	Binh Chanh	Tan Quy Tay	km5+900-km5+990	73	90
			km5+990-km6+670	56	680
			km6+670-km7+500	73	830
LONG AN	Can Giuoc	Long Thuong	km7+500-km7+785	73	285
			km7+785-km8+400	56	615
	Binh Chanh	Hung Long	km8+400-km9+565	56	1,165
			km9+565-km12+100	73	2,535
		Da Phuoc	km12+100-km12+107	73	7
			km12+107-km13+167	56	1,060
			km13+167-km16+550	73	3,383
		Nhon Duc	km16+550-km16+584.5	73	34.5
			km16+584.5-km16+912	56	327.5
			km16+912-km17+202	56	290

Province/City	District	Commune	Distance	Right of Way (m)	Length (m)
HCMC	Nha Be		km17+202-km20+500	56	3,298
		Long Thoi	km20+500-km21+397	56	897
			km21+397-km23+000	56	1,603
	Can Gio	Binh Khanh	km23+000-km23+019.5	56	19.5
			km23+019.5-km23+880.5	56	861
			km23+880.5-km25+400	56	1,519.5
			km25+400-km26+025	56	625
			km26+025-km26+350	56	325
			km26+350-km28+079	56	1,729
			km28+079-km29+750	56	1,671
DONG NAI	Nhon Trach	Phuoc Khanh	km29+750-km29+929	56	179
			km29+929-km30+671	56	742
			km30+671-km32+321	56	1,650
			km32+321-km34+150	73	1,829
		Vinh Thanh	km34+150-km34+182	73	32
			km34+182-km34+545	56	363
			km34+545-km34+870	56	325
			km34+870-km35+233	56	363
			km35+233-km40+300	73	5,067
		Phuoc An	km40+300-km50+220	73	9,920
			km50+220-km50+900	Phuoc An Interchange	680
			km50+900-km52+198	73	1,298
			km52+198-km52+500	56	302
			Long Thanh	Long Phuoc	km52+500-km53+600
	Phuoc Thai	km53+600-km56+113		56	2,513
		km56+113-km56+760		73	647
		km56+760-km56+925		56	165
		km56+925-km57+145		73	220
		km57+145-km57+835		Interchange with NH51	690
		km57+835-km58+000	73	165	
Total					58,000

Note: The above table breaks down the segments of the expressway by communes, not by in the sequence from the starting point to the end of the road.

Table 2: Distance by Provinces/City, Districts and Communes

Province/City	Commune	Total length (m)
1. Long An Province		3,400
1.1 Ben Luc district (1,600 m)	My Yen	1,600
1.2. Can Giuoc district (1,800 m)	Phuoc Ly	900
	Long Thuong	900
2. HCMC		26,350
2.1. Binh Chanh district (13,150 m)	Binh Chanh	3,400
	Tan Quy Tay	1,600
	Hung Long	3,700
	Da Phuoc	4,450
2.2.Nha Be district (6,450 m)	Nhon Duc	3,950
	Long Thoi	2,500
2.3.Can Gio	Binh Khanh	6,750
3. Dong Nai Province		
3.1. Nhon Trach district (22,750 m)	Phuoc Khanh	4,400
	Vinh Thanh	6,150
	Phuoc An	12,200
3.2. Long Thanh	Long Phuoc	1,100
	Phuoc Thai	4,400
Total (m)		58,000

A. Efforts to Minimize Resettlement Impacts

3. The alignment could be broken down to three sections. The first section from Km 0 to Km 18 or the start at the Ho Chi Minh City to Trung Luong expressway through Long An Province and Ho Chi Minh City used the original corridor proposed by the Pre F.S and JETRO Study Reports. In this area, the alignment had been presented to the People's Committees and relevant departments for comments. These comments were incorporated and adjustments were made to avoid sensitive and populated areas.

4. In the section from Km 18 to Km 38 there were three alternative alignments considered. The original the Pre F.S. and the JETRO study proposed alignment crossed the Soai Rap and Long Tau Rivers through Can Gio District of Ho Chi Minh City. The TA was requested to study two more direct routes that would cross Nha Be River. These routes only required one major but longer bridge. These routes went through Nha Be District and Saigon Port facilities on both sides of the river and caused great concern with both the Provincial and District People's Committees who objected to the disruption to the existing and planned development in this area. All the alignments were reviewed and basic costs assigned to each alternative. The Consultants recommended that the Alignment 1 to be selected. Alternative no 1 causes less impact on residential land and houses, the alternatives 2 and alternative 3 pass through several residential and populated areas of Phu Xuan commune (Nha Be district) and would acquired land at the sites of Petechim and gas storage in Nha Be district. There are several bridges need to be constructed to cross over the rivers such as Can Giuoc, Ba Lao, Binh Khanh, Phuoc Khanh and Thi Vai.

5. The efforts of minimizing impacts on land acquisition through the process of studying with different alternatives are as follows:

- Avoided passing a temple and a Church of Cao Dai religion near by the interchange in Tan Buu commune of Ben Luc district.
- Avoided passing through the industrial zone Can Giuoc in Long An Province.



Figure 1. A Church of Cao Dai and a Temple at the interchange in Tan Buu Commune, Ben Luc District, Long An Province that were avoided as an effort to minimizing impacts

- The segment from Km 14+400 to Km 15+650 in Nha Be district, HCMC, the route was adjusted to the South of Da Phuoc garbage waste site and to the South of Nhon Duc cemetery in Nha Be district, avoid impact to ports along Nha Be river. A flyover bridge to connect with a bridge crossing Nha Be river is also studied with the combination of the technical issues and land acquisition impacts.
- Location of Ba Lao bridge was proposed at about 500 m far the planed site for a river port in Nhon Duc commune .
- The site of Phuoc Khanh bridge (over Long Tau river in Dong Nai province) was adjusted and now is about 150 m far from the existing 220 kv transmission line, it also avoids land acquisition impacts to the proposed Phu Huu river port no. 1.
- The segment passes through Nhon Trach district shifted to the South to avoid impacts to the existing transmission lines of 110kv, 220 kv and 500 kv and cemetery of Catholic Community in Vinh Thanh and avoid passing through new urban area.
- The segment through Bien Hoa city was also adjusted to avoid passing through the populated areas.
- No land acquisition impacts to any pagoda, temple or church.
- Impacts on land of only two ethnic minority households in HCMC.
- According to the expressway scope, having parallel road or frontage road along the route will be constructed by the local government, at planning report, the required right of way is 140m (including corridor of the highway 100m+ parallel road at 2 sides x 20.0m=40m). Land acquisition scope following the requests of Ministry of Transport to reduce cost and land acquisition impacts, it is now reduced to 73 m wide.
- The environmental team takes into account the mitigation and protection measures for Can Gio ecosystem which is under recognition of UNESCO as a Biosphere Reserve. The analysis on the differences of land acquisition impacts of three alternatives from the satellite images are described as in table 3 below (analyzed just for the parts of the routes which are different from three alternatives in Nha Be District).

Table 3: Three Studied Alternative Routes Impacted Lands

Impacts	Affected commune	Residential land (m2)	Agricultural land (m2)	Commercial land (m2)	Other land (m2)	Total (m2)
Alternative 1 (from Km 18+500 to Km 37+000)	Nhon Duc, H. Nha Be district	0	100,567	0	25,796	126,363
	Long Thoi, Nha Be	3,355	240,634	0	57,776	301,765
	Binh Khanh, Can Gio district	526	161,533	0	162,217	324,277
	Phuoc Khanh, H. Nhon Trach	0	252,662	0	49,029	301,691
	Vinh Thanh, Nhon Trach district	0	127,760	0	12,415	140,175
Total of alternative 1		3,881	883,156	0	307,234	1,194,271
Alternative 2 (from Km 18+500 to Km 36+495)	Nhon Duc, Nha Be	6,883	325,506	0	21,311	353,700
	Phu Xuan, Nha Be	5,101	177,328	0	91,790	274,219
	Phu Dong, Nhon Trach	0	128,661	0	160,601	289,262
	Phuoc Khanh, Nhon Trach	0	172,320	0	59,518	231,838
	Vinh Thanh, Nhon Trach	0	174,334	0	43,275	217,610
Total of alternative 2		11,984	978,151	0	376,494	1,366,628
Alternative 3 (from Km 18+500 to Km 36+895)	Nhon Duc, Nha Be	7,019	331,952	0	21,733	360,704
	Phu Xuan, Nha Be	4,970	172,650	0	89,569	267,190
	Phu Dong, Nhon Trach	0	128,661	0	160,601	289,262
	Phuoc Khanh, Nhon Trach	0	172,320	0	59,518	231,838
	Vinh Thanh, Nhon Trach	0	205,834	0	11,325	217,160
Total of alternative3		11,989	1,011,418	0	342,746	1,366,154

Note: Other lands including forestry land, fish pond land, cemetery land etc.

Table 4: Three Studied Alternative Routes Impacts on Houses

Impacts	Affected commune	Total number of house	Fully affected house (m ²)	Partially affected house (m ²)
Alternative 1	Binh Khanh	18	943	0
	Long Thoi	41	3,107	297
Total of alternative 1		59	4,050	297
Alternative 2	Nhon Duc	97	5,056	1,639
	Phu Xuan	64	4,846	463

Total of alternative 2		160	9,902	2,102
Alternative 3	Nhon Duc	86	6,180	1,639
	Phu Xuan	62	4,722	452
Total of alternative3		148	10,902	2,090

Note: Other land including forestry land, fish land, cemetery land etc.

6.

Table 3 and Table 4 show there are less impact on residential land, agricultural land and houses for alternative 1. In early June, 2009, the studied alternatives were consulted with the authorities of HCMC, Long An and Dong Nai provinces. Alternative 1 of the route was in concurrence by HCMC, Long An, Dong Nai province and agreed by MOT in its official letter dated 30-June, 2009.

7. Apart from the 3 alternatives studied during the FS, resettlement impacts were further minimized when the ADB mission and VEC agreed to reduce the ROW from from 100 m to 56 m and 73 m (for the bridge sites and for non-bridge section). With the corridor from 56 m to 73 m, the number of relocating households reduced significantly.

II. LAND ACQUISITION AND RESETTLEMENT IMPACTS

8. The survey on land acquisition and other affected properties involves census and inventory of losses (IOL) where all land and non-land assets including businesses income-generating activities located inside the required expressway corridor are identified, measured, and owners identified. The severity of impact on the affected assets and the severity of impact on the livelihood and productive capacity of households are also determined. Information on the number of affected households; members of the affected households, sources of livelihood, income level, and tenure status are gathered.

9. The land and assets identified are subject to verification during detailed measurement survey (DMS) by DCSCCs following the phase of detailed design.

A. Scope of Land Acquisition and Resettlement Impacts

10. The project goes through 15 communes of 7 districts of Long An, Dong Nai Provinces and HCMC. Survey on land acquisition by the project is based on the route which was defined by the technical team, cadastral maps which were made available by the affected districts and affected communes within the width of the corridor which varied from 56 m to 73 m.

A.1 Impacts on Households and other Entities

11. The resettlement survey team carried out for the IOL in the period from June to late October 2009 and the obtained results are as follows:

12. There are a total of 2,556 households (HH) with approximately 11,195 persons (186 households in Long An province; 1,189 households in HCMC and 1,183 households in Dong Nai province) that will be affected project. In addition, there also two companies that will also be affected by land acquisition.

13. The tables below describe about affected population, affected land, buildings, substructures, trees, crop etc of the individual households and collective and public works.

Table 5: Number of the project affected households by communes

District	Commune	Total of HH	Household members	Male	Female
Ben Luc	My Yen	97	459	216	243
	Phuoc Ly	89	420	182	239
Can Giuoc	Long Thuong	Only land of Hai Son Company Ltd., will be affected			
Sub total (1)-Long An		186	879	398	482
Binh Chanh	Binh Chanh	159	735	384	351
	Tan Quy Tay	73	337	176	161
	Hung Long	270	1,247	652	596
	Da Phuoc	206	952	497	455
Nha Be	Nhon Duc	178	785	404	381
	Long Thoi	111	489	252	238
Can Gio	Binh Khanh	192	861	460	401
Subtotal (2)-HCMC		1,189	5,406	2,825	2,583
Nhon Trach	Phuoc Khanh	94	370	179	191
	Vinh Thanh	326	1,284	620	664
	Phuoc An	470	1,851	894	957
Long Thanh	Long Phuoc	Only one collective institution will be affected is Long Thanh Forest Protection Management Board.			
	Phuoc Thai	293	1,405	639	766
Subtotal (3)-Dong Nai		1,183	4,910	2,332	2,578
Grand total	Housheolds	2,556	11,195	5,555	5,643
	Institutions	2			
Total	DPs	2.558			

14. In terms of land that will be affected by the project, impacts are mostly on annual crop land.

Table 6: Impacts on different types of land

Locality		Total of affected house hold	Total of affected area (m2)	Annual crop land		Garden land		Aqua-Culture Land	
District	Commune			No. of HH	Affected Area (m2)	No. of HH	Affected Area (m2)	No. of HH	Affected Area (m2)
Ben Luc	My Yen	97	112,352	78	96,183	6	8,434	1	15
Can Giuoc	Phuoc Ly	89	108,211	40	63,119	38	30,002	3	263
Subtotal (1) Long An		186	220,563	118	159,302	44	38,436	4	278
Binh Chanh	Binh Chanh	159	222,143	41	82,337	81	115,817	1	327
	Tan Quy Tay	73	113,615	41	72,704	34	36,734	1	268
	Hung Long	270	230,813	116	136,334	134	74,881	7	1,327

	Da Phuoc	206	347,763	119	217,954	69	110,375	11	7,544
Nha Be	Nhon Duc	178	205,903	82	143,724	51	22,476	19	27,505
	Long Thoi	111	210,936	79	165,617	17	16,347	11	22,193
Can Gio	Binh Khanh	192	392,329	108	239,742	21	26,602	70	117,786
Subtotal (2) HCM city		1,189	1,723,502	586	1,058,412	407	403,232	120	176,950
Nhon Trach	Phuoc Khanh	94	240,535	81	223,119	9	2,947	6	8,278
	Vinh Thanh	326	386,793	279	314,047	32	43,940	0	0
	Phuoc An	470	854,279	206	390,391	147	124,977	54	228,526
Long Thanh	Phuoc Thai	293	195,488	20	30,569	140	85,884	4	1,299
Subtotal (3) Dong Nai		1,183	1,677,095	586	958,126	328	257,748	64	238,103
Grand total		2,558	3,621,160	1,290	2,175,840	779	699,416	188	415,331

Table 7: Impacts on different types of land (contd:)

Locality		Total of affected house hold	Total of affected area (m2)	Forestry Land		Residential Land		Business and other land	
District	Commune			No. of HH	Affected Area (m2)	No. of HH	Affected Area (m2)	No. of HH	Affected Area (m2)
Ben Luc	My Yen	97	112,352	0	0	15	7,720	0	0
Can Giuoc	Phuoc Ly	89	108,211	0	0	21	14,703	1	124
Subtotal (1) Long An		186	220,563	0	0	36	22,423	1	124
Binh Chanh	Binh Chanh	159	222,143	0	0	56	19,875	1	700
	Tan Quy Tay	73	113,615	0	0	10	2,909	3	1,000
	Hung Long	270	230,813	0	0	78	16,568	3	1,703
	Da Phuoc	206	347,763	2	2,589	30	6,022	7	3,279
Nha Be	Nhon Duc	178	205,903	0	0	60	10,823	9	1,375
	Long Thoi	111	210,936	0	0	31	6,779	0	0
Can Gio	Binh Khanh	192	392,329	0	0	14	2,372	5	5,827
Subtotal (2) HCM city		1,189	1,723,502	2	2,589	279	65,348	28	13,884
Nhon Trach	Phuoc Khanh	94	240,535	0	0	2	1,252	2	4,939
	Vinh Thanh	326	386,793	5	13,888	14	3,207	12	11,711
	Phuoc An	470	854,279	25	37,280	101	25,392	0	47,713
Long Thanh	Phuoc Thai	293	195,488	11	8,770	218	43,656	10	21,710
Subtotal (3) Dong Nai		1,183	1,677,095	41	59,938	335	73,507	24	86,073
Grand total		2,558	3,621,160	43	62,527	650	161,278	53	100,081

15. In terms of average landholding of agricultural land, it is in Phuoc Khanh commune, Nhon Trach District which has the highest average landholding of 8.000 m2 per household, followed by Phuoc An commune. The commune which has the lowest average landholding is Phuoc Thai commune in Long Thanh District.

Table 8: Land holding and average affected area per HH

Locality		Items to be considered	Total	Agricultural Land	Garden Land	Aquaculture Land	Forest Land	Residential Land	Business and other Land
District	Commune								
Ben Luc	My Yen	affected HH	97	78	6	1	0	15	0
		Average total landholding	4,890	5,049	8,010	175	0	2,151	0
		Average Affected area	1,158	1,233	1,406	15	0	515	0
		Average Percentage	23.7%	24.4%	17.5%	8.6%	0.0%	23.9%	0.0%
Can Giuoc	Phuoc Ly	affected HH	89	40	38	3	0	21	1
		Average Total landholding	3,392	3,675	3,171	507	0	1,557	187
		Average Affected area	1,216	1,578	790	88	0	700	124
		Average Percentage	35.8%	42.9%	24.9%	17.3%	0.0%	45.0%	66.3%
	Long Thuong	affected HH	186	118	44	4	0	36	1
		Average Total landholding	4,173	4,583	3,831	424	0	1,804	187
		Average Affected area	1,186	1,350	874	70	0	623	124
		Average Percentage	28.4%	29.5%	22.8%	16.4%	0.0%	34.5%	66.3%
Binh Chanh	Binh Chanh	affected HH	159	41	81	1	0	56	1
		Average total landholding	3,399	5,856	3,142	993	0	692	1,705
		Average Affected area	1,397	2,008	1,430	327	0	355	700
		Average Percentage	41.1%	34.3%	45.5%	32.9%	0.0%	51.3%	41.1%
	Tan Quy Tay	affected HH	73	41	34	1	0	10	3
		Average Total landholding	4,266	4,066	3,498	268	0	2,352	387
		Average Affected area	1,556	1,773	1,080	268	0	291	333
		Average Percentage	36.5%	43.6%	30.9%	100.0%	0.0%	12.4%	86.2%
	Hung Long	affected HH	270	116	134	7	0	78	3
		Average Total landholding	1,707	2,000	1,322	416	0	546	905
		Average Affected area	855	1,175	559	190	0	212	568
		Average Percentage	50.1%	58.8%	42.3%	45.6%	0.0%	38.9%	62.7%
	Da Phuoc	affected HH	206	119	69	11	2	30	7
		Average Total landholding	5,021	4,440	6,449	1,624	3,062	1,091	603
		Average Affected area	1,688	1,832	1,600	686	1,295	201	468
		Average Percentage	33.6%	41.3%	24.8%	42.2%	42.3%	18.4%	77.7%
Nha Be	Nhon Duc	affected HH	178	82	51	19	0	60	9

		Average Total landholding	3,784	5,571	1,002	4,415	0	559	5,352
		Average Affected area	1,157	1,753	441	1,448	0	180	153
		Average Percentage	30.6%	31.5%	44.0%	32.8%	0.0%	32.3%	2.9%
		affected HH	111	79	17	11	0	31	0
	Long Thoi	Average Total landholding	4,315	4,823	2,290	3,206	0	735	0
		Average Affected area	1,900	2,096	962	2,018	0	219	0
		Average Percentage	44.0%	43.5%	42.0%	62.9%	0.0%	29.8%	0.0%
		affected HH	192	108	21	70	0	14	5
Can Gio	Binh Khanh	Average Total landholding	6,137	6,365	3,744	5,323	0	1,725	3,079
		Average Affected area	2,043	2,220	1,267	1,683	0	169	1,165
		Average Percentage	33.3%	34.9%	33.8%	31.6%	0.0%	9.8%	37.8%
		affected HH	94	81	9	6	0	2	2
Nhon Trach	Phuoc KhAnh	Average Total landholding	8,046	8,194	5,338	3,408	0	5,788	5,625
		Average Affected area	2,559	2,755	327	1,380	0	626	2,470
		Average Percentage	31.8%	33.6%	6.1%	40.5%	0.0%	10.8%	43.9%
		affected HH	326	279	32	0	5	14	12
	Vinh Thanh	Average Total landholding	4,101	3,503	5,717	0	6,799	7,382	3,098
		Average Affected area	1,187	1,126	1,373	0	2,778	229	976
		Average Percentage	28.9%	32.1%	24.0%	0.0%	40.9%	3.1%	31.5%
		affected HH	470	206	147	54	25	101	14
	Phuoc An	Average Total landholding	7,159	6,218	3,247	18,298	9,966	1,005	19,110
		Average Affected area	1,818	1,895	850	4,232	1,491	251	3,408
		Average Percentage	25.4%	30.5%	26.2%	23.1%	15.0%	25.0%	17.8%
		affected HH	293	20	140	4	11	218	10
Long Thanh	Phuoc Thai	Average Total landholding	1,661	3,619	1,849	1,177	2,854	284	5,130
		Average Affected area	667	1,529	614	325	797	200	2,171
		Average Percentage	40.2%	42.2%	33.2%	27.6%	27.9%	70.6%	42.3%
		affected HH	293	20	140	4	11	218	10

16. Almost all households who have annual crop land are losing 10% or more of their productive assets as shown in

Table 9 while only 22 households are found not to have any supporting papers with regard to legal status on land (Table 10).

Table 9: Loss of productive land and HH affected on residential land

District	Commune	HH affected from 10% to 30% of the productive land	HH affected from 30% to 50% of the productive land	HH affected from 50% to 70% of the productive land	HH affected more than 70% of the productive land	HH Fully affected on residential land	HH Partially affected on residential land
Ben Luc	My Yen	31	22	5	11	8	7
Can Giuoc	Phuoc Ly	19	17	4	24	8	13
Sub total (1) Long An		50	39	9	35	16	20
Binh Chanh	Binh Chanh	9	18	22	50	46	10
	Tan Quy Tay	14	18	15	8	4	6
	Hung Long	40	30	44	101	54	24
	Da Phuoc	43	53	20	40	23	7
Nha Be	Nhon Duc	43	21	25	32	40	20
	Long Thoi	16	20	15	38	25	6
Can Gio	Binh Khanh	43	38	34	41	11	3
Subtotal (2)-HCMC		208	198	175	310	203	76
Nhon Trach	Phuoc Khanh	22	24	15	15	0	2
	Vinh Thanh	93	55	48	60	7	7
	Phuoc An	88	74	50	112	72	29
Long Thanh	Phuoc Thai	41	29	29	56	158	60
Subtotal (3)-Dong Nai		244	182	142	243	237	98
TOTAL		1,835				650	
Grand total		502	419	326	588	456	194
%		27%	23%	18%	32%	70%	30%
Total		100%				100%	

Table 10: Legal status on land right use

Commune	With LURC		Eligible to LURC		No supporting papers		Under process of granting LURC	
	Number of plot	%	Number of plot	%	Number of plot	%	Number of plot	%
My Yen	113	92.6	0	0.0	1	0.8	0	0.0
Phuoc Ly	131	94.2	0	0.0	0	0.0	0	0.0
Total Long An province	244		0		1		0	
Binh Chanh	184	89.3	6	2.9	1	0.5	14	6.8

Đa Phuoc	274	91.0	7	2.3	3	1.0	7	2.3
Hung Long	353	95.4%	1	0.3%	6	1.6%	1	0.3%
Tan Quy Tay	91	84.3	7	6.5	1	0.9	8	7.4
Binh Khanh	348	96.7	2	0.6%	0	0.0	0	0.0
Long Thoi	169	94.9	0	0.0	2	1.1	1	0.6
Nhon Duc	237	83.2	0	0.0	6	2.1	10	3.5
Total HCMC	1,656		23		19		41	
Phuoc Thai	381	88.0	13	3.0	1	0.2	2	0.5
Phuoc An	740	88.4	9	1.1	1	0.1	14	1.7
Phuoc Khanh	136	97.8	1	0.7	0	0.0	0	0.0
Vinh Thanh	507	93.7	5	0.9	0	0.0	8	1.5
Total Dong Nai Province	1,764		28		2		24	
Grand Total	3,664		51		22		65	

17. Of the 867 houses that will be totally affected, 83% (725) of these houses are Class 4 category (standard house with a 30m² floor area) followed by 195 houses that are made of temporary materials. On partially affected houses, 89 households have category 4 houses out of the 179 households that will be totally affected. They are mostly found in HCMC.

Table 11: Impacts on houses

Table 1.1. Impacts on houses

Fully Affected Houses									
Locality		HH and affected area	Quantity	House categories					
District	Commune			Villa	Class 1	Class 2	Class 3	Class 4	Temp-orary
Ben Luc	My Yen	No. of HH	30	0	0	0	1	31	3
		area (m2)	3,353	0	0	0	150	3,131	72
Can Giuoc	Phuoc Ly	No. of HH	28	0	0	0	3	22	5
		area (m2)	3,209	0	0	0	349	2,440	420
Sub-Total (Long An)		No. of HH	58	0	0	0	4	53	8
		area (m2)	6,562	0	0	0	499	5,571	492
Binh Chanh	Binh Chanh	No. of HH	94	0	0	2	8	80	14
		area (m2)	9,131	0	0	425	907	6,547	1,162
	Tan Quy Tay	No. of HH	12	0	0	0	0	8	5
		area (m2)	1,181	0	0	0	0	839	342
	Hung Long	No. of HH	100	0	0	0	2	95	18
		area (m2)	9,943	0	0	0	190	8,696	1,057
	Da Phuoc	No. of HH	68	0	0	0	9	50	20
		area (m2)	6,635	0	0	0	732	4,643	1,260
Nha Be	Nhon Duc	No. of HH	60	1	0	1	0	53	20
		area (m2)	6,595	50	0	150	0	5,352	1,043
	Long Thoi	No. of HH	33	0	0	0	1	27	7
		area (m2)	3,061	0	0	0	80	2,714	267
Can Gio	Binh Khanh	No. of HH	51	1	0	0	1	19	36
		area (m2)	4,625	162	0	0	125	1,963	2,375

Subtotal (HCMC)		No. of HH	418	2	0	3	21	332	120
		area (m2)	41,171	212	0	575	2,034	30,754	7,506
Nhon Trach	Phuoc Khanh	No. of HH	9	0	0	0	1	6	2
		area (m2)	700	0	0	0	60	405	235
	Vinh Thanh	No. of HH	23	0	0	0	0	20	6
		area (m2)	2,927	0	0	0	0	2,608	319
	Phuoc An	No. of HH	151	0	1	0	4	109	50
		area (m2)	15,101	0	250	0	502	10,547	3,802
Long Thanh	Phuoc Thai	No. of HH	208	0	1	2	10	205	9
		area (m2)	25,242	0	210	243	1,926	22,197	666
Subtotal (Dong Nai)		No. of HH	391	0	2	2	15	340	67
		area (m2)	43,970	0	460	243	2,488	35,757	5,022
Grand total		No. of HH	867	2	2	5	40	725	195
		area (m2)	91,703	212	460	818	5,021	72,082	13,020

Partially Affected Houses

Locality		HH and affected area	Quantity	House categories					
District	Commune			Villa	Class 1	Class 2	Class 3	Class 4	Tempo rary
Ben Luc	My Yen	No. of HH	0	0	0	0	0	0	0
		area (m2)	0	0	0	0	0	0	0
Can Giuoc	Phuoc Ly	No. of HH	1	0	0	0	0	1	0
		area (m2)	4	0	0	0	0	4	0
Sub-Total (Long An)		No. of HH	1	0	0	0	0	1	0
		area (m2)	4	0	0	0	0	4	0
Binh Chanh	Binh Chanh	No. of HH	1	0	0	0	0	1	0
		area (m2)	17	0	0	0	0	17	0
	Tan Quy Tay	No. of HH	1	0	0	0	0	1	0
		area (m2)	1	0	0	0	0	1	0
	Hung Long	No. of HH	6	0	0	0	1	1	4
		area (m2)	93	0	0	0	30	22	41
	Da Phuoc	No. of HH	0	0	0	0	0	0	0
		area (m2)	0	0	0	0	0	0	0
Nha Be	Nhon Duc	No. of HH	3	0	0	0	0	2	1
		area (m2)	43	0	0	0	0	24	19
	Long Thoi	No. of HH	0	0	0	0	0	0	0
		area (m2)	0	0	0	0	0	0	0
Can Gio	Binh Khanh	No. of HH	0	0	0	0	0	0	0
		area (m2)	0	0	0	0	0	0	0
Subtotal (HCMC)		No. of HH	11	0	0	0	1	5	5
		area (m2)	154	0	0	0	30	64	60
Nhon Trach	Phuoc Khanh	No. of HH	0	0	0	0	0	0	0
		area (m2)	0	0	0	0	0	0	0
	Vinh Thanh	No. of HH	0	0	0	0	0	0	0
		area (m2)	0	0	0	0	0	0	0

	Phuoc An	No. of HH	0	0	0	0	0	0	0
		area (m2)	0	0	0	0	0	0	0
Long Thanh	Phuoc Thai	No. of HH	1	0	0	0	0	1	0
		area (m2)	21	0	0	0	0	21	0
Subtotal (Dong Nai)		No. of HH	1	0	0	0	0	1	0
		area (m2)	21	0	0	0	0	21	0
Grand total		No. of HH	13	0	0	0	1	7	5
		area (m2)	179	0	0	0	30	89	60

18. Most of the houses with less than 30m² floor area are found in HCMC (22 houses). There are a total of 35 households who have less than 30m² floor area.

Table 12: Affected houses with the area less than 30 m²

District		Commune	Number of household	House with area less than 30 m ²
Ben Luc		Phuoc Ly	Number of HH	1
			Total affected area (m2)	22
Long An Province			Number of HH	1
			Total affected area (m2)	22
Binh Chanh		Binh Chanh	Number of HH	4
			Total affected area (m2)	74
		Da Phuoc	Number of HH	3
			Total affected area (m2)	70
		Hung Long	Number of HH	1
			Total affected area (m2)	15
Can Gio		Binh Khanh	Number of HH	13
			Total affected area (m2)	332
		Nhon Duc	Number of HH	3
			Total affected area (m2)	70
HCMC			Number of HH	24
			Total affected area (m2)	561
Nhon Trach District	Phuoc An	Number of HH	8	
		Total affected area (m2)	208	
	Vinh Thanh	Number of HH	2	
		Total affected area (m2)	55	
Dong Nai Province			Number of HH	10
			Total affected area (m2)	263
GRAND TOTAL			Number of HH	35
			Total affected area (m2)	846

19. Table 13 below presents the other structures that will be affected by the Project.

Table 13: Affected substructures

Type of Structures or Fixed Assets affected by project	Unit	Quantity
1. Long An Province		
Kitchen equivalent to class 4	m2	399
Temporary kitchen	m2	621
Barn	m2	2,245
Temporary barn	m2	537
Power meters	meter	62
Water meter	meter	18
Wooden fence	m	1,265
Brick fence	m	635
Wooden gate	m2	13
Metal gate	m2	94
Temporary WC out side house	m2	57
Brick WC out side house	m2	213
Grave	Grave	70
Tomb	Tomb	89
Telephone	Telephone	27
Digging well	Digging well	2
Drilling well	Drilling well	25
Water tank	m3	213
Water pipe	m	3,598
Cement yard	m2	2,385
Fish pond	m3	16,597
Access road to houses	m2	0
2.HCMC		
Kitchen equivalent to class 4	m2	1,916
Temporary kitchen	m2	1,228
Barn	m2	1,700
Temporary barn	m2	1,758
Power meters	meter	357
Water meter	meter	187
Wooden fence	m	9,386
Brick fence	m	4,609
Wooden gate	m2	26
Metal gate	m2	341

Type of Structures or Fixed Assets affected by project	Unit	Quantity
Temporary WC out side house	m2	233
Brick WC out side house	m2	982
Grave	grave	341
Tomb	tomb	505
Telephone	Telephone	106
Digging well	well	9
Drilling well	well	144
Water tank	m3	1,196
Water pipe	m	13,758
Cement yard	m2	10,302
Fish pond	m3	293,633
Access road to houses	m	0
3.Dong Nai Province		
Kitchen equivalent to class 4	m2	1,370
Temporary kitchen	m2	444
Barn	m2	2,510
Temporary barn	m2	2,207
Power meters	meter	307
Water meter	meter	20
Wooden fence	m	8,851
Brick fence	m	2,339
Wooden gate	m2	30
Metal gate	m2	222
Temporary WC out side house	m2	131
Brick WC out side house	m2	942
Grave	grave	23
Tomb	tomb	124
Telephone	Telephone	100
Digging well	well	21
Drilling well	well	407
Water tank	m3	202
Water pipe	m	7,676
Cement yard	m2	6,102
Fish pond	m3	261,207
Access road to houses	m	0

20. There are family-operated shops identified during the IOL. There are 18 in Dong Nai province, followed by 7shops in HCMC. No affected shops are found in Long An Province.

Table 14: Impacts on Shops

Province/District	Total HH affected on shops	Affected shop in the affected house	Independent Affected Shop
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Province/District	Total HH affected on shops	Affected shop in the affected house	Independent Affected Shop
1. Long An province			
Ben Luc	0	0	0
Can Giuoc	1	1	0
Sub Total (Long An)	1	1	0
2. Ho Chi Minh City			
Binh Chanh	8	4	4
Nha Be	2	0	2
Can Gio	1	0	1
Sub Total (HCMC)	11	4	7
2- Dong Nai province			
Nhon Trach	2	0	2
Long Thanh	16	0	16
Sub Total (Dong Nai)	18	0	18
Grand Total	30	5	25

21. Rice is the prevalent crops in the area. It is estimated that 175 has of rice will be affected followed by onions estimated at 52 has.

Table 15: Impacts on Crops

Locality		HH and affected area	Annual crops (m ²)			
District	Commune		Rice	Manioc and maize	Vegetables	Onions
Ben Luc	My Yen	No. of HH	66	1	2	10
		area (m2)	79,390	885	550	1,030
Can Giuoc	Phuoc Ly	No. of HH	24	3	13	7
		area (m2)	51,691	5,399	8,954	1,703
	Long Thuong	No. of HH				
		area (m2)				
Sub-Total (Long An)		No. of HH	90	4	15	17
		area (m2)	131,081	6,284	9,504	2,733
Binh Chanh	Binh Chanh	No. of HH	34	4	9	35
		area (m2)	68,673	3,168	5,396	7,636
	Tan Quy Tay	No. of HH	33	13	8	16
		area (m2)	52,330	12,275	7,274	3,330
	Hung Long	No. of HH	92	16	12	27
		area (m2)	111,481	7,108	6,482	5,814
	Da Phuoc	No. of HH	100	7	11	32
		area (m2)	190,872	2,610	10,223	14,271
Nha Be	Nhon Duc	No. of HH	81	4	0	22
		area (m2)	141,253	1,330	0	27,990
	Long Thoi	No. of HH	72	0	2	10
		area (m2)	161,811	0	245	13,573
Can Gio	Binh Khanh	No. of HH	86	3	0	93

Locality		HH and affected area	Annual crops (m ²)				
District	Commune		Rice	Manioc and maize	Vegetables	Onions	
		area (m2)	195,612	1,680	0	216,081	
Subtotal (HCMC)		No. of HH	498	47	42	235	
		area (m2)	731,160	25,561	19,397	274,424	
Nhon Trach	Phuoc Khanh	No. of HH	29	36	0	7	
		area (m2)	69,290	81,592	0	6,088	
	Vinh Thanh	No. of HH	261	17	2	1	
		area (m2)	388,979	40,115	7,501	36	
	Phuoc An	No. of HH	195	3	2	68	
		area (m2)	419,690	1,260	70	240,512	
	Long Thanh	Long Phuoc	No. of HH				
			area (m2)				
Phuoc Thai		No. of HH	6	1	3	12	
	area (m2)	17,205	1,000	350	4,787		
Subtotal (Dong Nai)		No. of HH	491	57	7	88	
		area (m2)	895,164	123,967	7,921	251,423	
Grand Total		No. of HH	1,079	108	64	340	
		area (m2)	1,757,405	155,812	36,822	528,580	

22. Most of the affected trees are found in Dong Nai province. It is estimated that 311,437 trees will be affected in the 2 provinces and HCMC.

Table 16: Number of Impacted Trees

Type of tree	Unit	Long An		HCM City			Dong Nai		Total
		Ben Luc	Can Giuoc	Binh Chanh	Nha Be	Can Gio	Nhon Trach	Long Thanh	
" Binh Bat"	Tree	20	0	447	6	250	380	50	903
Avocado	Tree	0	0	0	0	0	1	0	1
"Bon bon"	Tree	0	0	0	0	0	52	0	52
Polemo	Tree	24	95	726	89	13	306	98	1,338
Orange	Tree	0	7	68	0	0	92	0	167
"Cau"	Tree	0	20	303	6	0	2,701	56	3,086
"Cau kieng"	Tree	50	50	118	0	0	0	0	218
" Cay kieng"	Tree	0	0	4	0	0	0	0	4
"Sao" wooden tree	Tree	0	0	0	0	0	2	0	2
Lemon	Tree	0	0	39	0	0	20	0	59
Rambutant	Tree	0	0	8	31	0	271	26	336
" Chum rout"	Tree	2	0	5	1	0	6	0	14
Banana	tree	359	1,612	2,969	479	206	1,716	307	7,442
" Coc"	Tree	6	2	38	11	1	12	3	72
Cashew	Tree	0	0	3	0	0	0	0	3
Strawberry	Tree	0	0	50	0	0	233	3	286

Type of tree	Unit	Long An		HCM City			Dong Nai		Total
		Ben Luc	Can Giuoc	Binh Chanh	Nha Be	Can Gio	Nhon Trach	Long Thanh	
Cherry	Tree	0	0	50	0	0	1,050	286	1,386
Papaya	Tree	0	39	420	63	36	8	92	622
Pine apple	m2	0	0	0	0	0	300	0	300
Coconut	Tree	176	199	710	165	256	816	130	2,196
“Dua nuoc”	m2	0	0	0	200	1,000	0	0	200
“ Hoa Giay”	bush	0	0	1	0	0	0	0	1
“ Hong tree”	Tree	0	0	2	0	0	0	0	2
“Khe”	Tree	5	25	108	4	0	0	11	153
“Kieng Hoang Hau”	Tree	8	0	0	0	0	0	0	8
“Le Kim Ma”	Tree	0	0	0	0	0	1	0	1
“Lieu”	Tree	0	0	1	0	0	0	0	1
“Ly”	Tree	0	0	2	0	0	0	0	2
“Mai kieng”	Tree	1,115	3	6,717	10	1,600	1,220	2	9,067
“Man”	Tree	14	25	157	34	6	98	29	357
Custard Apple	Tree	63	18	5,994	31	795	251	20	6,377
“ Mang cut”	Tree	0	0	2	20	0	130	21	173
“Me”	Tree	13	16	289	9	0	53	3	383
Jack Fruit	Tree	23	297	1,046	42	13	666	96	2,170
Longan	Tree	2	1	96	21	4	31	10	161
Guava	Tree	23	86	342	32	74	96	20	599
“Quyt”	Tree	0	3	17	15	0	18	5	58
“Sa Ke”	Tree	0	0	2	0	0	0	0	2
Durian	Tree	0	0	26	16	0	497	15	554
“So dua”	Tree	0	0	4	0	0	0	0	4
“So ri”	Tree	0	2	38	0	1	0	5	45
“Sua”	Tree	0	0	3	0	0	0	0	3
“Sung”	Tree	0	0	1	0	0	0	7	8
“Tac”	Tree	6	0	0	0	0	210	0	216
Apple	Tree	0	0	60	0	0	1	0	61
“Thanh long”	Tree	0	10	0	0	0	0	0	10
Pepper	Tree	0	0	0	0	0	100	0	100
“Tram Bau”	Tree	0	0	200	0	0	0	0	200
“Trung ca”	Tree	0	0	3	0	0	0	2	5
Star apple	Tree	0	1	38	4	0	18	9	70
“Xanh”	Tree	0	20	0	0	0	0	0	20
Mango	Tree	481	786	15,675	875	171	1,720	650	20,187
“ Bach dan”	Tree	75	100	82	26	215	6,600	345	7,228
“ Bang Lang”	Tree	0	0	0	0	0	5	10	15
Rubber	m2	0	0	0	0	0	4,270	1,000	5,270

Type of tree	Unit	Long An		HCM City			Dong Nai		Total
		Ben Luc	Can Giuoc	Binh Chanh	Nha Be	Can Gio	Nhon Trach	Long Thanh	
“Cay Bang”	Tree	0	0	27	0	0	2	35	64
“Cay gao ngua”	Tree	0	0	0	0	0	3	0	3
“Dua canh”	Tree	0	0	30	0	0	0	0	30
“Dua nuoc”	m2	0	0	3,400	2,109	4,800	0	0	5,509
“Duoc”	Tree	0	0	550	0	68	14,085	0	14,635
“Huynh Dan”	Tree	0	0	20	0	0	0	0	20
“Khuy nh Diep”	Tree	0	0	2,005	10	0	0	0	2,015
“Liem”	Tree	0	0	16	0	0	0	0	16
Lieu	Tree	0	0	0	0	0	1,359	0	1,359
“Lim”	Tree	0	0	1	0	0	0	0	1
“Mai kieng”	Tree	0	0	305	53	0	1	244	603
“Mam”	Tree	0	0	0	20	115	45	0	65
“Me”	Tree	0	0	0	0	2	0	0	0
“Phuong”	Tree	0	0	0	1	0	0	13	14
“Sao tree”	Tree	0	0	0	0	0	100	0	100
“Si”	Tree	0	0	0	0	0	3	0	3
“So dua”	Tree	0	0	120	0	0	0	0	120
“Su”	Tree	0	0	20	0	0	0	4	24
Su”	Tree	0	0	23	2	0	0	5	30
“Sung”	Tree	0	0	3	2	0	0	5	10
“Tam Vong”	Tree	0	0	0	0	0	4	0	4
“Tram”	Tree	138	3,187	11,231	1,495	987	173,856	13,210	203,117
“Tram Bau”	Tree	75	0	16	0	0	0	0	91
Bamboo	Tree	20	20	83	0	0	6	0	129
Bamboo for shoots	Tree	0	0	0	0	0	2	0	2
“Truc”	Tree	0	0	0	580	0	5	0	585
“Trung ca”	Tree	0	0	0	0	0	0	3	3
“Tung”	Tree	0	0	0	0	0	0	2	2
“Xa cu”	Tree	0	0	0	0	0	0	6	6
“Xi”	Tree	0	0	0	0	0	0	5	5
“Xoan”	Tree	0	0	5	0	0	0	0	5
Total		2,698	6,624	54,734	6,467	10,638	213,423	16,853	311,437

23. With regard to collective assets and public works, Table 17 to

Table 19 shows types of affected facilities owned by the government.

Table 17: Affected Collective Assets and Public Works (Long An Province)

District/Commune	Affected assets	Owners of property	Unit	Quantity
1. Ben Luc district				

District/Commune	Affected assets	Owners of property	Unit	Quantity
1.1 My Yen commune	Asphalt pavement road	Long An DOT	m2	2,190
	Earth road (4m wide)	Commune road	m2	1,168
	Irrigation canal from 3 m to 5m wide	Commune authorities	m	73
	Power pole of medium voltage line	Long An power	pole	5
	Transmission lines of medium and low voltage	Long An power	m	167
	Telephone pole	Long An Post Service	Pole	9
	Telephone line	Long An Post Service	m	150
2. Can Giuoc district				
2.1 Phuoc Ly commune	Asphalt pavement road	Long An DOT	m2	1,643
	Rural road (4m Earth road)	Commune authorities	m2	3,796
	Irrigation canal from 3 m to 5m wide	Commune authorities	m	73
	Power pole of medium voltage line	Long An power	Pole	9
	Transmission lines of medium and low voltage	Long An power	m	300
	Telephone pole	Long An Post Service	Pole	12
	Telephone line	Long An Post Service	m	200
	Drainage culvert (Diameter of 1m to 1,5m)	Commune authorities	m	45
2.2 Long Thuong commune	Rural road (4m Earth road)	Commune authorities	m2	876
	Irrigation canal from 3 m to 5m wide	Commune authorities	m	360
	Power pole of medium voltage line	Long An power	Pole	16
	Transmission lines of medium and low voltage	Long An power	m	533
	Telephone pole	Long An Post Service	Pole	21
	Telephone line	Long An Post Service	m	653
	Drainage culvert (Diameter of 1m to 1,5m)	Commune authorities	m	63

Table 18: Affected Collective Assets and Public Works (Ho Chi Minh City)

District/Commune	Affected assets	Owners of property	Unit	Quantity
1. Binh Chanh District				
1.1. Binh Chanh Commune	Rural road (4m Earth road)	Commune authorities	m2	4,380
	Irrigation canal from 3 m to 5m wide	Commune authorities	m	1,022
	Medium voltage power pole	Power of HCMC	Pole	35
	Transmission lines of medium and low voltage	Power of HCMC	m	1,167
	Telephone pole	Post of HCMC	Pole	64
	Telephone line	Post of HCMC	m	1,280
1.2. Da Phuoc commune	Irrigation canal from 3 m to 5m wide	Commune authorities	m	349
	Rural road (4m Earth road)	Commune authorities	m2	2,628
	Medium voltage power pole	Power of HCMC	Pole	26
	Transmission lines of medium and low voltage	Power of HCMC	m	520

	Telephone pole	Post of HCMC	Pole	19
	Telephone line	Post of HCMC	m	317
1.3. Hung Long commune	Provincial linked road (20m wide)	DOT of HCMC	m2	2,190
	Rural road (4m Earth road)	Commune authorities	m2	5,840
	Irrigation canal from 3 m to 5m wide	Commune authorities	m2	2,555
	Medium voltage power pole	Power of HCMC	Pole	16
	Transmission lines of medium and low voltage	Power of HCMC	m	533
	Telephone pole	Post of HCMC	Pole	21
	Telephone line	Post of HCMC	m	350
1.4 Tan Quy Tay commune	Provincial link-road (10m wide)	DOT of HCMC	m2	800
	Rural road (4m Earth road)	Commune authorities	m2	1,752
	Irrigation canal from 3 m to 5m wide	Commune authorities	m	365
	Power pole of medium voltage line	Power of HCMC	pole	8
	Transmission lines of medium and low voltage	Power of HCMC	m	267
	Telephone pole	Post of HCMC	Pole	19
	Telephone line	Post of HCMC	m	317
	Drainage culvert (Diameter of 1m)	Commune authorities	m	26
2. Nha Be district				
2.1 Nhon Duc commune	Le Van Luong road	DOT of HCMC	m2	5,475
	Rural road (4m Earth road)	Commune authorities	m2	1,664
	Irrigation canal from 3 m to 5m wide	Commune authorities	m	416
	Power pole of medium voltage line	Power of HCMC	pole	16
	Transmission lines of medium and low voltage	Power of HCMC	m	533
	Telephone pole	Post of HCMC	Pole	24
	Telephone line	Post of HCMC	m	400
2.2 Long Thoi commune	Nguyen Van Toa road (20m wide)	DOT of HCM	m2	1,560
	Rural road (4m Earth road)	Commune authorities	m2	1,872
	Irrigation canal from 3 m to 5m wide	Commune authorities	m	468
	Power pole of medium voltage line	Power of HCMC	pole	12
	Transmission lines of medium and low voltage	Power of HCMC	m	400
	Telephone pole	Post of HCMC	Pole	22
	Telephone line	Post of HCMC	m	367
3. Can Gio district				
3.1 Binh Khanh commune	Road in Rung Sac	DOT of HCM	m2	6,240
	Rural road (4m Earth road)	Commune authorities	m2	1,872
	Irrigation canal with 8 m wide	Commune authorities	m	6,656
	Power pole of medium voltage line	Power of HCMC	pole	8
	Transmission lines of medium and low voltage	Power of HCMC	m	267
	Telephone pole	Post of HCMC	Pole	15

	Telephone line	Post of HCMC	m	250
	Drainage culvert (Diameter of 1,5m)	Commune authorities	m	45

Table 19: Affected Collective Assets and Public Works (Dong Nai Province)

District/Commune	Affected assets	Owners of property	Unit	Quantity
1. Nhon Trach district				
1.1 Phuoc Khanh commune	Rural road (4m Earth road)	Commune authorities	m2	1,456
	Irrigation canal with 5 m wide	Commune authorities	m	1,529
	Power pole of medium voltage line	Power of Dong Nai	pole	7
	Transmission lines of medium and low voltage	Power of Dong Nai	m	233
	Telephone pole	Post of Dong Nai	Pole	6
	Telephone line	Post of Dong Nai	m	100
	Drainage culvert (Diameter of 1,0 m)	Commune authorities	m	85
1.2 Phuoc An commune	Rural road (4m Earth road)	Commune authorities	m2	8,176
	Cemetery Land	Commune authorities	m2	402
	Irrigation canal with 5 m wide	Commune authorities	m	1,402
	Power pole of medium voltage line	Power of Dong Nai	pole	17
	Transmission lines of medium and low voltage	Power of Dong Nai	m	567
	Telephone pole	Post of Dong Nai	Pole	36
	Telephone line	Post of Dong Nai	m	600
	Drainage culvert (Diameter of 1,5 m)	Commune authorities	m	243
1.3 Vinh Thanh commune	Provincial link-road 19 (15m wide)	DOT of Dong Nai	m2	1,275
	Rural road (4m Earth road)	Commune authorities	m2	5,256
	Irrigation canal (with 5 m wide)	Commune authorities	m	750
	Power pole of medium voltage line	Power of Dong Nai	pole	22
	Transmission lines of medium and low voltage	Power of Dong Nai	m	733
	Telephone pole	Post of Dong Nai	Pole	16
	Telephone line	Post of Dong Nai	m	267
	Drainage culvert (Diameter of 0.5 m to 1,0 m)	Commune authorities	m	219
	Cemetery land	Local authorities	m2	50
2. Long Thanh district				
2.1 Long Phuoc commune	Protection forest land	Management Unit of Long Thanh protection forest	m2	55,361
	Irrigation canal (with from 3 to 5 m wide)	Management Unit of Long Thanh protection forest	m	975
	Cemetery land	Local authorities	m2	1,917
	Post Office (Total area is 2,019 m ²)	Post of Dong Nai	m2	873

Commune authorities Phuoc Thai commune		Building (Type 3)	m2	500
	Tax office no. 10 (Total land area is 276 m ²)	Phuoc Thai Tax Branch	m2	276
		Building (type 4)	m2	70
	Phuoc Thai Commune office (Total area is 4,076	Educational Department of the District	m2	2,243
	Leprosy care station	Management Board of Leprosy station	m2	28,868
		10 polemo trees, 150 cajuput trees, 10 mango trees	quantity	170
		Paddy Rice	m2	15,000
	Irrigation canal (with from 3 to 5 m wide)	Management Unit of Long Thanh protection forest	m	438
	Rural road (4m Earth road)	Commune authorities	m2	6,750
	Power pole of medium voltage line	Power of Dong Nai	pole	33
	Transmission lines of medium and low voltage	Power of Dong Nai	m	1,100
	Telephone pole	Post of Dong Nai	Pole	41
	Telephone line	Post of Dong Nai	m	683
	Drainage culvert (Diameter of 0.5 m to 1,0 m)	Commune authorities	m	243

24. Other assets affected are:

- a) Electricity of Viet Nam (EVN) overhead transmission lines:
- Km 02+400 110 Kv Transmission line
 - Km 10+800 110 Kv Transmission line
 - Km 18+550 500 Kv Transmission line
 - Km 22+200 110 Kv Transmission line
 - Km 28+050 110 Kv Transmission line
 - Km 31+950 500 Kv Transmission line
 - Km 32+060 220 Kv Transmission line
 - Km 35+220 110 Kv Transmission line
- b) In Long Thuong Commune, Can Giuoc District, Long An province, one industrial zone area will be affected. The owner is Hai Son Company Ltd.

III. SOCIO-ECONOMIC CONDITIONS

25. The socioeconomic survey was carried out from June to October 2009. The socioeconomic survey was done covering 30% of the project affected HH with samples including 20% of the severely affected HH and based on the ROW identified by the technical engineers and marked on cadastral maps available at the affected communes. The survey team covered households within the ROW and with corridor width that varies from 56 m to 73 m for the different sections. The team also carried out in depth interviews with many leaders and representatives of the affected communes on their socioeconomic conditions and to obtain further detailed information on their opinion with regard to relocation and income restoration.

A. Total Number of Surveyed Households

26. Using the socio-economic survey questionnaire prepared for RP preparation, the total number of households surveyed was 816 (77 households in Long An province, 381 households in HCMC and 358 in Dong Nai province). It accounts for about 31.9% of the total affected households and 25.6% of the severely affected households.

27. There are no households affected in Long Thuong and Long Thanh communes, only companies: Hai Son Company Ltd., and Forest Protection Board. Therefore, the two communes were not covered in the SES. The number of households with SES by communes is shown in Table 20 below.

Table 20: Households Affected and SES Coverage by Communes

District	Commune	Total DPs	Number of HH with SES	% HH with SES	Number of severely affected HH with SES	% of severely affected HH with SES
Ben Luc	My Yen	97	30	30.9%	22	22.7%
Can Giuoc	Phuoc Ly	89	47	52.8%	36	40.4%
	Long Thuong					0
Sub total (1)-Long An		186	77	41.4%	58	31.2%
Binh Chanh	Binh Chanh	159	67	42.1%	54	34.0%
	Tan Quy Tay	73	22	30.1%	16	21.9%
	Hung Long	270	82	30.4%	72	26.7%
	Da Phuoc	206	63	30.6%	51	24.8%
Nha Be	Nhon Duc	178	55	30.9%	38	21.3%
	Long Thoi	111	34	30.6%	33	29.7%
Can Gio	Binh Khanh	192	58	30.2%	47	24.5%
Subtotal (2)-HCMC		1189	381	32.0%	311	26.2%
Nhon Trach	Phuoc Khanh	94	29	30.9%	23	24.5%
	Vinh Thanh	326	99	30.4%	84	25.8%
	Phuoc An	470	142	30.2%	106	22.6%
Long Thanh	Long Phuoc					0
	Phuoc Thai	293	88	30.0%	74	25.3%

Subtotal (3)-Dong Nai	1183	358	30.3%	287	24.3%
Grand total	2558	816	31.9%	656	25.6%

28. Household Size: The average size of affected households in the two affected districts of Long An is 4.1 persons, while in three affected districts of HCMC it is 4.5 and in two affected districts of Dong Nai province, the average size is 4.1 persons. The figures on the family size of the affected communes are shown in Table 21 to Table 24 below.

Table 21: Household size - Long An Province

Family Size	My Yen commune		Phuoc Ly commune	
	HH	%	HH	%
Less than 4 members	14	45.50	26	55.30
5-6 members	14	45.50	8	17.30
> 6 members	3	9.10	13	27.70
Total	30	100	47	100

Table 22: Household size - HCMC

Family Size	Binh Chanh commune		Tan Qui Tay commune		Hung Long commune		Da Phuoc commune	
	HH	%	HH	%	HH	%	HH	%
Less than 4 members	31	46.30	19	87.50	48	58.70	37	58.70
5-6 members	25	37.30	3	12.50	21	26.10	21	33.30
More than 6 members	11	16.40	00	00	12	15.20	5	7.90
Total	67	100	22	100	82	100	63	100

Table 23 : Household size - HCMC (Contd.)

Family Size	Nhon Duc commune		Long Thoi commune		Binh Khanh commune	
	HH	%	HH	%	HH	%
Less than 4 members	27	50.00	19	55.20	33	56.90
5-6 members	24	42.90	13	37.90	21	36.20
More than 6 members	4	7.10	2	6.90	4	6.90
Total	55	100	34	100	58	100

Table 24 : Household size - Dong Nai Province

Family size	Phuoc Khanh commune		Vinh Thanh commune		Phuoc An commune		Phuoc Thai commune	
	HH	%	HH	%	HH	%	HH	%
Less than 4 members	18	61.50	46	47.00	93	56.10	43	48.90
5-6 members	11	38.50	41	41.20	39	27.70	28	31.80
More than 6 members	0	0	12	11.80	10	7.20	17	19.30
Total	29	100	99	100	142	100	88	100

29. Gender Distribution. With regard to the gender ratio, males slightly outnumber females but with the exception of Long An Province where there are more females than males.

Table 25 : Gender Distribution of HH Member in affected communes

District	Commune	Male		Female	
		Number	%	Number	%
Ben Luc	My Yen	66	47.10	75	52.90
Can Giuoc	Phuoc Ly	95	43.20	125	56.80
	Long Thuong				
Sub total (1)-Long An		204		243	
Binh Chanh	Binh Chanh	167	50.90	161	49.10
	Tan Quy Tay	53	63.30	31	36.70
	Hung Long	203	53.80	174	46.20
	Da Phuoc	145	51.10	139	48.90
Nha Be	Nhon Duc	137	53.00	122	47.00
	Long Thoi	66	48.70	70	51.30
Can Gio	Binh Khanh	140	53.50	121	46.50
Subtotal (2)-HCMC		911		818	
Nhon Trach	Phuoc Khanh	56	47.20	63	52.80
	Vinh Thanh	169	37.20	286	62.80
	Phuoc An	263	48.70	277	51.30
Long Thanh	Long Phuoc				
	Phuoc Thai	230	54.50	192	45.50
Subtotal (3)-Dong Nai		842		694	
Grand total		1,338		1,364	

30. Age distribution: The age distribution of the affected HH surveyed is described in Table 26 to Table 32 below. In the aggregate, the tables below show that the rate of people at the working age (from 15 to 60) is high and the rate of the old people (over 60 year olds) is low.

31. In Long An, about 3 of 4 persons are with ages between 15 to 60 years old, irrespective of the commune since Phuoc Ly generally follows the pattern of My Yen. Among the dependent population, there are more persons under the age of 15 than those over the senior age of 60. This also applies to women household members.

Table 26 : Age distribution in Long An Province

Family Size	My Yen commune		Phuoc Ly commune	
	Person	%	Person	%
Under 15 years old	18	12.50	38	17.10
15 to 60 years old	110	77.90	155	69.80
Over 60 years old	14	9.60	29	13.10
Total	142	100	222	100

Table 27 : Age distribution in Long An Province (Female Members)

Age	My Yen commune		Phuoc Ly commune	
	Person	%	Person	%
Under 15 years old	14	18.7%	24	19%
15 to 60 years old	50	66.7%	85	68%

Over 60 years old	11	14.7%	16	13%
Total	75	100%	125	100%

32. The figures from Binh Chanh – covering 4 communes - mirror the pattern of Long An where similarly, about 75% to 80% of households members belong to the 15 to 60 years old category.

Table 28 : Age distribution Binh Chanh District of HCMC

Age	Binh Chanh		Tan Qui Tay		Hung Long		Da Phuoc	
	Person	%	Person	%	Person	%	Person	%
Under 15 years old	62	19.00	17	20.00	62	16.50	49	17.40
15 to 60 years old	254	77.90	66	80.00	294	77.80	211	74.80
Over 60 years old	10	3.10	0	0	22	7.80	22	7.80
Total	326	100	83	100	387	100	282	100

33. In Tan Qui Tay, the number of women household members between 15-60 years of age is quite low (45%) compared to Binh CHanh and Da Phuoc at 80% and 75%, respectively.

Table 29 : Age distribution Binh Chanh District of HCMC (Female Members)

Age	Binh Chanh		Tan Qui Tay		Hung Long		Da Phuoc	
	Person	%	Person	%	Person	%	Person	%
Under 15 years old	27	17%	8	26%	43	25%	23	17%
15 to 60 years old	128	80%	14	45%	95	55%	104	75%
Over 60 years old	6	4%	9	29%	36	21%	12	9%
Total	161	100%	31	100%	174	100%	139	100%

34. In three of the 7 communes under the jurisdiction of HCMC, 85% to almost 90% have ages between 15 to 60 years old and there are fewer persons belonging to the over-60 years old category.

Table 30 : Age distribution - Nha Be & Can Gio Districts of HCMC

Age	Nhon Duc		Long Thoi		Binh Khanh	
	Person	%	Person	%	Person	%
Under 15 years old	25	9.60	15	11.30	40	15.40
15 to 60 years old	221	85.40	114	84.30	203	87.10
Over 60 members	13	5.10	6	4.30	17	6.50
Total	259	100	135	100	260	100

35. Of the women household members in the 3 communes, it is between 66% to 79% who are within 15-60 years old.

Table 31 : Age distribution - Nha Be & Can Gio Districts of HCMC (Female Members)

Age	Nhon Duc		Long Thoi		Binh Khanh	
	Person	%	Person	%	Person	%
Under 15 years old	18	15%	14	20%	18	15%

Age	Nhon Duc		Long Thoi		Binh Khanh	
	Person	%	Person	%	Person	%
15 to 60 years old	80	66%	48	69%	95	79%
Over 60 members	24	20%	8	11%	8	7%
Total	122	100%	70	100%	121	100%

36. In Dong Nai province, 3 of 4 persons in the affected communes belong to the 15 to 60 years old category.

Table 32 : Age distribution - Dong Nai Province

Age	Phuoc Khanh		Vinh Thanh		Phuoc An		Phuoc Thai	
	HH	%	HH	%	HH	%	HH	%
Under 15 years old	29	24.50	81	17.90	99	18.50	95	22.50
15 to 60 years old	85	71.70	338	74.40	400	74.50	287	68.00
Over 60 members	4	3.80	35	7.70	38	7.00	40	9.50
Total	118	100	454	100	537	100	422	100

37. Phuoc Thai Commune has the highest number of female household members within the 15-60 years old range at 67% followed by Phuoc An and Phuoc Khanh at 59% and 60% , respectively. In Vinh Thanh, 49% are between 15 to 60 years old.

Table 33 : Age distribution - Dong Nai Province (Female Members)

Age	Phuoc Khanh		Vinh Thanh		Phuoc An		Phuoc Thai	
	Person	%	Person	%	Person	%	Person	%
Under 15 years old	15	24%	84	29%	53	19%	42	22%
15 to 60 years old	37	59%	141	49%	166	60%	129	67%
Over 60 members	11	17%	61	21%	58	21%	21	11%
Total	63	100%	286	100%	277	100%	192	100%

38. Education: Of the 364 households in the two communes, 38 of the households' members have no information with regard to education attainment. For those with information, of the 326 household members, nearly 37% have reached secondary level education, closely followed by those who have had some primary education (29%). About 22% have attained high school education while almost 8% have stepped up to college level and above.

Table 34 : Educational Attainment - Long An Province

Education level	My Yen commune		Phuoc Ly commune	
	Person	%	Person	%
No formal education	0	0.00%	3	1.40%
Under school age	5	4.80%	9	4.10%
Primary	32	30.80%	61	27.50%
Secondary	40	38.50%	79	35.60%
High school	20	19.20%	51	23.00%
College and above	7	6.70%	19	8.60%

Education level	My Yen commune		Phuoc Ly commune	
	Person	%	Person	%
Total	104	100%	222	100%
No Answer	38		0	
Total HH members	142		222	

39. In the 4 affected communes of Binh Chanh in HCMC, about 33% have reached secondary level education, followed by those who have reached the high school level (27%). Almost 25% have had some primary education while 8 % have attained college education and above.

Table 35 : Educational Attainment - Binh Chanh District of HCMC

Education level	Binh Chanh		Tan Qui Tay		Hung Long		Da Phuoc	
	Person	%	Person	%	Person	%	Person	%
No formal education	1	0.30%	0	0.00%	4	1.90%	7	2.50%
Under school age	28	8.60%	1	3.30%	6	2.80%	16	5.70%
Primary	79	24.20%	10	33.30%	51	24.10%	72	25.50%
Secondary	98	30.10%	10	33.30%	78	36.80%	91	32.30%
High school	94	28.80%	9	30.00%	49	23.10%	75	26.60%
College and above	26	8.00%	0	0.00%	24	11.30%	21	7.40%
Total	326	100.00%	30	100.00%	212	100.00%	282	100.00%
No Answer	0		53		175		0	
Total HH members	326		83		387		282	

40. In the 3 other affected communes in HCMC, almost half of those surveyed have had secondary level education, followed by 28% who have high school attainment. About 22% got primary education while almost 5% reached college level.

Table 36 : Educational Attainment - Nha Be & Can Gio Districts of HCMC

Education level	Nhon Duc		Long Thoi		Binh Khanh	
	Person	%	Person	%	Person	%
No formal education	1	0.50%	2	1.70%	3	1.20%
Under school age	4	2.00%	4	3.50%	17	6.50%
Primary	26	13.10%	17	14.80%	80	30.80%
Secondary	96	48.50%	49	42.60%	84	32.30%
High school	67	33.80%	35	30.40%	59	22.70%
College and above	3	1.50%	8	7.00%	17	6.50%
Total	197	100.00%	115	100.00%	260	100.00%
No Answer	62		20		0	
Total HH members	259		135		260	

41. Only 16 of the household members have no formal education in 4 affected communes of Dong Nai province. Meanwhile, 30 % have had some primary education, closely followed by 27 % who have reached secondary level. Those who have attained high school education accounted for 24 % and 7% have stepped up to college level and above.

Table 37 : Educational Attainment - Dong Nai Province

Education level	Phuoc Khanh		Vinh Thanh		Phuoc An		Phuoc Thai	
	HH	%	HH	%	HH	%	HH	%
No formal education	0	0.00%	3	0.70%	10	3.20%	3	0.70%
Under school age	9	11.50%	42	10.00%	22	7.00%	42	10.00%
Primary	21	26.90%	120	28.40%	113	36.00%	120	28.40%
Secondary	21	26.90%	103	24.40%	106	33.80%	103	24.40%
High school	21	26.90%	116	27.50%	54	17.20%	116	27.50%
College and above	6	7.70%	38	9.00%	9	2.90%	38	9.00%
Total	78	100.00%	422	100.00%	314	100.00%	422	100.00%
No Answer	40		32		223		0	
Total HH members	118		454		537		422	

42. Social Policy Households: Social policy households receive special cash allowances from the Government on the basis of having household members who are invalids, have heroic mothers, martyrs, and those who have contributed to the revolutions. The eligible HHs to social policy is listed and managed at the commune offices. Table 38 to Table 41 show that from the samples surveyed in three affected communes of Long An province, approximately 40% in My Yen commune and 30% in Phuoc Ly commune of total families are covered by social policy.

Table 38 : Social Policy Families in Long An Province

Social policy HH	My Yen	Phuoc Ly
Heroic mother	0	0
Made contribution to the revolution	3	3
Martyr/Invalid	5	2
Poor	0	2
Headed by Women	4	4
Ethnic minorities	0	0
With members over 60 years old	0	3
Total	12	14
Total HH Surveyed	30	47
% of Social Policy HH	40%	30%

43. Among the 4 affected communes of HCMC, Tan Qui Tay does not have HH on social policy. Of the 13 HH in Binh Chanh, 12 are households headed by women, while 4 HHs are in the same situation in Hung Long among the 10 social policy-categorized HHs. Sixteen of total affected HHs in Da Phuoc are on social policy comprised of 7 households headed by women and 5 contributors to the revolution, among others.

Table 39 : Social Policy Families in Binh Chanh District of HCMC

Social policy HH	Binh Chanh	Tan Qui Tay	Hung Long	Da Phuoc
Heroic mother	0	0	1	0
Made contribution to the revolution	0	0	1	5
Martyr/Invalid	0	0	2	3
Poor	1	0	1	1
Headed by Women	12	0	4	7
Ethnic minorities	0	0	0	0
With members over 60 years old	0	0	1	0
Total	13	0	10	16

Social policy HH	Binh Chanh	Tan Qui Tay	Hung Long	Da Phuoc
Total HH Surveyed	67	20	82	63
% of Social Policy HH	19%	0%	12%	25%

44. In the rest of the communes covered by the survey in HCMC, there were a few HHs found to be on social policy. In Nhon Duc, 4 of the 5 of these HHs are households headed by women, while the only HH on social policy in Long Thoi is headed by a woman. On the other hand, the 3 HHs on social policy in Binh Khanh qualified as one has contributed to the revolution, the other has a HH member considered martyr or invalid and the last is a poor HH.

Table 40 : Social Policy Families in Nha Be & Can Gio Districts of HCMC

Social policy HH	Nhon Duc	Long Thoi	Binh Khanh
Heroic mother	0	0	0
Made contribution to the revolution	1	0	1
Martyr/Invalid	0	0	1
Poor	0	0	1
Headed by Women	4	1	0
Ethnic minorities	0	0	0
With members over 60 years old	0	0	0
Total	5	1	3
Total HH Surveyed	55	34	58
% of Social Policy HH	5%	1%	3%

45. Of the 4 communes in Dong Nai province, Phuoc An has the most number of HHs in social policy at 27 and almost half are households headed by women. Meanwhile, 7 of the 14 social policy HHs in Phuoc Thai are in the same situation, and 6 are contributors to the revolution. In Vinh Thanh, the 2 social policy HHs are households headed by women, while the only HH in Phuoc Khanh with this category made contributions to the revolution.

Table 41 : Social Policy Families in Dong Nai Province

Social policy HH	Binh Chanh	Tan Qui Tay	Hung Long	Da Phuoc
Heroic mother	0	0	0	0
Made contribution to the revolution	1	0	4	6
Martyr/Invalid	0	0	5	1
Poor	0	0	3	0
Headed by Women	0	2	11	7
Ethnic minorities	0	0	0	0
With members over 60 years old	0	0	4	0
Total	1	2	27	14
Total HH Surveyed	29	99	142	88
% of Social Policy HH	3%	2%	19%	16%

46. Poor Households: The poor households holding the local authority's book have been certified as such according to the poverty line set forth by MOLISA. Among the surveyed HHs, 2 are considered poor in Long An (Phuoc Ly commune of Can Giuoc district) , 5 poor in HCMC (1 in Binh Chanh commune, 1 in Da Phuoc commune and 2 in Hung Long commune of Binh Chanh District and 1 in Binh Khanh commune of Can Gio district) and 3 in Phuoc An of Nhon Trach district, Dong Nai province.

47. Employment: Of the economically active, Table 42 almost 40% of the 203 HH members in affected communes of Long An Province are into animal husbandry and farming. Almost 35% are state employees and about 13% are seasonal hired laborers.

Table 42 : Type of Employment in affected communes in Long An Province

Types of employment	My Yen commune		Phuoc Ly commune		Total	
	Person	%	Person	%	Person	%
State employee	26	34.21%	45	35.43%	71	34.98%
Handicraft	2	2.63%	0	0.00%	2	0.99%
Trade/service	2	2.63%	16	12.60%	18	8.87%
Seasonal hired laborer	12	15.79%	14	11.02%	26	12.81%
Animal husbandry and farming	33	43.42%	48	37.80%	81	39.90%
Retire	1	1.32%	4	3.15%	5	2.46%
Total	76	100%	127	100%	203	100%

48. In the 4 communes in Binh Chanh, many of the economically active residents are state employees (40% in Binh Chanh, 54% in Tan Qui Tay, 46% in Hung Long, and 42% in Da Phuoc). Those engaged in animal husbandry and farming follow this figure in all 4 communes and then trade and services in 3 of the communes.

Table 43 : Type of employment in affected communes in Binh Chanh District of HCMC

Types of employment	Binh Chanh		Tan Qui Tay		Hung Long		Da Phuoc	
	Person	%	Person	%	Person	%	Person	%
State employee	90	39.8%	13	54.2%	68	45.9%	84	42.4%
Handicraft	2	0.9%	0	0.0%	0	0.0%	7	3.5%
Trade/service	20	8.8%	0	0.0%	10	6.8%	25	12.6%
Seasonal hired laborer	17	7.5%	2	8.3%	4	2.7%	10	5.1%
Animal husbandry and farming	52	23.0%	9	37.5%	44	29.7%	36	18.2%
Other employment	4	1.8%	0	0.0%	4	2.7%	11	5.6%
Total	226		24		148		198	

49. In the rest of the affected communes in HCMC, almost half are state employees in Nhon Duc and Long Thoi, followed by those engaged in animal husbandry and farming. In Binh Khanh, 35% are into animal husbandry and farming, 27% are employed by the state and about 12% are seasonal hired laborer.

Table 44 : Type of employment in affected communes Nha Be & Can Gio Districts of HCMC

Types of employment	Nhon Duc		Long Thoi		Binh Khanh	
	Person	%	Person	%	Person	%
State employee	74	49.3%	41	47.1%	53	26.9%
Handicraft	1	0.7%	0	0.0%	2	1.0%
Trade/service	13	8.7%	1	1.1%	13	6.6%
Seasonal hired laborer	10	6.7%	7	8.0%	23	11.7%
Animal husbandry and farming	19	12.7%	28	32.2%	69	35.0%
Other employment	11	7.3%	4	4.6%	14	7.1%
Total	150		87		197	

50. Of the economically active in the 4 affected communes in Dong Nai, about 42% are into animal husbandry and farming in Phuoc Khanh, almost 40% are in the same profession in Vinh Thanh, so with 34% in Phuoc Anh. In Phuoc Thai, nearly half of those surveyed are state employees.

Table 45 : Type of Employment in five affected communes of Dong Nai Province

Types of employment	Phuoc Khanh		Vinh Thanh		Phuoc An		Phuoc Thai	
	Person	%	Person	%	Person	%	Person	%
State employee	8	24.2%	11	20.8%	75	33.0%	121	42.6%
Handicraft	1	3.0%	1	1.9%	2	0.9%	13	4.6%
Trade/service	5	15.2%	3	5.7%	6	2.6%	62	21.8%
Seasonal hired laborer	1	3.0%	7	13.2%	21	9.3%	17	6.0%
Animal husbandry and farming	14	42.4%	21	39.6%	76	33.5%	8	2.8%
Other employment	1	3.0%	2	3.8%	6	2.6%	16	5.6%
Total	33		53		227		284	

51. **Average Monthly Income per Month.** Table 46 to 26 show that most of the interviewed families earn more than VND 5,000,000 per year and very few families have annual income less than VND 1,000,000. The income levels of families in Long An, HCMC and Dong Nai Province are very similar.

Table 46 : Average Monthly Income per Month in Long An Province

Average monthly income of household	My Yen commune		Phuoc Ly commune	
	HH	%	HH	%
Under VND 1,000,000	0	0	0	0
From VND 1,000,000 to 3,000,000	0	0	2	4.30
From VND 3,000,000 to 5,000,000	8	27.30	10	21.30
Over VND 5,000,000	22	72.70	35	74.40
Total	30	100.00	47	100.00

Table 47 : **Average Monthly Income per Month** in Binh Chanh District of HCMC

Average monthly income of household	Binh Chanh		Tan Qui Tay		Hung Long		Da Phuoc	
	HH	%	HH	%	HH	%	HH	%
Under VND 1,000,000	0	0	0	0	2	2.20	0	0
From VND 1,000,000 to 3,000,000	6	9.00	0	0	4	4.30	3	4.80
From VND 3,000,000 to 5,000,000	14	20.9	6	25.00	16	19.60	9	14.30
Over VND 5,000,000	47	70.10	17	75.00	61	73.90	51	81.00
Total	67	100	23	100	83	100	63	100

Table 48 : Average Monthly Income per Month in Nha Be & Can Gio Districts of HCMC

Average monthly income of household	Nhon Duc		Long Thoi		Binh Khanh	
	HH	%	HH	%	HH	%
Under VND 1,000,000	0	0	0	0	0	0
From VND 1,000,000 to 3,000,000	3	4.80	4	10.30	8	13.80
From VND 3,000,000 to 5,000,000	1	2.40	6	17.20	7	12.10
Over VND 5,000,000	51	92.90	25	72.40	43	74.10
Total	54	100	35	100	58	100

Table 49 : Average Monthly Income per Month in Dong Nai Province

Average monthly income of household	Phuoc Khanh		Vinh Thanh		Phuoc An		Phuoc Thai	
	HH	%	HH	%	HH	%	HH	%
Under VND 1,000,000	0	0	0	0	9	6.00	0	0
From VND 1,000,000 to 3,000,000	7	23.10	17	17.60	27	19.30	3	3.40
From VND 3,000,000 to 5,000,000	7	23.10	35	35.30	38	26.50	9	10.20
Over VND 5,000,000	16	53.80	47	47.10	68	48.20	76	86.40
Total	30	100	99	100	142	100	88	100

52. Income - Expenditure Balance: After comparing for gross income and gross expenditures, the picture on whether households have positive or negative income was derived. In three affected communes of Long An Province, this exercise revealed that all of total households end up with positive income or surplus after expenditures. In seven affected communes of HCMC, except Hung Long and Da Phuoc communes, all of the households end up with positive income or surplus after expenditures, while in the four affected communes of Dong Nai province, 100% of surveyed households end up with positive income or surplus after expenditures. The details of income-expenditure balance analysis are described in the tables below.

Table 50 : Income-Expenditure Balance in affected communes in Long An Province

Income-Expenditure Balance	My Yen commune		Phuoc Ly commune	
	HH	%	HH	%
Expense > Income	0	0	0	0
Expense = Income	0	0	0	0
Expense < Income	30	100	47	100
Total	30	100	47	100

Table 51 : Income-Expenditure Balance in affected communes in Binh Chanh District of HCMC

Income-Expenditure Balance	Binh Chanh		Tan Qui Tay		Hung Long		Da Phuoc	
	HH	%	HH	%	HH	%	HH	%
Expense > Income	0	0	0	0	0	0	0	0
Expense = Income	0	0	0	0	2	2.20	0	0
Expense < Income	67	100	22	100	80	97.80	63	100
Total	67	100	22	100	82	100	63	100

Table 52 : Income-Expenditure Balance in affected communes Nha Be & Can Gio Districts of HCMC

Income-Expenditure Balance	Nhon Duc		Long Thoi		Binh Khanh	
	HH	%	HH	%	HH	%
Expense > Income	0	0	0	0	0	0
Expense = Income	0	0	0	0	0	0
Expense < Income	55	100	34	100	58	100
Total	55	100	34	100	58	100

Table 53 : Income-Expenditure Balance in five affected communes of Dong Nai Province

Income-Expenditure Balance	Phuoc Khanh		Vinh Thanh		Phuoc An		Phuoc Thai	
	HH	%	HH	%	HH	%	HH	%
Expense > Income	0	0	0	0	0	0	0	0
Expense = Income	0	0	0	0	7	4.80	0	0
Expense < Income	29	100	99	100	135	95.20	88	100
Total	29	100	99	100	142	100	88	100

53. Credit /Access to Loan.

Table 54 to Table 57 show that the HHs that contracted loans are relatively high. In some communes, the rate is up to 50% of total HHs. Most of these household-borrowers accessed the loans from Banks while not many borrowed money from their relatives.

54. In affected communes in Long An, 7 of the 10 borrowers from My Yen got loans from banks, while half of the 16 HH borrowers in Phuoc Ly did the same.

Table 54 : Sources of loan using by affected HH in Long An Province

Sources of loan	My Yen commune		Phuoc Ly commune	
	HH	%	HH	%
Borrow from Neighbors/Friend, or Relatives	1	4.5%	4	8.5%
borrow from Banks	7	31.8%	8	17.0%
Borrow from other sources	2	9.1%	4	8.5%
Total	10	45.4%	16	34.0%

55. All of the 4 HHs in Binh Chanh in HCMC have borrower HHs. Most of these HHs borrowed from banks. The same pattern has been observed in the rest of the 7 HHs in HCMC, as well as in all 4 communes in Dong Nai province.

Table 55 : Sources of loan using by affected HH in Binh Chanh District of HCMC

Sources of loan	Binh Chanh		Tan Qui Tay		Hung Long		Da Phuoc	
	HH	%	HH	%	HH	%	HH	%
Borrow from Neighbors/Friend, or Relatives	1	1.5%	0	0.0%	0	0.0%	1	1.6%
borrow from Banks	12	17.9%	3	37.5%	3	6.5%	13	20.6%
Borrow from other sources	5	7.5%	1	12.5%	0	0.0%	0	0.0%
Total	18	26.9%	4	50.0%	3	6.5%	14	22.2%

Table 56 : Sources of loan using by affected HH in Nha Be & Can Gio Districts of HCMC

Sources of loan	Nhon Duc		Long Thoi		Binh Khanh	
	HH	%	HH	%	HH	%
Borrow from Neighbors/Friend, or Relatives	0	0.0%	0	0.0%	0	0.0%
borrow from Banks	4	9.5%	5	17.2%	9	15.5%
Borrow from other sources	1	2.4%	2	6.9%	1	1.7%
Total	5	11.9%	7	24.1%	10	17.2%

Table 57 : Sources of loan using by affected HH in Dong Nai Province

Sources of loan	Phuoc Khanh		Vinh Thanh		Phuoc An		Phuoc Thai	
	HH	%	HH	%	HH	%	HH	%
Borrow from Neighbors/Friend, or Relatives	0	0.0%	0	0.0%	1	1.2%	1	1.1%
borrow from Banks	3	23.1%	4	23.5%	15	18.1%	21	23.9%
Borrow from other sources	2	15.4%	2	11.8%	1	1.2%	0	0.0%
Total	5	38.5%	6	35.3%	17	20.5%	22	25.0%

56. **Purposes of using Loans.** Loans are contracted for specific purposes and in Long An province, the two most cited uses are to support farming/husbandry and to spend for HH needs.

Table 58 : Purpose of loan by affected HH in Long An Province

Purpose of using loan	My Yen commune		Phuoc Ly commune	
	HH	%	HH	%
Support farming/ husbandry	7	55.60	5	33.30
Support business	1	11.10	3	20.00
Expenditure of family	0	0	5	33.30
Housing	3	22.20	1	6.70
Schooling fee of children	1	11.10	1	6.70
Total	12	100	15	100

57. In the 4 communes in Binh Chanh, HCMC, the main purposes of loans contracted are to support livelihood specifically farming/husbandry; support business; and housing. In Tan Qui Tay, all 3 household-borrowers used their loans for the schooling of their children,

Table 59 : Purpose of loan by affected HH in Binh Chanh District of HCMC

Purpose of using loan	Binh Chanh		Tan Qui Tay		Hung Long		Da Phuoc	
	HH	%	HH	%	HH	%	HH	%
Support farming/ husbandry	4	29.40		75.00	2	33.30	8	61.50
Support business	5	35.30	0	0	3	66.70	5	38.5
Expenditure of family	1	5.90	0	0	0	0	0	0
Housing	4	23.50	0	0	0	0	0	0
Schooling fee of children	3	17.60	3	25.00	0	0	0	0
Total	17	100	3	100	5	100	13	100

58. In the other 3 communes in HCMC, the same pattern have been observed wherein the main purposes of the loans contracted are in support of farming/husbandry, to prop up businesses and for the education of HH members.

Table 60 : Purpose of loan by affected HH in Nha Be & Can Gio Districts of HCMC

Purpose of using loan	Nhon Duc		Long Thoi		Binh Khanh	
	HH	%	HH	%	HH	%
Support farming/ husbandry	3	50.00	1	14.30	5	50.00
Support business	3	50.00	1	14.30	2	20.00
Expenditure of family	0	0	2	28.60	0	0
Housing	0	0	3	42.90	0	0
Schooling fee of children	0	0	0	0	3	30.00
Total	6	100	7	100	10	100

59. In the 4 communes of Dong Nai province, the top purpose of the loans is for livelihood – farming/husbandry – same with the other affected communes covered by the survey.

Table 61 : Purpose of loan by affected HH in Dong Nai Province

Purpose of using loan	Phuoc Khanh		Vinh Thanh		Phuoc An		Phuoc Thai	
	HH	%	HH	%	HH	%	HH	%
Support farming/ husbandry	5	66.67	17	50.00	19	68.75	3	15.79
Support business	2	33.33	12	33.33	2	6.25	10	52.63
Expenditure of family	0	0	0	0	3	12.50	0	0
Housing	0	0	0	0	0	0	2	10.53
Schooling fee of children	0	0	6	16.67	3	12.50	4	21.05
Total	7	100	35	100	27	100	19	100

60. **Living facilities and Community Assets.** Almost all of the households surveyed have motorbikes, television sets, refrigerator, furniture, and sanitation facilities such as septic toilet and running water, among others. Community physical infrastructures (village and commune link roads and community social services such as schools, healthcare centers, market etc.) are available and with locations that are not far from the affected households. The survey results on asset ownership are shown in Table 62 to Table 65 below.

Table 62 : Living facilities of HH in Long An Province

Purpose of using loan	My Yen commune		Phuoc Ly commune	
	HH	%	HH	%
Car	0	0	3	6.40
Motorcycle	19	63.30	40	85.10
TV	22	73.30	45	95.70
Refrigerator	15	50.00	32	68.10
With septic tank toilet	15	50.00	37	78.70
With running water	22	73.30	44	93.60
With power supply	20	66.70	44	93.60

Table 63 : Living facilities of HH in Binh Chanh District of HCMC

Purpose of using loan	Binh Chanh		Tan Qui Tay		Hung Long		Da Phuoc	
	HH	%	HH	%	HH	%	HH	%
Car	1	1.50	0	0	0	0	1	1.60
Motorcycle	62	92.50	8	36.40	45	54.90	61	96.80
TV	67	100	7	31.80	45	54.90	63	100
Refrigerator	40	59.70	4	18.20	30	36.60	49	77.80
With septic tank toilet	51	76.10	6	27.30	41	50.00	61	96.80
With running water	67	100	8	36.40	46	56.10	63	100
With power supply	67	100	8	36.40	46	56.10	63	100

Table 64 : Living facilities of HH in Nha Be & Can Gio Districts of HCMC

Purpose of using loan	Nhon Duc		Long Thoi		Binh Khanh	
	HH	%	HH	%	HH	%
Car	0	0	2	5.90	0	0
Motorcycle	40	72.70	29	85.30	54	93.10
TV	42	76.40	29	85.30	55	94.80
Refrigerator	38	69.10	21	61.80	43	74.10
With septic tank toilet	40	72.70	27	79.40	50	86.20
With running water	42	76.40	17	50.00	57	98.30
With power supply	42	76.40	29	85.30	54	93.10

Table 65 : Living facilities of HH in Dong Nai Province

Items of facilities	Phuoc Khanh		Vinh Thanh		Phuoc An		Phuoc Thai	
	HH	%	HH	%	HH	%	HH	%
Car	0	0	1	1.00	0	0	5	5.70
Motorcycle	12	41.10	17	17.20	74	52.10	56	63.60
TV	11	37.90	17	17.20	76	53.50	57	64.80
Refrigerator	3	10.30	7	7.10	31	21.80	52	59.10
With septic tank toilet	9	31.00	13	13.10	70	49.30	52	59.10
With running water	13	44.80	17	17.20	82	57.70	59	67.00
With power supply	13	44.80	17	17.20	77	54.20	59	67.00

61. **Relocation Preference.** The affected HHs that were part of the IOL survey were asked with regard their opinion on relocation and income restoration. Majority of the HHs in Long An have not yet decided on the preferred mode of relocation, while about 25% prefer self-management. The rest would rather have plots than the alternative. The HHs from HCMC are mostly undecided as of yet, same with affected HHs in Dong Nai province. However, in both provinces, plots are preferred by those who have already decided.

Table 66: Household's preference to Relocation

Commune	Number of affected HH	HH who provided answers	Results of consultation for the modes of relocation					
			Prefer plots		Prefer self-management		Not yet decided	
			HH	%	HH	%	HH	%
My Yen	97	88	9	10.2	17	19.3	62	70.455
Phuoc Ly	89	89	13	14.6	28	31.5	48	53.933

Commune	Number of affected HH	HH who provided answers	Results of consultation for the modes of relocation					
			Prefer plots		Prefer self-management		Not yet decided	
			HH	%	HH	%	HH	%
Subtotal Long An	186	177	22	12.4	45	25.4	110	62.147
Binh Chanh	159	153	27	17.6	31	20.3	95	62.092
Da Phuoc	206	203	29	14.3	26	12.8	148	72.906
Hung Long	270	264	11	4.2	17	6.4	236	89.394
Tan Quy Tay	73	73	11	15.1	27	37.0	35	47.945
Binh Khanh	192	189	16	8.5	1	0.5	172	91.005
Long Thoi	111	111	15	13.5	10	9.0	86	77.477
Nhon Duc	178	174	6	3.4	1	0.6	167	95.977
Sub total HCM	1,189	1,167	115	9.9	113	9.7	939	80.463
Phuoc Thai	293	281	68	24.2	34	12.1	179	63.701
Phuoc An	470	460	57	12.4	14	3.0	389	84.565
Phuoc Khanh	94	94	9	9.6	8	8.5	77	81.915
Vinh Thanh	326	325	5	1.5	35	10.8	285	87.692
Subtotal Dong Nai	1,183	1,160	139	12.0	91	7.8	930	80.172
Grand total	2,558	2,504	276	11.0	249	9.9	1979	79.034

Source: Inventory of Losses Survey

62. **Preference with Regard to Income Restoration.** In the IOL survey, people were also asked about their preference with regard to income restoration. Almost half prefer cash assistance, while the majority have not given their preferences as of yet. There are 47 HHs that expressed the restoration of their farming activities and 40 HHs that are opting for vocational training. The same observation is noted at the commune-province level.

Table 67: Preference on Income Restoration

Commune	Number of affected HH	HH who provided answers	Results of consultation on the economic restoration							
			Farming activity		Vocational training		Cash Assistance		N/A	
			HH	%	HH	%	HH	%	HH	%
My Yen	97	88	1	1.136	3	3.4	21	23.9	63	71.6
Phuoc Ly	89	89	6	6.742	10	11.2	28	31.5	45	50.6
Subtotal Long An	186	177	7	3.955	13	7.3	49	27.7	108	61.0
Binh Chanh	159	153	4	2.614	6	3.9	28	18.3	115	75.2
Da Phuoc	206	203	6	2.956	3	1.5	98	48.3	96	47.3
Hung Long	270	264	9	3.409	2	0.8	92	34.8	161	61.0
Tan Quy Tay	73	73	2	2.740	1	1.4	40	54.8	30	41.1
Binh Khanh	192	189	2	1.058	1	0.5	113	59.8	73	38.6
Long Thoi	111	111	4	3.604	0	0.0	72	64.9	35	31.5
Nhon Duc	178	174	7	4.023	0	0.0	72	41.4	95	54.6
Subtotal HCMC	1,189	1,167	34	2.913	13	1.1	515	44.1	605	51.8
Phuoc Thai	293	281	2	0.712	0	0.0	142	50.5	137	48.8

Commune	Number of affected HH	HH who provided answers	Results of consultation on the economic restoration							
			Farming activity		Vocational training		Cash Assistance		N/A	
			HH	%	HH	%	HH	%	HH	%
Phuoc An	470	460	1	0.217	4	0.9	195	42.4	260	56.5
Phuoc Khanh	94	94	0	0.000	0	0.0	63	67.0	31	33.0
Vinh Thanh	326	325	3	0.923	10	3.1	104	32.0	208	64.0
Subtotal Dong Nai	1,183	1,160	6	0.517	14	1.2	504	43.4	636	54.8
Grand total	2,558	2,504	47	1.877	40	1.6	1068	42.7	1349	53.9

Source: Inventory of Losses Survey

B. Socio-Economic Profile of Affected Ethnic Minorities

63. Only two households from the ethnic minorities are affected by the Project. They are Tay and Chinese households. They are found in Binh Chanh Commune, Binh Chanh District in Long An Province. They come from the northern part of Vietnam. They do not consider themselves different from the main Kinh society as they have been living in the area for many years, they speak Kinh language fluently and all their children go to the same school as other Kinh families. Like the rest of the households, they are also engaged in farmin and husbandry as their main source of occupation. In terms of income, they are about 5,000,000 VND per month. None of the two households are considered poor by MOLISA and they also are not considered as social policy households. The two households are headed by men. Average household size is 6.

64. The average size of residential land is 330 m² while their average house floor size is 50 m². They have electricity and water. They also own assets such as TV and motorbikes. They also borrow loans for business purposes.

65. In terms of resettlement impacts, they will be affected by loss of houses and productive land.

C. Socio-Economic Profile of Households Headed by Women

66. In the SES, the total number of households headed by women is 55 (7% of total number of households surveyed).

Table 68: Total No. of HH Headed by Women

District	Commune	Total No. of DPs	Number of HH with SES	HH Headed by Women in the SES
Ben Luc	My Yen	97	30	4
Can Giuoc	Phuoc Ly	89	47	4
	Long Thuong			
Sub total (1)-Long An		186	77	8
Binh Chanh	Binh Chanh	159	67	12
	Tan Quy Tay	73	22	
	Hung Long	270	82	4
	Da Phuoc	206	63	7

District	Commune	Total No.of DPs	Number of HH with SES	HH Headed by Women in the SES
Nha Be Can Gio	Nhon Duc	178	55	4
	Long Thoi	111	34	1
	Binh Khanh	192	58	
Subtotal (2)-HCMC		1189	381	28
Nhon Trach	Phuoc Khanh	94	29	
	Vinh Thanh	326	99	2
	Phuoc An	470	142	11
Long Thanh	Long Phuoc			
	Phuoc Thai	293	88	7
Subtotal (3)-Dong Nai		1183	358	19
Grand total		2558	816	55

67. **Source of Income of Female Household Members.** In My Yen Commune, almost half (47%) are involved in farming and husbandry compared to Phuoc Ly Commune who has only 30% of the households. This is followed by those who are employed as state employees at 40% and 22% in My Yen and Phuoc Ly communes, respectively.

Table 69: Source of Income of Female Household Members in Long An Province

Types of employment	My Yen commune		Phuoc Ly commune	
	Person	%	Person	%
State employee	17	40%	20	22%
Handy craft	0	0%	0	0%
Trade/service	2	5%	9	10%
Seasonal hired laborer	1	2%	3	3%
Animal husbandry and farming	20	47%	28	30%
Retirement	1	2%	3	3%
Not employed. Housewife	2	5%	29	32%
Total	43	100%	92	100%

68. The sources of income in the four communes are quite similar, most of the women derive their income as state employees followed by those who are involved in farming and husbandry.

Table 70: Source of Income of Female Household Members in Binh Chanh District, HCMC

Types of employment	Binh Chanh		Tan Qui Tay		Hung Long		Da Phuoc	
	Person	%	Person	%	Person	%	Person	%
State employee	43	36%	5	56%	32	41%	35	35%
Handicraft	1	1%	0	0%	0	0%	4	4%
Trade/service	12	10%	0	0%	6	8%	17	17%
Seasonal hired laborer	3	3%	0	0%	1	1%	4	4%
Animal husbandry and farming	22	18%	4	44%	20	26%	16	16%

Types of employment	Binh Chanh		Tan Qui Tay		Hung Long		Da Phuoc	
	Person	%	Person	%	Person	%	Person	%
Retirement	4	3%	0	0%	2	3%	6	5%
Not employed. Housewife	35	29%	0	0%	17	22%	19	19%
Total number of person within working age	120	100%	9	100%	78	100%	101	100%

69. In Nhon Duc and Long Thoi communes, women earn from being state employees compared to Binh Khanh who derive their income from farming and husbandry.

Table 71: Source of Income of Female Household Members in Nha Be & Can Gio Districts, HCMC

Types of employment	Nhon Duc		Long Thoi		Binh Khanh	
	Person	%	Person	%	Person	%
State employee	23	30.3%	16	37.2%	17	18.5%
Handicraft	1	1.3%	0	0.0%	1	1.1%
Trade/service	10	13.2%	1	2.3%	11	12.0%
Seasonal hired laborer	4	5.3%	3	7.0%	7	7.6%
Animal husbandry and farming	10	13.2%	14	32.6%	32	34.8%
Retirement	8	10.5%	4	9.3%	6	6.5%
Not employed. Housewife	20	26.3%	5	11.6%	18	19.6%
Total number of person within working age	76	100%	43	100%	92	100%

70. In Dong Nai Province, women in Phuoc Khanh and Vinh Thanh communes are involved in farming and husbandry at 38% and 34%, respectively; while Phuoc An and Phuoc Thai, more than a third of these women are state employees.

Table 72: Source of Income of Female Household Members in Dong Nai Province

Types of employment	Phuoc Khanh		Vinh Thanh		Phuoc An		Phuoc Thai	
	Person	%	Person	%	Person	%	Person	%
State employee	3	19%	5	16%	43	37%	54	35%
Handicraft	0	0%	1	3%	1	1%	13	9%
Trade/service	3	19%	3	9%	4	3%	38	25%
Seasonal hired laborer	0	0%	4	13%	6	5%	5	3%
Animal husbandry and farming	6	38%	11	34%	27	23%	4	3%
Retirement	1	6%	2	6%	3	3%	7	5%
Not employed. Housewife	3	19%	6	19%	33	28%	32	21%
Total	16	100%	32	100%	117	100%	153	100%

71. **Average Monthly Income of Households Headed by Women.** In Long An Province, with the exception of 1 household in Phuoc Ly Commune who earns between VND 3,000,000 to 5,000,000 a month, seven of these households earn more than VND 5,000,000 per month.

Table 73: Average Monthly Income of Households Headed by Women (Long An)

Monthly average income of household	My Yen commune		Phuoc Ly commune	
	HH	%	HH	%
Under VND 1,000,000	0	0%	0	0%
From VND 1,000,000 to 3,000,000	0	0%	0	0%
From VND 3,000,000 to 5,000,000	0	0%	1	25%
Over VND 5,000,000	4	100%	3	75%
Total	4	100%	4	100%

72. In the 7 communes in HCMC, more than half (57%) of the households headed by women earn more than VND5,000,000 per month. There are no households who earn less than VND1,000,000 per month.

Table 74: Average Monthly Income of Households Headed by Women (Binh Chanh) HCMC

Monthly average income of household	Binh Chanh		Tan Qui Tay		Hung Long		Da Phuoc	
	HH	%	HH	%	HH	%	HH	%
Under VND 1,000,000	0	0%	0	0%	0	0%	0	0%
From VND 1,000,000 to 3,000,000	2	17%	0	0%	1	25%	1	14%
From VND 3,000,000 to 5,000,000	3	25%	0	0%	1	25%	2	29%
Over VND 5,000,000	7	58%	0	0%	2	50%	4	57%
Total	12	100%	0	0%	4	100%	7	100%

Table 75: Average Monthly Income of Households Headed by Women in Nha Be & Can Gio Districts, HCMC

Monthly average income of household	Nhon Duc		Long Thoi		Binh Khanh	
	HH	%	HH	%	HH	%
Under VND 1,000,000	0	0%	0	0%	0	0%
From VND 1,000,000 to 3,000,000	1	25%	0	0%	0	0%
From VND 3,000,000 to 5,000,000	0	0%	1	100%	0	0%
Over VND 5,000,000	3	75%	0	0%	0	0%
Total	4	100%	1	100%	0	0%

73. With the exception of Phuoc An where there is one households earning less than VND 1,000,000 per month, the rest of the households earn more than VND 1,000,000 VND or more.

Table 76: Average Monthly Income of Households Headed by Women in Dong Nai Province

Monthly average income of household	Phuoc Khanh		Vinh Thanh		Phuoc An		Phuoc Thai	
	HH	%	HH	%	HH	%	HH	%
Under VND 1,000,000	0	0%	0	0%	1	9%	0	0%
From VND 1,000,000 to 3,000,000	0	0%	0	0%	2	18%	0	0%
From VND 3,000,000 to 5,000,000	0	0%	1	50%	5	46%	2	29%

Monthly average income of household	Phuoc Khanh		Vinh Thanh		Phuoc An		Phuoc Thai	
	HH	%	HH	%	HH	%	HH	%
Over VND 5,000,000	0	0%	1	50%	3	27%	5	71%
Total	0	0%	2	100%	11	100%	7	100%

74. In terms of resettlement impacts, 39 of the 55 surveyed households headed by women will lose 10% or more of their productive land. Three will be losing shops. In terms of impacts on houses, 41 of these households will be required to relocate, 7 of which can only rebuild their house on residual land. An additional 2 households will be partially affected.

Table 77: Types of Resettlement Impacts on Households Headed by Women

Locality	Number of HH losing more than 10% of productive land	Number of HH affected on shops and other services	Total
Long An province	4	0	4
HCMC	18	1	19
Dong Nai province	14	2	16
Total	36	3	39

Table 78: Types of Resettlement Impacts on Households Headed by Women (contd)

Locality	Number of HH			Affected area of house (m ²)	
	Partially affected on houses	Fully affected on houses, but have remaining land rebuild houses	Fully affected and have to move	Total area of partially affected houses (m2)	Total area of fully affected house (m2)
Long An	1	2	2	65	504
HCMC	0	0	20	0	1,930
Dong Nai	1	5	12	55	1,860
Total	2	7	34	120	4,294

75. **Opinion of Women Towards the Project.** During the second round of consultation meetings, separate discussions were held with women in each commune. Women are happy with the policy being applied for households headed by women, participation of women throughout the various stages of the Project, and potential economic restoration activities. They also expressed their appreciation on the mechanism of receiving compensation payment, i.e., presence of both wife and husband during disbursement of payment.

IV. INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

76. From June to November 2009, series of meetings were held with the Provincial Departments, the District People's Committees, leaders and members of affected commune officials, district compensation and resettlement committees, key district departments (environment and land management, agriculture, industry and commerce, labor, invalids and social affairs), farmer's associations, vocational training centers, agricultural extension centers, local banks or credit/loan institutions, Industrial Zone Management. Members from the Viet Nam Women's Unions at the district level were also consulted specifically on economic restoration programs for the affected women and with regard to their capacity in planning and implementing economic restoration programs. Two rounds of consultations were carried out during the preparation of the RP.

77. The objectives of the first round of consultation (June 2009 to August 2009) were to initially inform and discuss with the authorities of HCMC, Long An and Dong Nai provinces, affected

districts and communes about the project, objectives and principles on land acquisition, compensation, allowances and special assistance to poor and vulnerable groups according to the policies of Viet Nam and ADB safeguards policy and requirements, preparation of resettlement plan, schedule for the socioeconomic survey, IOL and information needs for preparing a draft RP.

78. In early June 2009, VEC, with the assistance of resettlement team, held the consultation meetings with relevant departments of HCMC, Long An and Dong Nai Provinces for the alternatives of the route studied, obtained the feedback from the participants on the technical, environmental and social issues including the concerns and suggestion on the ways to minimize land acquisition impacts. Presented all the alternatives and recommended Alternative 1 as the best option as it has less impacts on the people. During the meeting, MOT agreed on Alternative 1.

79. There were 06 meetings with 06 affected districts of HCMC, Long An and Dong Nai Provinces, except Binh Chanh district. The meetings focused on the following issues:

- General information on the project (Alternative 1 and other alternatives)
- List of the project affected districts, communes and scope of land acquisition and resettlement impacts
- Objectives and principles of RP according to the requirements of GOV and including ADB's policy on safeguards.
- Schedules of socioeconomic survey and IOL
- Livelihood restoration
- Compensation and relocation modes (options to cash or in kind compensation)
- Gender issues in RP; and
- Mechanisms of participation, complaint, monitoring and evaluation through all phases of RP preparation and implementation.

80. Copies of compensation and resettlement pamphlet for the first round of consultation were distributed to all participants.

Table 79: Meetings in affected districts

No	Meeting	Time	Venue	Participants
1	Nha Be district, HCMC	05-June-09 and 4-August 09	Nha Be PC office	03 Leaders of District PC
2	Nhon Duc commune of Nha Be district, HCMC	05-Jun-09	Nhon Duc commune office	02 Representatives of commune
3	Long Thoi commune of Nha Be district, HCMC	08-Jun-09	Long Thoi commune office	02 Representatives of commune
4	Can Gio district, HCMC	12-Jun-09	Can Gio PC office	08 Representatives of the district and communes.
5	Binh Khanh commune of Can Gio district, HCMC	13-Jun-09	Binh Khanh commune office	03 Representatives of commune
6	Nhon Trach district, Dong Nai province	22-Jun-09	Nhon Trach PC office	12 Representatives of the district and communes.
7	Can Giuoc district, Long An Province	26-Jun-09	Can Giuoc PC office	23 Representatives of the district and communes.

No	Meeting	Time	Venue	Participants
8	Ben Luc District, Long An Province	29-Jun-09	Ben Luc PC office	18 Representatives of the district and communes.
9	Long Thanh district	15 July 2009.	District office	21 Leaders of district and affected communes



Mr. Thai Dinh Dung, vice-director of SEPMU is introducing about the project



Resettlement team is presenting the principles of compensation, resettlement



Participants have a look at the layout map of the project



Mr. Nguyen Anh Dung, vice-chairman of Can Giuoc district's PC is speaking at the meeting



Participants are discussing on the relevant issues of compensation and relocation

Figure 2. Some Pictures taken at the Consultation Meetings

Below are the issues discussed during the meetings:

- a) **Threshold on Remaining Land.** The thresholds of remaining residential land considered is sufficient to rearrange the house as proposed by the consultant -- 40 m2 for the urban area and 100 m2 for the rural area. The Project should also look if

- b) **Viability of Remaining Productive Land.** For the productive land, many participants requested that if the remaining area is not economically viable, the project has to acquire for a whole plot (Long An has its guidance on this in Decision 28/2008/QD-UBND dated 08-August 2008).
- c) **Land-for-Land Options.** All communes and district confirmed that there is no public land to compensate for agricultural land. However, they said that it will not be difficult to buy land from other households.
- d) **Potential Risks.** They raised the issue on households who are elderly as it may be difficult for them to find non-land based jobs.
- e) **Price of Land.** Market price of land is high compared to the compensation rate enacted by local authorities and the price of land is not stable. All district said that the compensation costs need to be at the market price, especially the agricultural land. Can Gio district commented that the compensation price should be surveyed and evaluated by independent evaluators. Ben Luc district gave feedback that, it is experienced from other projects in this district that about 70% HH accepted the compensation prices enacted by the Province.
- f) **Relocation Preference.**
 - a. Nha Be district commented that no land available for developing the resettlement site, but the project could buy plots or apartments from developers of residential areas in the district such as the sites of Phu Xuan, Nhon Duc, Bao Long, Lap Phuc. However, the district also stress that the compensation price of HCMC is commonly lower than the price of plot at the residential areas, so if compensation is not fair, people would not be able to buy the plot or apartment selling by land developers.
 - b. Can Gio district advised that, according to its experience with other projects, most of the households prefer cash compensation and manage the relocation themselves (such as Rung Sac road project, there were 600 affected HH, but there were only 04 HH preferred to resettlement site, the remaining ones opted to self-relocation). The district also said that there is a site which is planned for the affected HH from other projects in the district namely Co Dau (area of 30 ha, plot with the dimension of 7 m x 5 m and 5 m x 20 m, selling cost is about VND 700,000 per m²). The site is currently under development and suitable to the schedule of Ben Luc- Long Thanh expressway project.
 - c. Some representatives of Can Giuoc district authorities said that most of people prefer cash for self-relocation, if HHs want to plots at the relocation sites, the sites are available such as the sites at Phuoc Ly and Long Thuong. These sites are under development, but the selling costs have not yet been decided by the developers. However, the district gave the information that, commonly the cost is about VND 3,000,000 per m² and in average, each plot is about 100 m².
 - d. Ben Luc district advises that the project should plan for a group relocation and if HH prefer to the relocation site, the project should buy plots from land developers rather than to construct the new sites. The representative of My Yen commune said that, land bank in the commune is not available for developing the new sites. However, the district said that there were several residential sites are under development by the land developers, thus either the project could buy plots to compensate for the affected HHs or HHs receive compensation in cash and manage the relocation themselves. With the area of 80 m² per plot, it costs from about VND 230 million to VND 300 million in My Yen commune.
- g) **Potential of employment and economic restoration programs in the localities.** Participants requested for assistance on access to credit for HHs to develop with

- h) **Mechanisms of payment.** All the participants to the meetings advised that compensation should be done by the District Compensation, Site Clearance and Resettlement Committee through the local Banks and need both husband and wife to be present at the payment time.
- i) **Gender and vulnerability issues.** Most of participants gave suggestions that, the project should pay a special attention in economic restoration to the vulnerable groups (elderly, disable persons, poor families and households headed by women HH etc.).
- j) **Capacity and experience of District Compensation, Site Clearance and Resettlement Committee with national and international financed projects.** All districts confirmed that they have their district compensation, site clearance and resettlement committees and these committees are experienced with DMS, compensation calculation, and payment arrangement. However, they requested that these Committees need capacity building to meet ADB's requirements and to be able to plan suitable economic restoration programs. The districts also requested proper working facilities for their compensation committees to effectively plan and implement the RP for the Project.

81. The second round of consultation meetings were undertaken from September 2009 to early November 2009. The objectives were to present and discuss the key information of the draft RP: general information of the project, planning for compensation and resettlement, draft project entitlements for the displaced persons, replacement land as one of the options for compensation for loss land, planned or existing resettlement sites in each commune, DPs' opinions on the economic restoration programs, and local capacity and experience in implementing the livelihood restoration. The meeting also aimed to explore various possibilities of employment in the industrial zones.

82. All affected households were invited to participate in the meetings held at the commune offices. Several separate group discussions with women and other vulnerable groups were also held to enable them to express their comments on the projects and their proposals for minimizing social impacts by the project and mitigation plans to social and environmentally adverse impacts. A total of 13 meetings were held. A separate small group discussions were also held after the public meetings to elicit issues, comments and suggestions from women and vulnerable households. Apart from these public meetings, the team also interviewed senior staff of the districts and provinces. Summary of discussions are presented below.

Table 80: **Summary of Consultation Meetings**

Date and Venue & Participants	Main Issues
16 Sep 2009 Ben Luc district, Long An province My Yen Commune	<ul style="list-style-type: none"> • Most of participants support for a draft compensation and resettlement policy developed for the project. • Leaders of commune and participants stated that there is no public land available in the commune to compensate for the affected households. Therefore, land would be compensated in cash, affected households would

Date and Venue & Participants	Main Issues
<p>Number of Participants: 98 persons (66 men and 32 women)</p>	<p>purchase land themselves.</p> <ul style="list-style-type: none"> • Participants to this meeting raised their concerns that at the time of the project implementation, there are many affected households want to buy land, thus the potential of risks are the cost of selling land in the locality could be increased, market of land may not meet with the demand. • Most of affected households are farmers and earning income from land based activities. If there is replacement land as compensation, the economic restoration programs need to be designed and successfully implemented to make sure that the project affected households will not be worse off. • Participants strongly request that compensation and relocation assistance must be fully paid before acquire land for the project implementation. • Leaders of commune confirmed that there are no ethnic minorities in My Yen commune. • About the potential of the sites for relocating people, participants said that currently, not any site is planned in the commune. However, they know that there are two sites which are currently constructed in Ben Luc town and about 5 km far from the center of My Yen commune. One site is under development by Joint Stock Venture no. 135 and Kim Long 2 site is under development by Hoang Long Group. Each plot is 100 m² (5 m x 20 m) and the selling cost is VND 300,000,000. • According to IOL, there are 24 households in this commune would be relocated, from these, 18 households (72%) prefer to the resettlement site and 6 households (28%) opted to cash compensation for their selves-management. Seven households prefer to self management said that they would relocate in Long An province. Seven households said that they have residential land outside of the project area and confirmed that they would not have any difficulty in self-managing for their relocation. • People also suggested that, local authorities should consider letting the households who are fully affected on residential land to convert some area of their other land to residential land in order to reduce the need for the resettlement site development in the locality. Participants request that if the relocation site would be constructed for the relocating households, it must be developed with good quality of physical infrastructure and social services. • From 80 affected households considered eligible to participate to the economic restoration, all preferred to cash for their selves-management in livelihood restoration. About the reasons of receiving cash for self-employment, participants explained that they would prefer to the vocational training, invest to the education for their children, participate to the agricultural extension programs etc. About 30% of participants at the meeting requested for the help on seeking the jobs after the training and help them accessing to loans. • Most of participants appreciate on the policy and request the project to pay attention to the vulnerable groups. • About receiving compensation payment, participants proposed that, both husband and wife should be present to receive compensation and sign for the receipt of payment.
<p>16 September 2009 Giuoc district, Long An province</p> <p>Phuoc Ly commune</p> <p>64 persons (41 men and 23 women)</p>	<ul style="list-style-type: none"> • Expressed support for the draft compensation and resettlement policy (entitlement) of the project and requested that full payment must be made before acquire land and other assets. • Leaders of commune stated that no public land available to compensate for land which would be acquired by the project. However, according to the commune leaders, it is not difficult for the affected households if they want to buy agricultural land from non-affected households, leaders of commune also commented that, with the allowance, DPs could change from land-based

Date and Venue & Participants	Main Issues
	<p>activities to non-land based activities and could earn the same or better income.</p> <ul style="list-style-type: none"> • People said that most of them are farmers and no agricultural land available in the commune to compensation for land lost, therefore, they need the feasible economic restoration programs, assistance. • About the resettlement arrangements, the participants commented that, currently, there are two residential sites (Nam Sao and Long Thuong sites) which are under construction or planned to be developed by land developers. The plot in these sites is 100 m² (5 m x 20m), therefore, either VEC to arrange with the site developers for the relocating households or households receive in cash and deal with site developers themselves. • Of the 56 households who attended the meeting and are eligible to the economic restoration program, all of them expressed their preference to cash assistance for self-management. They said that they would use allowance to the vocational training, invest to the education for their children and other programs such as husbandry. • The leaders of commune confirmed that there was no Ethnic minorities in Phuoc Ly commune. • About receiving compensation payment, participants proposed that, both husband and wife should be present and receive compensation and sign for the receipt of payment.
<p>19 September 2009 Tan Quy Tay commune</p> <p>Binh Chanh district, HCMC 74 persons (56 men and 18 women)</p>	<ul style="list-style-type: none"> • Some people request that if they losing all residential land but still have agricultural land, local authorities should allow them to convert a part of agricultural land to residential land, thus, they would not have to relocate to new place. • Special care and assistance are needed for households who are severely affected on the productive land, especially through the economic restoration programs. • The leaders of commune and participants confirmed that no land available to compensate for the affected agricultural land and proposed that either project owner pays compensation in cash for their self-relocation or arrange them to the residential site namely Da Phuoc (about 12 ha) which the Public Service Company of Binh Chanh district is the developer. One plot area at this site is 100 m² and the planning of the site was approved by Binh Chanh District (Decision no. 4223/QD-UBND dated 27 July 2009). Other potential sites are recommended by commune authorities and participants are “Ben xe mien Tay”. This site is with the area of 6 ha and the site developer is Joint Stock Venture Mechanical Company of Samco-Sai Gon. The An Phu Tay site is also identified as a potential for the resettlement site in case required for relocating of the project affected households. • There are about 52 households who attended the meeting who are eligible to the economic restoration program. They prefer to get cash assistance. They said that they would use allowance to participate the vocational training, invest to the education for their children and other programs such as husbandry. • It was confirmed by the commune leader that there are no Ethnic Minorities in the project affected area.
<p>19 September 2009 Nha Be district, HCMC</p> <p>Nhon Duc commune</p> <p>84 persons (59 men and 18 women)</p>	<ul style="list-style-type: none"> • The leaders of commune and participants said that they are happy with the draft entitlement • Confirmed that no agricultural land is available in this commune to compensate for the land lost by the project. Participants also said that it will not be easy to buy agricultural land because after receiving compensation, there would be many people want to buy land and the selling cost of land in the locality could be higher. Currently, the cost of agricultural land near by the

Date and Venue & Participants	Main Issues
	<p>project area is about VND 1,000,000 per m².</p> <ul style="list-style-type: none"> • The participants commented that it would not be high risk without the replacement of agricultural land, they think that, they could generate new employment with non-land based activities. • Many people suggested that the compensation payment should be done once the compensation plan for DPs are approved by the relevant local authorities. There are 15 relocating households who in the meeting. 05 of these households requested local authorities and VEC to contact with two owners of the residential sites which are under construction or will be constructed to arrange for them to these sites (according to the commune, the owner site 1 is Nha Be construction company and the owner of site 2 is a Center for site development), the remaining 10 HH prefer to receive cash for self-relocation. • There are 34 HH who would be severely affected on the productive land attended the meeting and some of them opted to the economic restoration activities instead of cash for self-employment (08 HH prefer to agricultural extension program). Most of participants said that they could manage themselves for vocational training because many vocational training centers are available in the locality.
<p>2 October 2009</p> <p>Nha Be district, HCMC</p> <p>Long Thoi commune</p> <p>52 people (33 men and 19 women)</p>	<ul style="list-style-type: none"> • Most of participants expressed their appreciation on the draft entitlement policy on compensation and resettlement of the project. • The leaders of commune and participants confirmed that there is no agricultural land available in this commune to compensate for the land lost by the project. However, people commented that Nha Be district is under urbanization and very fast development, therefore, according to them, the need of agricultural land for farming is not a big concern. People also commented that, a big requirement on land acquisition for the different purposes of development in this locality. Consequently, agricultural land is reducing from time to time and not easy to buy, people expressed their concern about the fair price of compensation for land rather than concern about if they could by agricultural land or not. Participants to the meeting and commune authorities said that currently, in average, it costs about VND 1,000,000 per m² of agricultural land in the locality. • For resettlement, people required that, relocation of affected households to new sites must be well arranged before acquiring land for the project and compensation, allowances need to be fully paid to DPs before acquired their properties. • People preferred to self-relocation said that either they still have remaining land outside of the project area or they do not see the difficulty in managing relocation themselves. Several people said that they do not like living in condominiums. • About economic restoration, most of people said that they see little risk of losing the productive land because it is easy to get the jobs in the industrial zones in the district, they just expect for a fair compensation and assistance. People have remaining productive land said that, they would invest on the remaining land to have higher productivity. The severely affected DPs expressed that they would prefer to the agricultural extension activities, they need the help for accessing loans and employments. They also confirmed that they could manage the economic restoration themselves with cash assistance.

Date and Venue & Participants	Main Issues
<p>6 October 2009 Nhon Trach district, Dong Nai province</p> <p>Phuoc Khanh Commune 42 people (28 men and 14 women)</p>	<ul style="list-style-type: none"> Confirmed from the leaders of the commune that, the public agricultural land is not available. However, people commented that it would not be difficult to buy agricultural land in their communities and the price of buying agricultural land now is about VND 120,000 to VND 350,000 per m². Participants said that they have another project in the commune, but the cost of land compensation is lower than the market price, thus they request the expressway project to pay with the fair compensation and assist them to restore the income lost from land. For the economic restoration plans which described by the resettlement team of the project, people gave comments that they do not see the big risks from losing the productive land, they think that with fair compensation and assistance package, they could manage themselves with different activities such as extension programs on the remaining land or get the jobs at the industrial zones near by their commune etc. However, most of people said that they need the help in seeking new jobs and TA for agricultural and husbandry activities. All of the severely affected households participated to the meeting opted cash to restore their incomes.
<p>8 October 2009 Binh Chanh district, HCMC</p> <p>Binh Chanh commune 90 people, including 60 men and 30 women</p>	<ul style="list-style-type: none"> Leaders of commune and participants to the meeting confirmed that, there is no agricultural land available to compensate for DPs who losing agricultural land. People also said that currently, the price of agricultural land is about VND 700,000 to VND 1,000,000 per m². Some people said that the compensation cost for other projects in the commune is lower than the market price and requested the project to compensate at the market price. All participants agreed and stressed that not only compensation at full replacement cost, but also assistance to help them restoring the livelihood. Many people asked the question and expressed their concern about compensation for land and properties without legal papers and the ownership and asked about the mechanism of complaint and settlement. The IOL identified about more than 40 households in this commune will have to be relocated, some families are running shops and they request to arrange the plot at the similar condition at new site in order to continue with their business. Some participants said that they have two or more households are living together in one house and their house would be fully affected, they requested to arrange for each household one plot at new site. There are about 76% of households whose houses would be fully affected opted to plots at the sites and 24% opted cash for the self-management. People preferred to self-relocation said that they would have no difficulty in managing to new place. From the 94 households who are identified losing more than 10% of their productive land or have to move to new place, 82 households (91%) preferred cash. Representatives from the severely affected households said that they would use the relocation and assistance package to the education for their children, to the agricultural extension programs, to vocational training for non land based jobs etc. They stressed that they would need the help from the project and local authorities for new jobs and for accessing loans, especially loans for the poor from the Government's programs.
<p>9 October 2009 Nhon Trach district, Dong Nai province</p> <p>Vinh Thanh commune</p>	<ul style="list-style-type: none"> It was confirmed by people and commune leaders that, agricultural land is not available for compensating to DPs in mode of "land for land". People also said that, currently it is not easy to buy agricultural land in their commune, the selling price of agricultural land is about VND 300,000 to VND 600,000 per m². Several households said that they are not only affected by the expressway project but also affected by other project and therefore, the

Date and Venue & Participants	Main Issues
161 people (114 men and 47 women)	<p>remaining land for farming will be very limited and they requested for fair compensation and relocation assistance. They also requested that, the compensation price must be revised and reflect with the actual value at the time of compensation payment.</p> <ul style="list-style-type: none"> • Not many households in the commune fully affected on residential land and houses (less than 15 households). From 8 participants who would be fully affected on residential land and houses, 07 households want to plots at the residential site and 01 household still has not given their preference to the mode of relocation yet. • Most of people expressed that they would invest their money to help their children on the education, to run the shops and to invest to husbandry. Many of them need the help of accessing loans and employment after vocational training. Participants proposed that the successful programs in the locality should be applied as the economic restoration for the project affected households. Most of people said that they want cash for self-management in restoring their livelihood after relocation.
<p>10 October 2009 Can Gio district, HCMC</p> <p>Binh Khanh commune 89 (46 male and 43 female)</p>	<ul style="list-style-type: none"> • No productive land available for compensating to lost land and it is possible to buy land from local people with cash compensation. • Proposed to have a clear awareness about mechanisms of compensation payment, participation and supervision for the different aspects of RP implementation. • In the commune, there is a residential site namely Co Dau which the owner is the Public Service of Can Gio District. The site is about 12.5 ha and each plot area will be about 100 m² to 105 m². This site could be arranged by VEC and the site owner for the HH who are fully affected on residential land and house. The initial survey identified about 12 HH who would be relocated, from these, 40% prefer to the site which under the management of the Public Service of Can Gio District. The participants to the meeting requested the commune and district authorities to clearly inform local people about the master plan of land use in the commune to help people making decision on the purchasing the new land for their self-relocation management. • Participants expressed their concerns about the livelihood restoration, they said they would need help for their children for education. They also said that it would not be easy for them to change the jobs, especially with the non-land based activities. Consequently, they need the help from the project and local authorities for implementing the economic restoration activities. From 89 severely affected HH who participating at the meeting, there are 08 HH preferred to the agricultural extension programs, the other preferred to self-employments with cash allowance. They said that they need the help to access the loans available in the locality. • There are 83 HH of Khmer in Binh Khanh commune and they mainly concentrate in Binh Loi Ward. Most of them are running with small scale of business and farming. However, not any HH of Khmer are affected by land acquisition for the project.
<p>11 October 2009 Chanh district, HCMC</p> <p>Hung Long commune 142 participants to this meeting (79 male and 63 female)</p>	<ul style="list-style-type: none"> • No agricultural land available to compensate for DP s who losing agricultural land by the project. It would be high risk of purchasing agricultural land after cash compensation because many DPs would plan to buy land after compensation. • Many participants expressed their concerns about losing agricultural land and they think there will be risks in restoring the livelihood. The participants requested that they want to relocate within their commune and proposed to the commune and district authorities to permit them convert some part of agricultural land to residential land for arranging their affected houses. The

Date and Venue & Participants	Main Issues
	<p>initial survey in July 2009 identified about 71 HH will be fully affected on their houses and need to be relocated. Commune leaders and the participant advised that they should be relocated to the planned residential site in this commune by the district (the site area is about 12 ha and area of plot is 100 m²). Initial survey in August 2008 identified about 71 households in Hung Long commune need to be relocated, from these 32 households were presented at the meeting and only 02 households preferred to self-relocation, the remaining households prepared to the resettlement sites.</p> <ul style="list-style-type: none"> • About 122 households in this commune would be eligible to the economic restoration activities, from these 100 % prefer to cash and they will manage by themselves. • There are 15 households (57 persons) are Ethnic Minorities (Khmer households) in Hung Long commune, they are living together with Kinh people. • Participants and leaders of commune are happy with the additional assistance to the vulnerable groups.
<p>13 October 2009 Nhon Trach District, Dong Nai province</p> <p>Phuoc An commune 178 participants (133 men and 45 women)</p>	<ul style="list-style-type: none"> • Leaders of commune and participants to the meeting said that no agricultural land available in the commune to compensate for DPs. However, the participants and leaders of commune said that, it is easy to buy agricultural land in the commune. Currently, the market price of agricultural land is about VND 300,000 to 400,000 per m². • Participants requested that the compensation has to meet with market price, lack of legal papers should not be a bar to compensation and relocation assistance, compensation for the area outside of the project but not economically viable etc. • Supply information to people in a timely manner and should be updated from time to time. • There are 66% of households who are fully affected on residential land and houses preferred to plot allocation or apartments arranged by the project owner and 34% preferred to self-relocation. People preferred to self-relocation explained that they still have residential land in other places or they said that it would not be difficult to purchase residential land in the commune. • Many participants want to have loans for their economic development and stressed that they need the help with the economic restoration activities. • There are 27% of the severely affected households preferred to self-employment with cash assistance and 73% preferred to the economic restoration activities which will be organized by the project. • Leaders of commune and participants expressed their appreciation to the project entitlement policy for the vulnerable groups.
<p>15-16 October 2009 Long Thanh district, Dong Nai province</p> <p>Phuoc Thai commune 142 participants (84 men and 58 women)</p>	<ul style="list-style-type: none"> • Leaders of commune and participants to the meeting confirmed that no agricultural land available to compensate for DPs. People also commented that they could buy agricultural land in their communities, but afraid that the price of land would be increased if many affected households want to buy land after receiving compensation. Currently the cost of agricultural land along the asphalt pavement roads is about VND 500,000 to 1,000 000 per m². • Participants to the meeting requested that they should be assisted with the economic restoration activities or programs. People also requested that they should be informed early to have sufficient time for their relocation arrangement. • Families who are running shops proposed that they should be arranged with suitable locations at the new sites for their business. Many people said that they want to access the loans for their economic development.

Date and Venue & Participants	Main Issues
	<ul style="list-style-type: none"> • People proposed that the information supplied need to be adequate, updated and especially on the compensation unit costs. People also requested that the physical infrastructures and social services at the resettlement sites should be at least as the same as the existing place or otherwise improved. • From 95 households who are initially identified as the severely affected HH, there are 28 HH wants to participate to the agricultural extension programs and husbandry (raising cow for milk), 33 HH need the help in seeking new employment, 50 HH want to have loans.
<p>29 October 2009 Long Thanh district, Dong Nai province</p> <p>Da Phuoc commune 54 participants (38 male and 16 female)</p>	<ul style="list-style-type: none"> • Leaders of commune and participants to the meeting confirmed that there is no agricultural land available in their commune to compensate for DPs. The participants also said that, currently the price for agricultural land in the commune is about VND 800,000 to VND 1,000,000 per m². • Many people proposed that the project should acquire and pay for the area outside of the project corridor if not economically viable. • From 06 households at the meeting, who will be fully affected on houses and have to be relocated, all of them preferred to plots at the relocation site. People request that the resettlement site should be adequately developed with the social services and physical infrastructures. • There are 54 severely affected households participated in the meeting and all of them prefer cash and will manage themselves in restoring their livelihood. However, they said that they would need the help from local authorities and VEC for them to participate to the training, accessing loans etc. • Commune leaders and all participants highly appreciate the policy which will be helping the vulnerable groups.
<p>Small Meetings (carried out immediately after public meetings)</p>	<ul style="list-style-type: none"> • The vulnerable groups expressed appreciation on the proposed entitlements and gave no specific concerns, but very similar comments as described above.

83. With regard to disclosure of the draft RP, key information of the RP has already been disclosed to the DPs during the second round of public consultation meetings. The following information in the PIB distributed were: (i) a brief background of the Project, specifically the civil works to be undertaken and the adverse social impacts; (ii) IOL results, with a statement that detailed information is available at the commune office; (iii) bases used for asset valuations, stating also that detailed information is available at the commune office; (iv) the entitlements due to the affected households; (v) timing of payments and the schedule of displacement; (vi) grievance redress mechanism; and (vii) contact persons at VEC and local authorities.

84. During RP updating following completion of detailed design, series of consultations will again be conducted with the DPs and key stakeholders. Similar to the approach during RP preparation, separate meetings will again be undertaken with the vulnerable and severely affected households. All consultation and disclosure activities will be properly documented. All minutes of meetings, photos, attendance sheets will be prepared and recorded.

85. Disclosure of the updated RP to DPs will be carried out prior to its submission to ADB for review and approval. Key information in the updated RP to be disclosed to the displaced persons, will include (i) compensation, relocation and rehabilitation options, (ii) DMS results, (iii) detailed asset valuations, (iv) entitlements and special provisions, (v) grievance procedures, (vi) timing of payments, and (vii) displacement schedule. The information will be made publicly available in Project and commune offices and provided to the displaced persons in the form of a summary RP, an information leaflet or brochure. Social monitoring reports will also be uploaded on ADB website.

Figure 3. Some Pictures of the Second round of consultation and participation



The compensation and resettlement Pamphlet was disseminated to DPs



Group discussion at Tan Quy Tay meeting on the resettlement sites



Comments from household headed by women



Participants voting for the mode of relocation (self-relocation or relocation site)

V. GRIEVANCE REDRESS MECHANISM

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

A. First Stage, Commune People's Committee

87. An aggrieved affected household may bring his/her complaint before any member of the Commune People's Committee, either through the Village Chief or directly to the CPC, in writing or verbally. It is incumbent upon said member of CPC or the village chief to notify the CPC about the complaint. The CPC will meet personally with the aggrieved affected household and will have 15 days following the lodging of the complaint to resolve it. The CPC secretariat is responsible for documenting and keeping file of all complaints that it handles.

B. Second Stage, District People's Committee

88. If after 15 days the aggrieved affected household does not hear from the CPC, or if the affected household is not satisfied with the decision taken on his/her complaint, the affected

household may bring the case, either in writing or verbally, to any member of the DPC or the DCSCC. The DPC in turn will have 15 days following the lodging of the complaint to resolve the case. The DCSCC is responsible for documenting and keeping file of all complaints that it handles.

C. Third Stage, Provincial People's Committee

89. If after 15 days the aggrieved affected household does not hear from the DCSCC, or if the affected household is not satisfied with the decision taken on his/her complaint, the affected household may bring the case, either in writing or verbally, to any member of the PPC or the Provincial CSCC. The PPC has 15 days within which to resolve the complaint to the satisfaction of all concerned. The Provincial CSCC is responsible for documenting and keeping file of all complaints that reaches the same.

D. Final Stage, the Court of Law Arbitrates

90. If after 15 days following the lodging of the complaint with the PPC, the aggrieved affected household does not hear from the Provincial CSCC, or if he/she is not satisfied with the decision taken on his/her complaint, the case may be brought to a court of law for adjudication. Under no circumstance will the affected household be evicted from his/her property or for the Government to take over his/her property without the explicit permission of the court. Moreover, CSCC will deposit in an escrow account to be designated by the court the proffered replacement cost of the subject property. Within 30 days following the adjudication of the expropriation case, CSCC will pay the affected household the amount the court will decide.

VI. LEGAL AND POLICY FRAMEWORK

91. 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 Borrower's laws, regulations, and procedures and ADB's policies and requirements, 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 same statement was mentioned in the Decree 197/2004/ND-CP on compensation and resettlement when the Government takes over the land for the defense, security purposes, benefits of nation and public works as well as for economic development. Decree No. 17/2003/ND-CP, promulgating the regulation on the exercise of democracy in communes, including requirements for consultation with and participation of people in communes.

A. Relevant Vietnamese Legislation

92. The policies of GoV on compensation, resettlement and assistance have been significantly improved from time to time, especially, 2003, the date of land law was passed by the National Assembly. Many Laws, Decrees, Circulars and amendments to Laws; Decrees issued by the GoV to improve the policies on land acquisition, compensation and assistance. The policies on land acquisition, compensation and assistance have also significant improved on the requirements of consultation, participation, information dissemination, monitoring and evaluation. For the projects which financed by the International Banks, the GoV has also approved for the required waivers to meet with the international standards on involuntary resettlement.

93. The Constitution of the Socialist Republic of Viet Nam (1992) confirms the right of citizens to

own and protect the ownership of a house. In addition, the Government has enacted a number of laws, decrees and regulations that constitute the legal framework for land acquisition, compensation and resettlement. The principal documents include the Land Law No. 13/2003/QH11, providing Viet Nam with a comprehensive land administration law; Decree No. 197/2004/ND-CP dated 3 December 2004, on compensation, rehabilitation and resettlement in the event of land recovery by the State, as amended by Decree No. 17/2006/ND-CP; Decrees No. 188/2004/ND-CP and 123/2007, specifying the methods for land pricing and land price frameworks in the event of land recovery by the State. Decree No. 84/2007/ND-CP, dated May 25, 2007 supplementary stipulations on issue of LURC, land acquisition, land use right implementation, procedure of compensation, assistance in the event of land recovery by the state and grievance redress; Circular 116/2004/TT-BTC, December 7, 2004 guiding the implementation of Decree 197; Circular No. 116/2004 TT-BTC set out in detail the types of compensation for different types of users and losses; assistance policies; provisions for individual and group resettlement; and the roles and responsibilities for the implementation of resettlement projects; Circular No. 114/2004/TT-BTC elaborates in detail the methods (direct comparison and income methods) for determining land prices; Decree No. 17/2003/ND-CP, promulgating the regulation on the exercise of democracy in communes, including requirements for consultation with and participation of people in communes. On 13 August 2009, the GoV enacted the Decree 69/2009/ND-CP to amend for planning on land use, cost for land, land recovery, compensation and resettlement. This Decree requires a lot of assistance to the severely affected households, especially households have to relocate and losing the agricultural land. Circular 14/2009/TT-BTNMT dated 01 October 2009 guides on the details of implementing about compensation, resettlement and resettlement assistance, process of land acquisition, land allocation, leasing land.

94. Other laws, decrees and regulations relevant to land management, land acquisition and resettlement include the Construction Law 16/2003/QH11 on compensation and relocation of people affected by ground clearance for investment projects, Decree 16/2005-ND-CP guiding on the implementation of the Construction Law, Decree 182/2004/ND-CP on penalties for administrative violations in land issues, Decree 198/2004/ND-CP on land use fees.

95. 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 land of, respectively, 90 and 180 days minimum and Decision 3037/QD-BGTVT, 2003, making the Project Management Unit (PMU) together with the Resettlement and Site Clearance Committee responsible for public disclosure through mass media of the project policies and the extent of site clearance to local people, particularly those that will be affected.

96. Decrees relevant to protection and preservation of cultural property include Decree No. 172/1999/ND-CP, Article 25, 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.

B. ADB Safeguard Policy Statement

97. On 20 July 2009, the ADB Board of Directors approved a Safeguard Policy Statement (SPS) that strengthens protections already in place on the environment, involuntary resettlement and indigenous peoples. The SPS and Operational Manual became effective on 20 January 2010. The objectives of ADB Policy on Involuntary Resettlement (Safeguard Requirement 2) are to avoid resettlement wherever possible, to minimize involuntary resettlement by exploring project and design alternatives, to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and

other vulnerable groups.

98. The ADB's Policy on Indigenous Peoples (Safeguard Requirement 3) with the objective is to design and implement projects in a way that fosters full respect for Indigenous Peoples' identity, dignity, human rights, livelihood systems, and cultural uniqueness as defined by the Indigenous People themselves so that they (i) receive cultural appropriate social and economic benefits; (ii) do not suffer adverse impacts as a results of projects; and (iii) can participate actively in project that affect them. It defines "indigenous peoples" as "those with a social or cultural identity distinct from the dominant or mainstream society". "Indigenous peoples" is a generic concept that includes cultural minorities, ethnic minorities, indigenous cultural communities, tribal people, natives, and aboriginals. The Policy recognizes the potential vulnerability of ethnic minorities in the development process; that ethnic minorities must be afforded opportunities to participate in and benefit from development equally with other segments of society; and, have a role and be able to participate in the design of development interventions that affect them.

99. The policy on indigenous peoples is "designed to promote the participation of indigenous peoples in project preparation and implementation, to ensure that they benefit from development interventions that would affect them, and to provide effective safeguards against any adverse impacts". In any ADB interventions, the approaches to be used are as follows: (i) to achieve the greatest possible reduction of poverty among the affected indigenous peoples; (ii) when negative impacts are unavoidable, they should be minimized as much as possible, and appropriate measures will be taken to mitigate the adverse impacts; (iii) in enhancing the benefits of a development intervention for indigenous peoples or reducing negative impacts of a development intervention, clear mechanisms for accurate and objective analysis of their circumstances will be prepared; and (iv) the mechanisms for any intervention must be transparent and should ensure accountability.

C. PROJECT POLICIES AND ENTITLEMENTS

C.1 Objectives

100. Following the ADB Safeguard Policy Statement and the Government policies, the overall objectives of this resettlement policy are (i) to avoid, if not, minimize resettlement impacts; (ii) if impacts are unavoidable, RP is prepared in a way to ensure that affected persons are not worse off; rather, they should be able to at least maintain or otherwise improve their pre-project living standards and income-earning capacity. The Project should also provide an opportunity for the local population to derive benefits from it. Likewise, the Project should serve as an occasion for the local population to participate in its planning and implementation, thereby engendering a sense of ownership over this development undertaking.

C.2 Reconciliation of Government and ADB Policy on Resettlement

101. With the promulgation of Decree 197/2004/ND/CP (3/12/2004), Decree 84/2007; Decree 69/2009-ND-CP and other relevant decrees as stated above, the policies and practices of the Government have been significantly improve time to time and become more consistent with ADB's social safeguards policies. Nonetheless, provisions and principles adopted in this Resettlement Framework 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.

102. It should also be noted that as per Decree 197/2004 (i) Article 1, Item 2 states that for the projects which financed from ODA, if the compensation, assistance and resettlement required by

the financiers are different from Decree 197/2004/ND-CP, before signing the international loan agreement, the project owner must report to the Prime Minister for his considerations and decision; (ii) Article 32, it states "Apart from the supports prescribed in Articles 27, 28, 29, 30 and 31 of this Decree, basing themselves on the local realities, the provincial-level People's Committee presidents shall decide on other supporting measures to stabilize life and production of persons who have land recovered; special cases shall be submitted to the Prime Minister for decision", therefore, if additional gaps not mentioned below are found during RP updating, the required assistance or support will be included in the Updated RP.

103. There is basic congruence between Viet Nam's laws and ADB's Resettlement Policy especially with regard to the entitlement of persons with legal rights/titles. Existing legislation that provide guidance in (i) determining market/replacement rates and payment of compensation for various types of affected assets; (ii) options for land-for-land and cash compensation; (iii) provision of relocation assistance and support to displaced households during the transition; (iv) provision of resettlement land and housing with secured tenure; (v) additional assistance for severely affected and vulnerable households; (vi) support to livelihood restoration and training; and (vii) notification/disclosure, consultation, and grievance mechanisms.

104. However, ADB Policy does not consider the absence of legal rights of affected persons on the acquired land as an impediment to receiving compensation for other assets and for rehabilitation assistance. Non-registration of an AP's business also does not bar them from being assisted in restoring their business. There is also slight difference in the definition of major/severe impacts. Key differences between ADB Resettlement Policy and Viet Nam's legislation, including measures to address the differences, are outlined in Table 81 below.

Table 81: Gap Analysis and Gap-Filling Measures

Item with Difference in Policy	ADB Policy	Viet Nam Legislation (National Law)	Measures to Address the Difference
Support to physically displaced persons (subject to relocation)	Provide secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, and civic infrastructure	Encroachers or those occupying land illegally, persons whose land lease from the State has expired and not extended, and persons who fail intentionally to discharge their obligations to the State are not entitled to be provided land or apartment in a resettlement site.	All households to be relocated having legal residential house and land will be provided with minimum land or apartment for relocation regardless of family record book. For households who are not eligible for compensation but cannot find alternative residence will be assisted in cash or in-kind. Households who belong to poor and vulnerable households or households whose compensation payment is not sufficient to purchase an apartment will be provided additional assistance
Support to economically displaced persons	Promptly compensate all economically displaced persons for the loss of	Compensate and support only registered manufacturing and business enterprise or households	Assist displaced persons/households who do not fall under registered business by providing assistance in cash or in-kind

Item with Difference in Policy	ADB Policy	Viet Nam Legislation (National Law)	Measures to Address the Difference
	income or livelihood sources at full replacement cost, and assist through credit facilities, training and employment opportunities		during transition period.
Definition of severe/major impacts	Physical displacement from housing, and/or loss of 10% or more of DPs' productive assets (income generating).	Physical displacement from housing and/or loss of 30% or more of DPs' agricultural land.	<p>DPs who lose 30% or more of their agricultural land will be provided with additional assistance.</p> <p>DPs who lose less than 30% of their agricultural land who are determined to depend heavily in agriculture for their livelihood will also be provided with additional assistance similar to those losing 30% or more of their land.</p>

C.3 Cut-off date of Eligibility

105. The cut-off-date means the date prior to which the occupation or use of any part of the project area makes residents or occupiers or users of the same eligible to be recognized as DPs. For this Project, the cut-off date coincides with decision on land recovery issued by the Ho Chi Minh City Peoples Committee and Provincial Peoples Committees of Long An and Dong Nai and published broadly by the District Peoples Committee to local communities and displaced persons.

VII. PROJECT ENTITLEMENTS

106. The project entitlements developed and presented in the entitlement matrix below correspond to the impacts identified during the inventory of losses. Entitlements adopted are based on Government laws and HCMC, Long An and Dong Nai PPC's Decisions on land acquisition, resettlement and assistance, and ADB-funded projects in Viet Nam. It should be noted that these entitlements may be enhanced, as necessary, following the conduct of DMS and consultation with DPs to ensure that losses are restored and peoples' livelihood are stabilized or improved.

107. Payment of compensation and assistance will be given to both husband and wife, if married or households headed by women.

Table 82: Entitlement Matrix for the project DPs

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
<p><u>Marginal* Loss of Productive Land</u> (Agriculture/Aquaculture/Garden)</p> <p><u>*Single affected plot:</u> The remaining area is still economically viable for use or meets the expected personal yield.</p> <p><u>*More than One Plot of Productive Land:</u> If owner is affected by more than 10% of productive land but have more than one plot of productive land and remaining area of total landholdings is still economically viable for use or meets the expected personal yield.</p>	<p>Owners of land with (i) LURC (Red book) or (ii) in the process of acquiring LURC or (iii) are eligible to acquire LURC according to the regulations of GoV.</p>	<p>Cash compensation at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs).</p> <p>Cash assistance equivalent to 1.5 to 5 times of the current market price of agricultural land.</p> <p>If agricultural land is within the residential area, cash assistance amounting to 20% to 50% of current market price of adjacent residential land.</p> <p>Bonus Allowance if land is handed over in time</p>	<p>The viability of remaining land will be officially determined by DCSCC and concurred with by the affected household during the Detailed Measurement Survey (DMS).</p> <p>Average bonus allowance given is 4,000,000 VND per household. The actual amount will be finalized during RP updating. If household is losing more than one plot of land or will have more than one type of impact (e.g. loss of residential and productive land and will relocate) bonus allowance will not be doubled. The amount may increase as per decision of PPC.</p>
	<p>Land Users who have no formal legal rights nor recognized or recognizable claims to such land.</p>	<p>No compensation for public land and land allocated by GoV/ local authorities to institutions or individual DP, but full replacement cost for non-land assets and investment on land to land user.</p>	

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
<p><u>Severe* Loss of Productive Land (Agriculture/Aquaculture/Garden)</u></p> <p><u>*Single or More than One Plot of Land.</u></p> <p>The remaining area is not economically viable for use or does not meet the expected personal yield.</p>	<p>Owners of land with (i) LURC (Red book) or (ii) in the process of acquiring LURC or (iii) are eligible to acquire LURC according to the regulations of GoV.</p>	<p>Cash compensation at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs).</p> <p>OR</p> <p>Land-for-land of equivalent productive value and with secure tenure, if replacement land is available in the locality.</p> <p>If agricultural land is within the residential area, cash assistance amounting to 20% to 50% of current market price of adjacent residential land.</p> <p>Provision of life stabilization assistance for DPs:</p> <p>a) Losing between 30% to 70% or those losing less than 30% who depend heavily and can no longer sustain a household.</p> <ul style="list-style-type: none"> • 30 kg of rice per person per month for 6 months if not relocating • 30 kg of rice per person per month for 12 months if relocating <p>b) Losing more than 70%</p> <ul style="list-style-type: none"> • 30 kg of rice per person per month for 12 months if not relocating 	<p>The viability of remaining land will be officially determined by DCSCC and concurred with by the affected household during the Detailed Measurement Survey (DMS).</p> <p>Even replacement land is available, DPs can still opt land for land or cash for land at the replacement cost.</p> <p>As per Article 20, Decree 69/2009 for Life Stabilization Allowance for those households losing 30% or more. However, for this project, households who lose less than 30% of their productive land and who are determined to depend heavily on agricultural production and the remaining land will no longer be sufficient to support a household will also be entitled to life stabilization assistance similar to those losing 30% or more.</p> <p>It is estimated that the current cost 30 kg of rice per person is equivalent to 150,000 VND per person. The</p>

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
		<ul style="list-style-type: none"> • 30 kg of rice per person per month for 24 months if relocating • 30 kg of rice per person per month for 24 months or more but not more than 36 months if relocating to a difficult socio-economic condition area. <p>Bonus Allowance if land is handed over in time</p>	<p>amount will be adjusted to reflect current market price of rice at the time of RP updating.</p> <p>Average bonus allowance given is 4,000,000 VND per household. The actual amount will be finalized during RP updating. If household is losing more than one plot of land or will have more than one type of impact (e.g. loss of residential and productive land and will relocate) bonus allowance will not be doubled. The amount may increase as per decision of PPC.</p>
		<p>Households provided with agricultural land will be provided with production stabilization assistance including seedling, domestic animal for agricultural production, other incentive agriculture service, veterinary services, plantation and feeding technique, and specialty technique for production, business of industrial-commercial services.</p>	<p>The type of assistance and period of assistance will be determined during RP updating and will reflect actual needs and conditions of the DPs.</p>
		<p>Cash assistance equivalent to 1.5 to 5 times of the current market price of agricultural land to cover for career change and job generation.</p>	<p>As per Article 22, Decree 69/2009. It refers to "Career Change and Job Generation".</p> <p>The amount of assistance (i.e.,</p>

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
		<p>OR</p> <p>Allocated with one plot of land or one apartment building if DP opted to be compensated for land.</p>	<p>between 1.5 to 5) will be determined during RP updating and will reflect actual needs and conditions of the DPs.</p> <p>DP will be accepted to join vocational training free of charge for one training course organized for the labor-aged persons.</p>
		<p>Other assistance in addition to the above will also be decided during RP updating to ensure restoration of income of households.</p> <p>Bonus Allowance if land is handed over in time</p>	<p>As per Article 23, Decree 69/2009. It refers to "other assistance."</p> <p>It is estimated that 5,000,000 VND can cover to support economic restoration programs, e.g., allowance for trainees who will undergo vocational training, payment for 3 months vocational training.</p> <p>The PPC can make the decision and in special cases, may require to submit the other assistance to the Prime Minister for decision.</p> <p>Average bonus allowance given is 4,000,000 VND per household. The actual amount will be finalized during RP updating. If household is losing more than one plot of land or will have more than one type of impact (e.g. loss of residential and productive land and will relocate) bonus allowance will not be doubled. The amount may increase as per decision of PPC..</p>

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
	Land Users who have no formal legal rights nor recognized or recognizable claims to such land.	<p>No compensation for public land and land allocated by GoV/ local authorities to institutions or individual DP, but full replacement cost for non-land assets and investment on land to land user.</p> <p>Other assistance may be provided to ensure restoration of income of households.</p>	<p>As per Article 23, Decree 69/2009. It refers to "other assistance".</p> <p>The PPC will make the decision based on actual condition.</p>
Loss of "Land Use" from State-Owned Land for Production Purposes	Registered economic organization, households, individuals allocated state-owned land by the state	<p>Cash assistance equivalent to 30% of after tax income in one year based on average income in the last 3 consecutive years as certified by the tax department of the province</p> <p>Bonus Allowance if land is handed over in time</p>	<p>Average bonus allowance given is 4,000,000 VND per household. The actual amount will be finalized during RP updating. If household is losing more than one plot of land or will have more than one type of impact (e.g. loss of residential and productive land and will relocate) bonus allowance will not be doubled. The amount may increase as per decision of PPC.</p>
	Officer/Staff/Employees of state-owned farm who are either (i) working, (ii) retired; (iii) retired due to bad health; (iv) resigned/job terminated; (v) depend heavily on the land allocated by the state for	Cash assistance which is the highest compensation level which is equal to the current market price of land based on the actual required land area but not over the agricultural land allocation in the area.	

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
	main source of livelihood or income	<p>Households provided with agricultural land will be provided with production stabilization assistance including seedling, domestic animal for agricultural production, other incentive agriculture service, veterinary services, plantation and feeding technique, and specialty technique for production, business of industrial-commercial services.</p> <p>Bonus Allowance if land is handed over in time</p>	<p>Average bonus allowance given is 4,000,000 VND per household. The actual amount will be finalized during RP updating. If household is losing more than one plot of land or will have more than one type of impact (e.g. loss of residential and productive land and will relocate) bonus allowance will not be doubled. The amount may increase as per decision of PPC.</p>
<p>Partial* Loss of Residential Land</p> <p>*Will not Require Relocation</p>	<p>(i) Owners with LURC; (ii) Owners in the process of acquiring LURC; (iii) Owners Eligible to acquire LURC;</p>	<p>Cash compensation at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs).</p>	<p>In the urban area, the non-affected residential area should not be less than 40 m² and in the rural area, non-affected residential area should not be less than 100 m² and the shape of the remaining plot is acceptable for DP to rearrange the house.</p> <p>The viability of remaining land will be officially determined by DCSCC and concurred with by the affected</p>

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
		<p>Bonus Allowance if land is handed over in time</p>	<p>household during the Detailed Measurement Survey (DMS).</p> <p>Average bonus allowance given is 4,000,000 VND per household. The actual amount will be finalized during RP updating. If household is losing more than one plot of land or will have more than one type of impact (e.g. loss of residential and productive land and will relocate) bonus allowance will not be doubled. The amount may increase as per decision of PPC.</p>
	<p>Land Users who have no formal legal rights nor recognized or recognizable claims to such land.</p>	<p>No compensation for public land and land allocated by GoV/ local authorities to institutions or individual DP, but full replacement cost for non-land assets and investment on land to land user.</p>	
<p>Total Loss of Residential Land</p> <p>Land no longer viable for continued use, i.e., can no longer build a house, therefore the entire property has to be acquired</p>	<p>(i) Owners with LURC; (ii) Owners in the process of acquiring LURC; (iii) Owners Eligible to acquire LURC;</p>	<p>Cash compensation at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification, administration costs). Plus: cash assistance for self-relocation equivalent to investment cost per household at the resettlement site</p> <p>OR</p> <p>Plot at the resettlement site which</p>	<p>In the urban area, the non-affected residential area should not be less than 40 m² and in the rural area, non-affected residential area should not be less than 100 m² and the shape of the remaining plot is acceptable for DP to rearrange the house.</p> <p>The viability of remaining land will be officially determined by DCSCC and concurred with by the affected household during the Detailed</p>

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
		<p>will be constructed by VEC of similar attributes with secure tenure. The process of compensation a plot at the resettlement site will be as follows:</p> <ul style="list-style-type: none"> ➤ The area of allocated plot(s) at the resettlement site will be the same area of plot(s) acquired for the project (depends on the number and area of affected residential land, thus, one affected HH could be allocated with more than one standard plot at the resettlement site and based on the DPs' preference). ➤ If the selling cost of plot(s) at the new site is more than the value of the affected residential land, DPs receive new plot at no additional cost (Item 1 of Article 19 of Decree 69/2009). ➤ If the plot(s) at the new site is equal the value of affected residential land, DPs receive new plot at the new site without any balance. If the plot(s) at the new site is less than the value of affected residential land, DPs will receive plot and the difference in cash. 	<p>Measurement Survey (DMS).</p> <p>The planning and detailed design for the relocation sites will be done under the management of VEC and DCSCC in consultation with stakeholders and then approved by the PC of HCMC, Long An and Dong Nai Provinces.</p> <p>Detailed regulation on plot allocation will be developed by VEC and DCSCC through consultation with district, commune and DPs then needs an approval of district PC.</p> <p>The Project, through the DCSCC and the Commune People's Committee (CPC), will acquire and develop a group relocation site if at least 15 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 100 m² in rural areas and not less than 40 m² in urban areas and will have its own latrine.</p> <p>Relocation site planning and construction followed Vietnamese standards (TCVN) and will have basic facilities (physical infrastructures and social services such as access road, inter-roads,</p>

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
		<p>Bonus Allowance if land is handed over in time</p>	<p>kindergarten, telephone line, power supply, waste treatment, water for domestic etc.).</p> <p>Average bonus allowance given is 4,000,000 VND per household. The actual amount will be finalized during RP updating. If household is losing more than one plot of land or will have more than one type of impact (e.g. loss of residential and productive land and will relocate) bonus allowance will not be doubled. The amount may increase as per decision of PPC.</p>
	<p>Land Users who have no formal legal rights or recognized or recognizable claims to such land.</p>	<p>No compensation for public land and land allocated by GoV/ local authorities to institutions or individual DP, but full replacement cost for non-land assets and investment on land to land user.</p> <p>For DPs who belong to poor and vulnerable households who do not have other accommodation as they cannot afford to purchase a plot of land or apartment will be offered special arrangements such as payment on a lease-to-own arrangements or long-term and low-cost interest payment.</p> <p>If DPs who belong to poor and vulnerable households prefer for self-relocation, will be assisted by</p>	<p>It is estimated that VND40,000,000 per household will be sufficient to purchase a plot of residential land of 40 m² within or nearby commune.</p> <p>The actual amount of cash assistance or special arrangements will be decided by the PPC during RP updating before RP implementation.</p> <p>The actual amount of cash assistance will be decided by the PPC during RP updating</p>

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
Loss of Garden/Pond Land that cannot be Certified/Recognized as Residential Land	(i) Owners with LURC; (ii) Owners in the process of acquiring LURC; (iii) Owners Eligible to acquire LURC;	<p>providing cash assistance</p> <p>In addition to payment for affected land based on replacement cost of garden/pond land, DP will be entitled to cash assistance equivalent to 30% to 70% of the current market value of residential land.</p> <p>Bonus Allowance if land is handed over in time</p>	<p>As per Article 21, Decree 69/2009. The PPC will make the decision on the amount of assistance based on actual condition.</p> <p>Average bonus allowance given is 4,000,000 VND per household. The actual amount will be finalized during RP updating. If household is losing more than one plot of land or will have more than one type of impact (e.g. loss of residential and productive land and will relocate) bonus allowance will not be doubled. The amount may increase as per decision of PPC.</p>
Partial* Impacts on Houses or House-Cum-Shops *Unaffected portion of the house is still viable or can be continuously used and will not require any relocation, only repair works.	Owners with or without acceptable proof of ownership over the land; with or without building permit.	<p>Cash compensation at replacement cost for the affected portion which is equivalent to the current market value of a newly built structure and with no depreciation or deduction for salvageable materials for the affected portion.</p> <p>For households with the affected house area less than 30 m², will be given additional cash assistance to improve new house to meet the minimum standard house (Class 4) in the area (30 m²).</p>	<p>It is estimated that the amount of assistance is VND 2,800,000 per m² based on the result of the replacement cost survey carried out in October 2009. The actual amount will be determined during RP updating and will be decided by the</p>

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
			PPC as per the replacement cost survey to be carried out during RP updating.
<p>Total* Impacts on Houses or House-Cum-Shops</p> <p>* House is partially affected but the remaining portion of the house will no longer be viable for continued use, therefore, the entire house should be destroyed.</p>	<p>Owners of the structures with or without acceptable proof of ownership over the land; with or without building permit</p>	<p>Cash compensation at replacement cost for the entire house which is equivalent to the current market value of a newly built house or house-cum-shop and with no depreciation or deduction for salvageable materials.</p> <p>For households with the affected house area less than 30 m², will be given additional cash assistance to improve new house to meet the minimum standard house (Class 4) in the area (30 m²)</p> <p>Cash payment for connection fees for water, electricity and telephone at the new site (relocation site or site that DP prefer)</p>	<p>Relocation of house can be on remaining land (if still viable, i.e., 40 m² in urban and 100 m² in rural area) or to a new plot of land at the resettlement site or a plot of land that the DP chose (self-relocation).</p> <p>It is estimated that the amount of assistance is about VND 2,800,000 per m² based on the result of the replacement cost survey carried out in October 2009. The actual amount will be determined during RP updating and will be decided by the PPC as per the replacement cost survey to be carried out during RP updating.</p> <p>It is estimated that the amount of connection fees for water, electricity and telephone is about VND 3,500,000 per household based on the result of the replacement cost survey carried out in October 2009. The actual amount will be determined during RP updating and will be decided by the PPC as per the replacement cost survey to be carried out during RP updating.</p>

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
Partial* Impacts on Shops * Shop is partially affected but the remaining portion of the house will no longer be viable for continued use, therefore, the entire shop should be destroyed.		Cash compensation at replacement cost for the affected portion which is equivalent to the current market value of a newly built house or house-cum-shop and with no depreciation or deduction for salvageable materials for the affected portion.	
Total* Impacts on Shops * Shop is partially affected but the remaining portion of the house will no longer be viable for continued use, therefore, the entire shop should be destroyed.		Cash compensation at replacement cost for the entire shop which is equivalent to the current market value of a newly built shop and with no depreciation or deduction for salvageable materials.	Relocation of shop can be on remaining land or to a new plot of land at the resettlement site/commercial site or a plot of land that the DP chose (self-relocation).
Loss of Income from Affected Land/Properties Owned by State-Owned Companies or Enterprises	Employees from State-Owned Companies/Enterprises	Cash assistance equivalent to 6 months to assist employees during the transition period.	The minimum salary level for government employees is 750,000VND per month. The actual amount will be determined during RP updating.
Loss of Income from Business	Registered business	Cash assistance equivalent to 30% of after tax income in one year based on average income in the last 3 consecutive years as certified by the tax department of the province	
	Non-registered business (shops)	Cash assistance based on estimated net income of shop. Assistance will	It is estimated that net income of shop is 1,000,000 VND per month,

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
		not be less than 3 months	therefore, allowance is 3,000,000 VND per shop. Shops found during IOL are family-run business.
Disruption During Relocation	Relocating households whose house are totally affected and will have to move on remaining land or new plot of land	a) Life stabilization allowance equivalent to 30 kg of rice per member of household. The allowance period will depend on the estimated transition period, b) Materials Transport Allowance which will be equivalent to the actual cost of moving (vehicle and labor), and c) House Rental Allowance if DP has no other accommodation while waiting for new accommodation (i.e., while DP is rebuilding house or waiting for house being built by a contractor at the resettlement site).	The actual amount per type of assistance will be determined during RP updating to reflect actual conditions.
	Relocating Shops	Materials Transport Allowance which will be equivalent to the actual cost of moving (vehicle and labor).	This applies to stand-alone shops. If shop-owner is also affected house-owner who will be required to relocate, the materials transport allowance will be included in the cost for affected house.

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
Higher Risks of Impoverishment/Hardship Due to Loss of Resource Base	Affected vulnerable households	<p>Allowances for households as per government regulation (social policy households, heroic mothers, wounded, dead soldiers)</p> <p>Additional support for vulnerable households to assist them in rebuilding their house or restoring/improving their livelihood</p>	<p>It is estimated that 1,000,000VND* per vulnerable household to cover for food and other necessary need.</p> <p>*30 kg of rice per person is equivalent to 150,000 VND per person multiplied by 5 members.</p> <p>It is estimated that it will take 12 months for vulnerable households to re-establish themselves if they are required to relocate or if they have to make their remaining production land become productive. The actual amount and period of assistance will be determined during RP updating to reflect actual needs of each vulnerable household.</p>
	Households who will experience severe loss of production land, relocating households and business owners, and vulnerable households	Entitled to take part in income restoration program/measures to be designed during RP updating.	
Loss of Secondary Structures	Owners with or without acceptable proof of ownership over the land; with or without building permit.	Cash compensation at replacement cost which is equivalent to the current market value of a newly built structure and with no depreciation or deduction for salvageable materials	

Impact/ Loss and Application(*)	Eligible Persons	Entitlements	Implementation Issues
Impacts on Crops, Trees and Aquaculture Products	Owners regardless of tenure status	<p>Annual crops and aquaculture products equivalent to current market value of crops/aquaculture products at the time of compensation;</p> <p>For perennial crops trees, cash compensation at replacement cost equivalent to current market value given the type, age and productive value (future production) at the time of compensation.</p> <p>Timber trees based on diameter at breast height at current market value</p>	
Impacts on Public Facilities, Communal Owned Assets and Collective Assets	Owners of assets	<p>Cash compensation to cover the cost of restoring the facilities or assets</p> <p>OR</p> <p>In-kind compensation (such as VEC to replace materials, provide labor)</p>	To be agreed between VEC and owner during RP updating
Impacts on Graves/Tombs	Households/individuals who have affected tombs and graves	<p>Costs of excavation, relocation and reburial will be reimbursed in cash to the affected family.</p> <p>Graves to be exhumed and relocated in culturally sensitive and appropriate ways.</p>	

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

VIII. RELOCATION OF HOUSING AND SETTLEMENTS

A. Number of Relocating Households

108. The compensation for residential land plots will be either in kind (plots) at the relocation sites or in cash at replacement cost.

109. The IOL identified five categories of impacts on residential land and houses from households:

- (i) Households who will be impacted on residential land but not houses (39);
- (ii) Households who are fully affected on houses but the remaining residential land is more than 100 m² (76 HH) , thus they would arrange their houses on the remaining area of residential land (no need to move to new places) ;
- (iii) Households who will be fully affected on houses and residential land and have to move to new places (417 HH);
- (iv) Households who will be fully affected on houses, but houses are on non-residential land (319 HH), they will be considered as residential landless household if they have no other non-affected house; and
- (v) Households who will be partially affected on residential land and houses.

Table 83: Residential plots with and without houses

Province/City	Fully Affected Residential plot without house		Fully Affected Residential plot with house	
	Number of HH	Plot Area (m2)	Number of HH	Plot Area (m2)
I. Long An Province				
1.1 Ben Luc district				
My Yen communes			08	4,071
Sub total 1.1			08	4,071
1.2 Can Giuoc district				
1.2.1. Phuoc Ly commune	01	51.00	07	4,815
1.2.2 Long Thuong	None			
Subtotal 1.2	01	51.00	15	4,815
Subtotal (1)	01	51.00	15	8,886
2. Ho Chi Minh City				
2.1 Binh Chanh district				
2.1.1. Binh Chanh commune	01	250	45	10,841
2.1.2. Tan Quy Tay commune	0	0	04	969
2.1.3. Hung Long commune	04	466.00	50	12,499
2.1.4. Da Phuoc commune	02	353.00	21	3,942
Subtotal (2.1)	07	1,069	120	28,251
2.2 Nha Be district				
2.1.1. Nhon Duc commune	03	540.00	37	7,439
2.2.2. Long Thoi	0	0	25	4,297
Subtotal (2.2)	03	540.00	62	11,712
2.3 Can Gio district				
2.3.1. Binh Khanh commune	01	79	10	1,681
Subtotal (2.3)	01	79	10	1,681
Subtotal (2)	11		192	4,1644
3. Dong Nai Province				
3.1 Nhon Trach district				
3.1.1. Phuoc Khanh commune	0	0	0	0
3.1.2. Vinh Thanh commune	01	152.00	06	1,608

Province/City	Fully Affected Residential plot without house		Fully Affected Residential plot with house	
	Number of HH	Plot Area (m ²)	Number of HH	Plot Area (m ²)
3.1.3. Phuoc An commune	04	484.00	68	17,621
Subtotal (3.1)	05	636.00	74	19,229
3.2. Long Thanh District				
3.2.1. Long Phuoc	None			
3.2.2. Phuoc Thai	22	4,946	136	28,505
Subtotal (3.2)	22	4,946	136	28,505
Subtotal (3)	27	5,582	210	47,734
Grand Total (1+2+3)	39	7,321	417	98,264

Table 84: Households with houses on non-residential land and partially Affected Land

Locality		House on non-residential land		Partially affected residential plot without house (HH)
District	Commune	HHs	Plot Area (m ²)	
Ben Luc	My Yen	16	1,607	1
Can Giuoc	Phuoc Ly	11	790	2
	Long Thuong			
Subtotal (Long An)		27	2,397	3
Binh Chanh	Binh Chanh	43	3,828	3
	Tan Quy Tay	4	291	1
	Hung Long	37	3,738	7
	Da Phuoc	41	4,012	0
Nha Be	Nhon Duc	11	660	5
	Long Thoi	5	190	3
Can Gio	Binh Khanh	38	3,075	0
Subtotal (HCMC)		179	15,794	19
Nhon Trach	Phuoc Khanh	9	700	2
	Vinh Thanh	14	1,942	4
	Phuoc An	64	5,894	10
Long Thanh	Long Phuoc			
	Phuoc Thai	26	3,179	13
Subtotal (Dong Nai)		113	11,715	29
Grand total		319	29,906	51

110. Table 84 above shows that the maximum number of residential plots to compensate and to assist for the households is 775 plots (417 affected plots with houses, 39 fully affected plot without houses and 319 plot for household affected house on non-residential land). Common practice is that, in each commune if the total number of households have to be relocated is more than 15 HH, the resettlement site should be constructed or affected households should be arranged to the residential sites which are planned to be constructed (suits to the RP implementation) or under construction by land developers, except in case that the affected HH do not require for the relocation arranged by the Project Management Unit (DPs prefer to self-relocation).

111. The results of consultation on the options of HH to the modes of relocation (cash for self-management or plot at the relocation site which will be constructed by the Project Management

Unit) were obtained through consultation meetings and surveys and presented in Chapter 3.

112. Non-Availability of State/Public Land as Replacement for Affected Productive Land. As mentioned in Chapter 4, during the consultation meetings, the district and commune authorities gave their confirmation that there are no government land or land banks available to replace the affected agricultural land of households. However, all districts and affected communes said that it is not difficult to buy agricultural land in their locality. Discussion on the income restoration and rehabilitation are presented in Chapter 9.

B. Potential Relocation Sites

113. With regard to relocation of households for residential purposes, there are planned and ongoing construction of relocation sites in the project areas.

114. In **My Yen Commune, Ben Luc District, Long An Province**. The first site is with the area of about 66 ha in Ward 5, the former owner was the Company of Construction and Services of District 10-HCMC (Conseco), but it was taken back by the provincial authorities because Conseco did not implement for this project. It was informed by local authorities that, the compensation plan for this site was prepared by Consenco. However, Conseco has not yet compensated to any affected households. This site is about 150 m far from National Highway 1A and about 01 km far from the commune center. The site has its borders with Ba Bep channel in the North, with Ward 5 in the East and South, with “Lo Lien road” in the West. The site is also very close to the commune-link roads. The transmission line of 110 KVA, 35 KVA and 0.4 KVA are available near by the site. Currently, the selling cost at this site is from about VND 300,000 to VND 1,200,000 per m².

115. The other site is in Ward 6 of My Yen commune with the area of about from 2 ha to 7 ha. This site is close to the commune link road namely Mien Tan Buu (11 m wide with asphalt payment), about 3 km far from National Highway no. 1 and 0.5 km to commune center. It has borders with Tan Buu commune in the South, with Ward 3 in the East and with My Nhon canal in the West. The transmission lines of 220 kv and 0.4 kv are available near by the site.

116. New relocation site in My Yen Commune being developed by Joint Stock Venture no. 135 and one in Kim Long 2 which is under development by Hoang Long Group. Each plot is 100 m² (5 m x 20 m) and the selling cost is VND 300,000,000.

117. In **Can Giouc District, Long An Province**, the 20-ha resettlement site in Phuoc Ly commune is owned by the Joint Stock Company for Construction Investment and Urban Development (SAMMY). The compensation for this site was done and the site was leveled and fenced. The power supply is available near by the site. According to the approved plan of this site, there will be 679 plots of residential land with the area of 100 m², 140 m² and 250 m² and the sites would be constructed with: Kindergarten (2,188 m²), market center (2,997 m²) and health care center (560 m²), water supply station, bus station, public park and power supply; drainage and sanitation systems.. District authorities said that, the selling cost would be around VND 800,000 per m².

118. Another site of about 6.6 ha in Phuoc Ly commune is also planned. The owner of this site is Hanh Tram Company Ltd., Compensation for this site has not been done. This site is close to the district and commune link roads and about 5 km far from the commune center. Power supply is already available near by the site. There will be 277 residential plots and areas of each plot varied from 90 m² to 200 m². According to the plan of this site, there will be: one kindergarten (1,300 m²) and market center (550 m²), water supply station, and power supply and drainage and sanitation systems. According to the results of IOL, with a maximum number of plots required in this commune is 18, the potential of the sites would meet the need.

119. In **Nha Be District, Long An Province**, the district authorities of Nha Be confirmed that no state land is available for developing the resettlement site for the project, but VEC could buy plots, apartments from the developers of residential areas in the district such as the sites namely Phi Xuan, Nhon Duc, Bao Long.

120. In Long Thoi commune, there is one residential site and the owner of the site is Joint Stock Company for housing business. The compensation for the site was prepared by the district (Decision no. 1063/QD-UBND dated 19 March 2007). The site is about 72 ha and has its borders with the Ring Road 3 in the North, with Long Thoi road in the South, with the College of Natural resources and Environment in the East and with RR3 and Long Thoi road in the West. The detailed planning of the site was done and with very detailed cost estimate for the site construction which including physical infrastructures and social services. The site is about 1.5 km far from the commune center.

121. Another site in Nhon Duc commune which the owner is Joint Stock Company for the public services of Nha Be. This site is about 27.9 ha and the site was approved by PC of Nha Be district (Decision 1413/QD-UBND dated 29 December 2008) and by the Construction Department of HCMC (Decision 157/QD-SXD-PTN dated 19 September 2009). The site has the borders with Phuoc Kien river in the North, with the Secondary School of Nhon Duc in the South, with Phuoc Kien river in the East and with Dao bridge in the West. It is about 05 km far from Nhon Duc commune center. Currently, the propose selling cost is about VND 2,000,000 per m². According to IOL, there are about 48 households in Nhon Duc commune and 30 households in Long Thoi commune would be relocated, these two sites will meet with the need of relocating for the project displaced persons.

122. In the **District of Binh Chanh district, HCMC**, most of the residential sites in communes of Binh Chanh district already have detailed planning and detailed cost. It shows that in average, residential area is from 35 m² to 45 m² per head, area for the public works is 6.3 m² per person, green park is 7.3 m² per person and area for inter-roads is 18.6 m² per person. Relocation sites in Binh Chanh district are as follows:

- a. Residential site at the Center of Binh Chanh commune: This site is about 149.3 ha and the owner of the site is Management Board of Planning and Construction. This site has its borders with the national highway 1A in the Northwest, with Dinh Duc Thien road in the Southwest and with Tan Quy Tay commune in the Southeast. There is water supply station using underground water. The power system with a transmission lines of 15 kv, 0.4 kv and transformers are available.
- b. Binh Chanh residential site is about 132 ha and close to Hoang Phan Thai road in the North, National highway 1A in the Southeast and Long An province in the West. The site is close to several existing roads and highway 1A as well as close to the power grid. The water supply station is available at the interchange of National highway 1A and Hoang Phan Thai road; and
- c. Northern residential site of Binh Chanh is about 91.4 ha and about 1.5 km far from the commune center. It has borders with Tan Tu commune in the North, National highway 1A in the Southeast, Hoang Phan Thai road in the Southwest and with planned railway in the Northwest. The site is also close to the district link-roads. This site will be constructed with several condominiums and residential plots.
- d. There is a residential site located at Tan Quy Tay commune about 106.8 ha. It is bordered by the fruit trees garden of Department of Agriculture and Rural development in the Northeast and the Southeast, and with National highway 1A in the Northwest and with Doan Nguyen Tuan road in the Southwest. The site is close to the existing primary school, kindergarten of commune and some small industrial services. According to the detailed planning for the site, it would be constructed with the bus station (12.45 ha), the administrative offices, kindergarten, market center, health care station
- e. Da Phuoc Relocation Site (about 12 ha). The developer is Public Service Company

- f. Another potential site is “Ben xe mien Tay” in Hung Long Commune. This site is with the area of 6 ha and the site developer is Joint Stock Venture Mechanical Company of Samco-Sai Gon. There are only 08 households of Tan Quy Tay commune who have to be relocated and Hung Long commune is close to Tan Quy Tay commune, therefore the sites available in Tan Quy Tay will be arranged for the relocating households of both communes.
- g. In Da Phuoc commune, there is one site which the Management Board under Binh Chanh district authorities is the site developer. The area of this site is 76.18 ha it is about 200 m far from the commune center. This site has the borders with Rach Ro in the North, with the green strip of HCMC in the South, with other residential site of HCMC in the East and with paddy fields in the West. The site is close to Da Phuoc road (4 m wide) and national road no. 50. With the number of 88 relocating households of Binh Chanh commune, 87 households of Hung Long commune and 08 households of Tan Quy Tay commune, the sites available in these localities will meet with the need.

123. **Can Gio district, HCMC** said that there is site which was planned for the affected HH from the projects in the district namely Co Dau in Binh Khanh commune (area of 30 ha, plot with the dimension of 7 m x 5 m and 5 m x 20 m, planned selling cost is about VND 700,000 per m²). The site is currently under construction and suitable to the schedule of Ben Luc- Long Thanh expressway project. There are 48 households of Binh Khanh will have to be relocated and they could be arranged to this site.

124. There are several sites could be developed or under development in the affected communes of **Nhon Trach district, Dong Nai Province**

- a. Phuoc Khanh site with the area of about 17 ha which Nhon Trach district is the owner of this site. About 421 plots (140 m² each) would be available and the physical infrastructures at this site are almost fully developed and the construction of the site is planned to be completed in August 2009. In Phuoc Khanh commune, there are other two sites which the owners are Soai Rap Company Ltd., and Nam Viet Estate Development Company. These planning of sites were done and the sites will be constructed by the owners soon.
- b. In Phuoc An commune, a site namely Phuoc An with 1.6 ha and with 101 plots of 140 m² each, is under construction. It is about 3.5 km far from the commune center. The site includes of inter-roads, water supply station, drainage system and power supply (transformer and transmission lines). The proposed selling cost is about VND 300,000 per m².
- c. According to Vinh Thanh district, about 1,000 m² could be used for the site development. This potential site is close to the road 25C in the North, has borders with paddy field in the South, with residential area of Thanh Minh Ward in the East and with the road (about 4 m wide) in the West. This site is about 3.5 km far from the commune center and 220 kv transmission line is available nearby. Currently, the market price of land at this site is about VND 300,000 per m². Another site in Vinh Thanh is with the area of about 86.5 ha and the Joint Stock Company for Trade and Transportation of Song Da is the owner of this site. The site has the borders with road no.7 in the North, with a residential area along the road no.19 in the South, with road no.2 in the East and with road no.8 in the West. It is about 0.5 km far from the commune center. The selling cost is estimated at about VND 300,000 per m². These available and potential sites would be arranged for the relocating households of Phuoc Khanh, Vinh Thanh and Phuoc An communes.

125. Long Thanh district authorities advises that in **Long Thanh district, Dong Nai Province**, there are two residential sites namely Long Phuoc and Tan Hiep. Long Phuoc site is about 33 ha in Phuoc Hoa Ward and could be arranged for 500 families with the plot area of 300 m². The site has the borders with the earth roads in the North, the South and the East, with the earth road and the industrial zone of Long Phuoc in the West. Compensation plans for the site were already approved by Dong Nai PPC for the HH who have the properties in this site and the investment plan is under preparation by the district.

126. Another site namely Tan Hiep is about 30 ha and could be developed for 500 HHs and with the plot area of 300 m². With the sites which are under construction or planned to be constructed by the site developers in all project affected communes as described above and suggestions from relocating households through the consultation meetings. With the sites available in the affected commune of Long Thanh district, the relocating households could be arranged to these sites.

C. Estimated Cost of a Resettlement Site

127. With reference to several detailed plans for residential sites in Binh Chanh and Nha Be districts, the average unit cost for the site investment is VND 550,000 per m². The cost for the site development by VEC will not be shouldered by the DPs from their compensation package for residential land. The DPs will receive cash for their affected residential land but will be given priority in buying a plot of land/apartment based on “base cost” prices, meaning, the development cost will be shouldered by the Project.

128. Apart from the cost of preparing detailed plans (detailed design, environmental assessment) that will be shouldered by VEC, other site development cost that will be paid by VEC is presented in the

Table 85: below. It is estimated that 20,000,000,000 VND is need to develop one relocation site:

Table 85: Cost of Site Development

Site Development	Estimated Cost per Site
Cost for topographic, geologic, hydrologic survey	2,500,000,000
Cost for the access road (off site road) 2.0 km long and 8 m wide in average (650,000 VND/m ²)	10,400,000,000
Cost for social services such as health care station, kindergarten, community cultural house (1,500 m ²) Estimated at VND 2,800,000 per m ²	4,200,000,000
Cost of telephone, electricity and water supply installation	3,000,000,000

D. Process of Site Development

129. Following the final decision of affected households with regard to their relocation options, the key steps below present the required activities, timeline, and groups responsible in order to design, construct and relocate households to the new resettlement sites.

- a. The Project Management Unit and the DCSCC to propose the sites to the PCs of Long An, Dong Nai and HCMC for their approval (total area of the site, number of plots, areas of plots etc.). The sites for relocating DPs of the project in communes could be the parts of the planned sites in the districts
- b. The Project Management Unit and the District compensation and DCSCC to prepare the TOR for the site planning and detailed design, select consultants for these services, consultants to prepare for the site planning and detailed design.
- c. The Project Management Unit and the DCSCC to submit the site planning and detailed design including the cost of the site construction and EIA for the sites to DOCs, DONREs of Long An, Dong Nai provinces and HCMC for their review and

- d. Bidding and selection of contractors for the site construction (could be included of housing if HH prefer the project to construct the house for them).
- e. Plot allocation to HH and issuance of LURC and ownership of house.
- f. During the preparation of detailed planning, the DCSCC will (i) consult with relocating households to discuss final location of the relocation site, size of plot, costs, payment conditions, relocation schedule, and procedures for the awarding of plots to households; (ii) inform the affected households that if the value of the plot is lower than the replacement cost of the affected household's lost residential land, the price difference will be paid in cash to the affected household; (iii) document agreements reached with the households and posted in the office of the commune. The DCSCC will also take into consideration suitable plots for households who have businesses and ensure that the plot that will be allocated for them will have suitable commercial potential.

Table 86: Steps for site study and relocation implementation

No.	Steps	Estimated time (months)	Responsibility
1	Final survey and proposal for the sites	3	DCSCC and VEC
2	Approval for sites of city/province PC	1	PMU under VEC and DCSCC to submit to the PCs of HCMC, Long An and Dong Nai provinces
3	Prepare TOR and selection of consultants for site planning and detailed design	1	PMU under VEC and DCSCC
4	Prepare a draft detailed planning according to Vietnam standards (physical infrastructure, plot arrangement, kindergarten, market etc)	1	Consultants under the supervision of VEC and DCSCC
5	Consultation with stakeholders on the site planning, get feedback from them.	0.5	Consultants with the help from VEC and DCSCC
6	Finalize the planning including EIA , Compensation Plan for the site, submit to DOC, DONRE, DOF for their reviews and then to the PCs of HCMC, Long An and Dong Nai provinces for their Approval. Disclose the approved planning at the affected communes.	1	PMU3 under VEC and DCSCC
7	Detailed Design and Bidding Document based on the approved detailed planning.	1.5	Consultants of PMU1
8	Bidding invitation, bidding evaluation and selection of contractors for the site construction. Approval of relevant authorities on the results of bidding evaluation and award the contract to the successful bidder	1.5	PMU1 and VEC
9	Construction of the site	5	Contractor
10	Demarcate Plot	.5	Contractor
11	Allocate Plot to HH based on the regulation of plot allocation	.5	PMU1 under VEC, DCSCC, Commune
12	Construction of Houses and Public social services (done in parallel)	4 to 5	HH or Contractors
13	Relocation of HHs	1	HH with the help of local authorities

E. Payment and Relocation of Households

130. With regard to timing of payment to DPs and relocation, disbursement of compensation will be at least four months prior to displacement. For villas, at least 5 months. This will allow DPs to have sufficient time to rebuild their houses. Displaced persons will not be displaced until the commune/ward allocates land acceptable to DPs and until DPs received full compensation and allowances due them.

131. For affected households who opt to receive cash compensation for self-relocation will be compensated in full for all their losses (land and non-land assets) and the necessary relocation and transition allowances as per updated RP. The DCSCC and commune authorities to help relocating households through the process of land purchasing and having legal papers for the ownerships. DCSCC will also help relocating families (if needed) to deal with residential land developers in the localities in case DPs want to buy plots or apartments at the sites which developed by site developers or by districts (not by the project owner). Special assistance will be provided to vulnerable households during relocation. Their needs will assessed during the DMS.

IX. INCOME RESTORATION AND REHABILITATION

132. Experience has it that, unless mitigated, involuntary resettlement resulting from development projects often gives rise to severe economic, social, and environmental problems: production systems are dismantled; people face impoverishment when their affected productive assets or income sources are not replaced; people are relocated to environments where their productive skills may be less applicable and the competition for resources greater; community institutions and social networks are weakened; kin groups are dispersed; and cultural identity, traditional authority, and the potential for mutual help are diminished or lost.

133. In addition, there are people who on account of their position in society and/or their physical and economic situation are less capable of re-establishing themselves than the others and, therefore, face greater risks of impoverishment. These people are those who fall in any of the groups of vulnerable households. Consequently, compensation at replacement cost itself is not enough. Relocation assistance through different types of allowances and economic restoration plan is needed to be developed in order to make sure that the project affected person will not be worse off or otherwise improved their livelihood and living standards at new places. The new Decree 69/200 has improved its provision of compensation and assistance to affected households, specially those who depend heavily on agricultural production as their main source of income, nevertheless, the project will allocate funds for economic restoration program for the affected households.

134. As mentioned in previous sections, the district and commune officials stated that they cannot offer replacement land for households losing productive land. However, they stated that there is an active land market, both residential and agricultural in Long An, Dong Nai and HCMC. In view thereof, to make sure that the project affected people could buy productive land with cash compensation, the Project will ensure that the compensation given to the affected land is at replacement cost at the time of disbursement of payment and together with the district and commune authorities help people with legal assistance through the process of purchasing land and getting the legal papers for their purchased properties.

135. The results of the consultation meetings with the DPs described in Chapter 4 show that most of severely affected households preferred cash instead of because they said that they will just manage their restoration themselves. However, it was also very clear that they also asked for assistance on farming and husbandry activities, for seeking jobs in the industrial zones and for getting loans. Given the general information with regard to the type of income restoration

programs presented during RP preparation, it is only common for households to opt for cash assistance. During RP updating, the program will be presented and discussed in detail with the affected households.

A. Consultations with Key Stakeholders

136. During the first and second rounds of consultation from June to October 2009, various institutions, including local NGOs in Long An, Dong Nai provinces and HCMC were met with regard to possible employment opportunities, trainings, loans availability in the localities and income restoration program activities that are available or can be made available for the displaced persons.

137. Discussions were held with regard to programs available and basic requirements in order for households to be eligible for employment. Organizations providing small loans were also explored. For the specific purpose of consultation for the economic restoration activities, the institutions were met with is as in Table 87 below.

Table 87: Consultation with institutions, local NGOs of the affected districts

Meeting	Venue	Time	Consulted institutions
1. With Ben Luc district, Long An province	At offices of consulted institutions	From 29 June to 5 July 2009 and then from September to October 2009	- District Department of Labor and invalid and Social Affairs.
			- Center for vocational training and employment orientation.
			- Center for agricultural extension programs.
			- Farmer Association
			- Women Union
2. With Can Giuoc district, Long An province	At offices of consulted institutions	From 19 to 31 July 2009 and then from 10 to 15 September 2009.	- District Department of Labor and invalid and Social Affairs.
			- Center for vocational training and employment orientation.
			- Center for agricultural extension programs.
			- Farmer Association
			- Women Union
3. With Can Gio district, HCMC	At offices of consulted institutions	From 13 to 19 June 2009 and then from 18 to 22 September 2009.	- District Department of Labor and invalid and Social Affairs.
			- Center for vocational training and employment orientation.
			- Center for agricultural extension programs.
			- Farmer Association
			- Women Union
4. With Nha Be district, HCMC	At offices of consulted institutions	From 5 to 12 June 2009 and then from 7 to 9 September 2009.	- District Department of Labor and invalid and Social Affairs.
			- Center for vocational training and employment orientation.
			- Center for agricultural extension programs.
			- Farmer Association
			- Women Union
5. With Binh Chanh district, HCMC	At offices of consulted institutions	From 4 to 6 August 2009 and then from 11 to 12 September 2009.	- District Department of Labor and invalid and Social Affairs.
			- Center for vocational training and employment orientation.

Meeting	Venue	Time	Consulted institutions
			- Center for agricultural extension programs.
			- Farmer Association
			- Women Union
			- Social and policy Bank Branch
6. With Nhon Trach district, Dong Nai province	At offices of consulted institutions	From 8 to 11 August 2009 and then from 4 to 12 September 2009.	- District Department of Labor and invalid and Social Affairs.
			- Center for vocational training and employment orientation.
			- Center for agricultural extension programs.
			- Farmer Association
			- Women Union
			- Social and policy Bank Branch
7. With Long Thanh district of Dong Nai province	At offices of consulted institutions	From 14 to 17 August 2009 and then from 25 to 28 September 2009.	- District Department of Labor and invalid and Social Affairs.
			- Center for vocational training and employment orientation.
			- Center for agricultural extension programs.
			- Farmer Association
			- Women Union
			- Social and policy Bank Branch

138. Based on meetings and interviewed held with the local authorities, below is the summary of ongoing and planned programs in the area that the Project can use during RP updating and planning of income restoration activities.

Table 88: Ongoing and Planned /Activities Programs in the Area

Province	Key information and possibility of activities/programs
1. In Long An province.	<p>There is a Decision No. 28/QD-UBND dated 08 August 2008 on the compensation, assistance, vocational training and employment for DPs whose land is acquired by the Government (each eligible person is assisted with VND 5,000,000).</p> <p>(a) Ben Luc district:</p> <ul style="list-style-type: none"> - Vocational training center has 47 trainers but is with a limited functions and at the presence just mainly doing vocational training for the high school pupils. This vocational training center could organize the courses on IT, garment industry, mechanical, electrical etc. the courses are from 03 months or 6 months to two years or three years. - Extension Center for Agriculture has 05 staff who are working at the center office and 15 people who are working at communes. The staff of this center are with the background on agriculture and husbandry. It is implementing the programs in the district such as animal husbandry (cow, pig etc.) and planting sugar, rice, fruit trees. These programs are implementing with the co-operation of district women union and farmer association. - Farmer Association has 04 persons who are with the university degrees and implementing the programs for 1,905 HH on poverty reduction, loan assistance to the students from the poor families, loans for farming and husbandry etc. - Women Union is implementing the programs such as loans for the poor households headed by women , microfinance for gender programs etc. - Social and policy Bank Branch is implementing the programs with loans for economic development, each poor HH could borrow not more than VND 30,000,000 and with an interest of 0.65% per month. One family could borrow not more than VND 20,000,000 for self-employment and with an interest of 0.65% per month. This Bank also supports loans for student from poor families, and for improving sanitation facilities of families as well as for

	<p>labor export and buying houses.</p> <p>(b) Can Giuoc district:</p> <ul style="list-style-type: none"> - Vocational training center has 39 trainers. This vocational training could organize the courses on IT, garment industry, mechanical, electrical, accounting etc. the courses is from 03 or 6 months to two or three years. The center has also carried out technical assistance on mushroom making, husbandry and other TA on agricultural activities. After training, the trainees would be introduced by the center to many companies, enterprises for employment and with a monthly salary is about VND 1,200,000 to 1,500,000. - Extension Center for Agriculture has 04 staff, the staff of this center are with the background on agriculture and husbandry. It is implementing the programs in the district such as fresh vegetable planting, TA for planting with new types of rice and livestock raising. - Farmer Association has 04 persons with the university degrees and implementing the programs for on poverty reduction, loan assistance to husbandry and agricultural activities. - Women Union has 04 persons and it is implementing the programs such as loans for the poor households headed by women from the social and policy Bank, microfinance, employment for women etc. - Social and policy Bank Branch is implementing 07 programs with loans for economic development, for poor HH, for pupils from the poor families, for improving sanitation facilities etc. The poor families could borrow not more than VND 30,000,000 and with an interest of 0.65% per month. <p>In Long An Province, most of Companies and Enterprises recruit employees through the Service for Employment Recruitment. Its Website is www.vieclamlongan.vn and email address is gtvllongan@yahoo.com.vn. Visit this website, a lot of useful information for employment such as type of jobs, number needed, salary, qualifications required, contact addresses and deadlines of application etc.</p>
2. In HCMC	<p>Loan for microfinance and poverty reduction to create employment (CEP). The CEP is a non-benefit organization in HCMC and belongs to the Trade Union of HCMC. It was founded in 1992. Loans cover for running small businesses, upgrading of houses, handicraft manufacturing, vocational training, for education of children. Up to date, about 60% of women borrow from CEP for business purposes</p> <p>(a) Can Gio district:</p> <ul style="list-style-type: none"> - Vocational training center has 12 trainers; of which 12 persons graduated from universities. This vocational training could organize the courses on garment industry, mechanical, electrical, motorbike reparation, construction and IT etc. the courses is from 03 months or 6 months to two years or three years. - Extension Center for Agriculture has 12 staff; of which, 05 are working at the center office and 07 staff are working in the communes. Staff of this center are with the background on agriculture and husbandry. It is implementing the programs in the district such as fish and shrimp farming, salt farming, TA for planting with new types of rice and livestock raising, animal husbandry. - Farmer Association has 06 persons an implementing the agricultural programs and assistance families to access loans for husbandry and agricultural activities. - Women Union has 07 persons and it is implementing the programs such as loans for the poor households headed by women from the social and policy Bank, microfinance, employment for women etc. - Social and policy Bank Branch is implementing several programs with loans for economic development, for poor HH, for pupils from the poor families, for improving sanitation facilities etc. The poor families could borrow not more than VND 30,000,000 and with an interest of 0.65% per month. <p>(b) Nha Be district:</p>

	<ul style="list-style-type: none"> - Vocational training center has 47 trainers. This vocational training could organize for 13 courses yearly and on garment industry, mechanical, electrical, motorbike reparation, TA on agriculture and husbandry. The courses are from 03 months or 6 months to two years or three years. People complete class 9 above are acceptable to the training courses of this center. - Extension Center for Agriculture has 03 staff and they are with the background on agriculture, forestry and husbandry. It is implementing the programs such as fish and shrimp farming, TA for planting with new types of rice and livestock raising, animal husbandry. The HH participate to the programs will be assisted with 60% for seedlings and materials need for the programs. - Farmer Association is implementing the agricultural programs and assist families to access loan for husbandry and agricultural activities. The Farmer Association is in a cooperation with the vocational training and carry out the training programs on garment industry, IT, electrical technique etc. This association is also implementing the loan program (program 316) for 300 poor families and program 120 for self-employment to 180 HH. This association has introduced 567 people to work for different companies in the industrial zones of Hiep Phuoc- Long Thoi. - Women Union is implementing the programs such as loans for the poor households headed by women from the social and policy Bank, microfinance, employment for women, applying new technology on farming and fish farming. - Social and policy Bank Branch of Nha Be and district 7 has 09 staff and is implementing several programs with loans for economic development, for poor HH, for labor export and for improving sanitation facilities etc. <p>(c) Binh Chanh district:</p> <ul style="list-style-type: none"> - The Department of Labour-Invalid and Social Affairs is responsible for the program 156 of HCMC (the program to assist the families affected by land acquisition on the new employments). Each affected HH could borrow VND 30,000,000 maximum from this loan. - Vocational training center has 22 staff; of which, 07 staff are with University Degrees of economics, IT, Finance and Administrative skills etc. This center trains on the areas of electricity, mechanics, repairing motorcycles etc., It organizes with the short term and medium term courses. - Farmer Association has 06 staff and participating to the program 156 of HCMC. Currently, this Association is implementing several programs such as planting fresh vegetables, fish farming etc. - Women Union has 07 staff and cooperating with the district Social and Policy Bank to run some programs for the poor families. The poor family could borrow from VND 5 to 15 million. - Agricultural Extension Center of Binh Chanh- Binh Tan and District 8 has 05 staff, all of them are with University Degrees. It is running the programs on husbandry, aquaculture and agriculture. - Social and policy Bank has 06 loan programs for the poor families, for students from the poor families, for sanitation improvement, for labour export, employment and program 156 of HCMC (to assist for the families who affected by land acquisition for the projects).
3. In Dong Nai province	<p>The same functions of the relevant institutions in two affected districts (Nhon Trach and Long Thanh) of Dong Nai province are as below:</p> <ul style="list-style-type: none"> - Vocational training Center of Long Thanh and Nhon Trach has 39 staff. Targets on the training courses for rural households, especially poor and former soldiers. Training includes animal husbandry, agricultural extension, rubber tree planting; handicrafts, mushroom growing, sewing, electrical/mechanical trainings, driving lessons. Courses offered vary from 3 months to 3 years. - Agricultural Extension Center has 04 staff and including Engineers of Agriculture and Veterinary Medicine. It is implementing some programs for poverty reduction, mushroom, new rice seedlings etc.,

	<p>- Farmer Association: Each association of the district has 05 persons. It is implementing for the loan to farmers (with low interest) for employments and assist for selling products. Borrowing conditions are: Households have farm, fish ponds and each household can borrow up to VND 5 million. The farmer association in these districts are managing some programs which supported by the Government such as programs on agricultural extension, animal husbandry, fish ponds and there are about 250 HH participating to the programs and with the total loan amount of VND 500 million.</p> <p>- Women Union has 05 staff and running for programs on loans to the farmers, loans from the Social and Policy Bank etc.</p> <p>- Loan from the Social and policy Banks: Targets to help the poor families. Long-term repayment with low interest (0.17% per month in three years). Maximum amount household can borrow is VND 30,000,000. The loan from the Social and policy Bank supports for the poor families, students, improving for family sanitation facilities.</p> <p>The Department Labour- Invalid and Social Affairs of Nhon Trach district is currently preparing its plan for the employment of people who are affected by land acquisition for the projects in the district locality. This department is also implementing the program 120 of the Government for the poor families. The district PC issued a decision 26/2008/QD-UBND dated 7 April on the vocational training, employment for the project affected people; decision 05/2008/QD-UBND dated 15 January 2008 on the assistance for the school fees to the pupil from the families who affected by land acquisition for the project development and decision 12/2008/QD-UBND dated 12 February on the health care assistance to the families who are affected by land acquisition.</p> <p>In Dong Nai Province, most of Companies and Enterprises recruits employees through the Service for Employment Recruitment. Its Website is www.vieclamdongnai.net and address is at 62/8 Cach mang thang 8 Street, Quang Vinh Ward, Bien Hoa city. Visit this website, a lot of useful information for employment such as type of jobs, number needed, salary, qualifications required, contact addresses and deadlines of application etc. Each month, this service organizes the meetings for the companies to directly interview the candidates for their needs.</p>
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B. Possible Employment Opportunities in the Area

139. In terms of employment, there are a number of industrial zones in the project area that will be explored during RP updating for possible opportunities for the DPs.

Table 89: Possibilities of employment in Long An, HCMC and Dong Nai

Name of industrial zone	Address	Investor	Possibility of employment
I. Long An Province			
1. North Tan Lap	Tan Lap and Phuoc Vinh Dong commune, Can Giuoc district	A.C.M Trade and Construction Company Ltd., and Vinacapital Group	Processing for agricultural and aquaculture products, garment industry, shoes making, construction material processing, car manufacturing plant etc.
2. South Tan Lap	Tan Lap commune, Can Giuoc district	A.C.M Trade and Construction Company Ltd., and Vinacapital Group	As the same as above
3. Tan Kim	Tan Kim commune, Can Giuoc district	Van Cat Tuong Company Ltd.	Processing for agricultural and aquaculture products, garment industry, mechanical engineering, food processing, motorbike and car manufacturing, software

			development etc.
4. Long Hau	Long Hau commune, Can Giuoc district	Long Hau Stock Joint Venture Company	Processing for agricultural and aquaculture products, garment industry, mechanical engineering, food processing, motorbike and car manufacturing, construction material processing, milk processing etc..
5. Vinh Loc 2	Long Hiep commune, Ben Luc district	Cho Lon Company for import-Export	Processing for agricultural and aquaculture products, goods for domestic etc.
6. Buu Long Hiep	Tan Buu commune, Ben Luc district	Public Service Company, District 4	Equipments for farming and food processing
7. North An Thanh	An Thanh commune, Ben Luc district	Phu An Thanh Stock Joint Venture Company	Calling for investors
8. Nhat Chanh industrial zone	Nhat Tan commune, Ben Luc district	Thanh Yen Stock Joint Venture Company	Processing for agricultural and aquaculture products, garment industry, mechanical engineering, food processing, motorbike and car manufacturing, construction material processing, milk processing etc.,
9. Thanh Duc	Thanh Duc commune, Ben Luc district	Phu An Company for Construction and Physical Infrastructure	Food processing, leather processing, mechanical engineering etc.,
10. Thuan Dao	Ben Luc town and Long Dinh commune, Can Duoc district	Joint Venture Company for Ben Luc Industrial zone	Food processing, Food processing, leather processing, mechanical engineering etc.,
II. HCMC			
1. Hiep Phuoc	Long Thoi commune, Nha Be district	Hiep Phuoc Company	Mechanical, electricity, furniture, medicine, paper, rubber etc.,
2. Tan Thuan	District 7	Tan Thuan Company	Garment industry, Food processing, furniture, enameled tile
3. Tan Tao	Tan Binh district	Joint Stock Company of Tan Tao	Mechanical engineering, electricity, electronic, furniture, construction material processing, garment industry etc.,
4. Vinh Loc	Tan Binh and Binh Chanh district	Cho Lon Company for Import-Export and Investment	Mechanical engineering, electricity, electronic, furniture, construction material processing, garment industry etc.,
5. Le Minh Xuan	Binh Chanh district	Joint Stock Venture Company for Construction and Development	Garment industry, shoes making, mechanical, food processing, rubber processing etc.,
3. Dong Nai Province			
1. Long Thanh	Tam Phuoc and Tam An commune, Long Thanh	Joint Stock Venture Company of Sonadezi	Mechanical engineering, metal processing, electronic, garment industry, glass and porcelain making
2. An Phuoc	An Phuoc commune, Long Thanh district	Management Board of Dong Nai Industrial Zone	Textile, dye cloth, garment industry, furniture, mechanical, electronic and electricity, construction material processing etc.,

3. Tam Phuoc	Tam Phuoc commune, Long Thanh district	Joint Stock Company of Phu Nghia for Industry Development	Garment industry, Food processing, furniture, enameled tile
4. Go Dau	Long Thanh district	Industry Development Company of Sonadezi	Mechanical engineering, construction material processing, glass and porcelain making.
5. Nhon Trach I	Hiep Phuoc, Hiep Thien, Phu Hoi communes, Nhon Trach district	One member Company Ltd., for Urban and Industrial zone of URBIZ	Textile, Garment industry, mechanical engineering, logistic services etc.,
6. Nhon Trach II	Hiep Phuoc, Hiep Thien, Phu Hoi communes, Nhon Trach district.	Joint Stock Company 2 for Urban and Industrial zone development.	Textile, dye cloth, garment industry, shoe making, electronic and electricity etc.,
7. Nhon Trach-Loc Khang	Phu Hoi communes, Nhon Trach district.	Loc Khang Company for Trade and Investment Ltd.,	electronic and electricity, food processing, mechanical, furniture, garment industry, rubber and material construction processing.
8. Nhon Trach II-Phu Nhon	Phu Hoi commune, Nhon Trach district.	Thao Dien Joint Stock Company	Under development
9. Nhon Trach III	Long Tho commune, Nhon Trach district	One member Company Ltd., of Nhon Trach III.	Shoe making, textile, garment industry, mechanical engineering, paper processing etc.,
10. Nhon Trach V	Long Tan commune, Nhon Trach district	Viet Nam Cooperation for Urban and industrial development.	Textile, garment industry, electronic and electricity, medicine and medical equipments, paper making etc.,

140. In Long An, HCMC and Dong Nai province, many companies posting employment opportunities in front of their offices, recruitment posters are also found in public places and commune offices. This is due to the fact that many companies are in need of both skilled and unskilled laborers. The employment is also could be accessible through DOLISA of Long An, Dong Nai provinces and HCMC.

C. Potential Activities Raised by Households

141. As a result of consultation with the local authorities, various organizations and affected households, the following farm-based and non-farm based activities/programs are listed for consideration in the planning of a responsive income restoration program that will cater to the needs and preparedness of each eligible households:

- a. Piloting of selected production and income generating opportunities that are endorsed by the province and district. Vocational training and non-farm based employment should be first priority.
- b. Intensive agricultural production for farmers who still have remaining productive land.
- c. Skills training program for persons wishing to receive training on selected fields. The training should be on (i) vocational courses; (ii) intensive farming; (iii) animal husbandry; (iv) aquaculture; (v) managing small business.
- d. For households who wish to venture into small businesses, the Project will explore possible seminars on entrepreneurship (idea generation and visioning, basic sales, marketing and finance management).

D. Participatory Approach

142. The aforementioned possible income restoration activities are generic in nature, tentative and initial and, therefore, cannot be used as basis for detailed planning. During the conduct of detailed measurement survey (DMS), the consultants will help design and implement the income restoration program and will spearhead the process of identifying the livelihood activities of each household by evaluating the household's specific needs against the household's preferences, inclination and preparedness, and by assessing the availability of external support needed by the household to pursue its chosen livelihood activities. The consultants will investigate and evaluate possible employment, credit facility and provider of training when conducting needs and opportunities assessment for each participating eligible household.

143. The singular objective of the income restoration program is to help the severely affected and vulnerable households rebuild their sources of livelihood and thus regain, if not improve, their pre-project standards of living. In addition to the principles governing the project resettlement policy, the income restoration program will abide by the following precepts: be responsive to the specific needs and attuned to the level of preparedness of the household; be sustainable and geared towards self-determination and empowerment rather than dependence; foster justice and fairness, camaraderie, social consciousness; and, be gender sensitive and environmentally sound.

144. Moreover, depending on its needs, preferences, and available human and material resources within the household and those that the project could provide, each participating eligible household may engage in one main source of livelihood to be augmented by secondary livelihood activities, especially when the main livelihood does not yield immediate returns, such as livestock and crop production. Secondary livelihood activities will help provide for the daily sustenance of the household in the interim. A key ingredient of the program is to ensure that each DP household has the means for daily sustenance.

145. Information pamphlets for each program will be prepared by VEC and will be made available to households and in commune offices. Information will include but not limited to the following:

- Production (farm and non-farm based)/Income-generating activities: type of program, investment costs and net returns, time-frame for income stream to develop, sustainability, and risks.
- Project-related opportunities: type of workers needed, duration of contract, minimum salary and benefits, schedule, basic requirements/qualifications of workers, contact persons.
- Employment opportunities: name and address of organization, nature of organization, number of required workers, basic requirements/ qualifications of workers; trainings to be provided; minimum salary and benefits, contact persons,
- Skills Trainings: type of trainings, objectives, duration, cost to trainee, qualification of trainee, type of certification to be issued upon completion of training; links to jobs.
- Access to credit: type of loans; requirements to avail loan, term of payments and interest rates, risks involved.

146. The consultants of VEC will be composed of various experts to design, implement and administer various programs. The process of planning appropriate income restoration activities of eligible households begins about the same time as that of the DMS. Data gathering and in-depth investigation of needs and opportunities will be done in parallel with the DMS. The various income restoration activities planned and agreed with the participating households will

be included in the updated RP including the analysis of risk, marketing for the planned programs etc. The implementation of the program will be monitored regularly to ensure that targets are achieved and will be included in the resettlement progress report that will be submitted to ADB. An evaluation of the income restoration program will be conducted to sum up what has been achieved, to identify additional interventions, as needed; and to draw out lessons and insights.

X. RESETTLEMENT BUDGET AND FINANCING PLAN

147. The affected households will be compensated based on the principle of replacement cost.

Engagement of a Qualified Appraiser

148. The Cities and Province People's Committees have the power and duty under the Land Law and Decree 197/2004/ND-CP to establish the unit costs of land and other fixed assets on an annual basis. The schedule of unit costs of fixed assets is used as basis for calculating the amount of compensation for such assets when recovered by the State or when affected by Government Projects, and also as basis for taxation. Decree No. 188/2004/ND-CP as amended by Decree 123/2007/ND-CP provides the framework for establishing the unit costs for land as one that is based on market prices in a "willing-seller-willing-buyer" situation and without regard to factors such as speculation, economic or financial crises, changes in planning, forceful transfer or blood relationship. However, the Decree 188 and 123 have a ceiling cost of compensation and therefore, it could barrier the requirement of compensation payment at the replacement costs as required in the project entitlement.

149. In this Project, the values of land was assessed on the basis of the international definition of a current market value which is: "The amount for which land should exchange ownership on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing in which the parties had each acted knowledgeably, prudently, and without compulsion or restriction". The definition avoids making any allowances for speculation or financial or economic crises. In addition to the establishment of replacement cost for land, structures were also included in the replacement cost survey.

150. The Replacement Cost Survey was carried out by a qualified appraiser, Southern Joint Stock Company. It is the same company who did the replacement cost surveys for HCMC-Long Thanh-Dau Giay Expressway during the months of July 2009 and October 2009. These costs are used for the purpose of preparing cost estimates for the RP. During RP updating, the cost will be updated on a regular basis through the conduct of replacement cost survey by a qualified appraiser and will be reviewed and approved by the PCs of HCMC, Long An and Dong Nai Province to ensure that payments to DPs will be at replacement cost at the time of compensation.

A. Findings of Replacement Cost Survey

151. The following tables below present the comparison between PPC 2009 prices and results of the replacement cost survey on land by provinces. The results of the replacement cost study show that there is a significant difference between the cost issued by local authorities and the replacement values, especially on residential land. There is not much difference on the cost of buildings. 2009 rates was used at the time of preparation of this RP as IOL and RCS activities were completed in September 2009.

Table 90: Long An Province: Price Comparison on Land & Non-Land Assets

Item/locality	PPC Issued Rates 2009 (VND)	Replacement cost survey Results (VND)	PPC Cover Share of Market Value (%)
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Item/locality	PPC Issued Rates 2009 (VND)	Replacement cost survey Results (VND)	PPC Cover Share of Market Value (%)
I. Land			
1. Residential land			
1.1. Ben Luc district:			
- My Yen commune	600,000	1,200,000	50.00
1.2 Can Giuoc district:			
- Phuoc Ly commune	650,000	2,000,000	32.50
- Long Thuong commune	650,000	1,400,000	46.43
2. Agricultural land			
2.1. Annual crops land:			
2.1.1. Ben Luc district:			
- My Yen commune	90,000	400,000	22.50
2.1.2. Can Giuoc district:			
- Phuoc Ly commune	80,000	500,000	16.00
- Long Thuong commune	70,000	450,000	15.56
2.2. Perennial crop land:			
2.2.1. Ben Luc district:			
- My Yen commune	90,000	200,000	45.00
2.2.2. Can Giuoc district:			
- Phuoc Ly commune	80,000	350,000	22.86
- Long Thuong commune	70,000	300,000	23.33
II. House			
2.1 House class 3	2,818,500	3,400,000	82.90
2.2 House class 4	2,574,000	2,800,000	91.93
2.3. Temporary house	1,054,500	1,200,000	87.88
III. Trees			
- Lemon	60,000	105,000	57.14
- Orange	125,000	168,000	74.40
- Polemo	125,000	210,000	59.52
- Mango	300,000	472,500	63.49
- Jack fruit	120,000	262,500	45.71
- Banana	20,000	21,000	95.24

Table 91: HCMC: Price Comparison on Land & Non-Land Assets

Item/locality	PPC Issued Rates 2009 (VND)	Replacement cost survey Results (VND)	PPC Cover Share of Market Value (%)
I. Land			
1. Residential land			
1.1. Binh Chanh district:			

Item/locality	PPC Issued Rates 2009 (VND)	Replacement cost survey Results (VND)	PPC Cover Share of Market Value (%)
- Binh Chanh commune	2,000,000	3,800,000	52.63
- Tan Qui Tay commune	1,300,000	2,000,000	65.00
- Hung Long commune	1,200,000	1,600,000	75.00
- Da Phuoc commune	1,200,000	1,600,000	75.00
1.2 Nha Be district:			
- Nhon Duc commune	1,700,000	3,000,000	56.67
- Long Thoi commune	1,700,000	3,500,000	48.57
1.3. Can Gio district			
- Binh Khanh commune	770,000	2,500,000	30.80
2 Agricultural land			
2.1. Annual crops land:			
2.1.1. Binh Chanh district:			
- Binh Chanh commune	152,000	900,000	16.89
- Tan Qui Tay commune	145,000	750,000	19.33
- Hung Long commune	145,000	750,000	19.33
- Da Phuoc commune	140,000	700,000	20.00
2.1.2 Nha Be district:			
- Nhon Duc commune	150,000	700,000	21.43
- Long Thoi commune	150,000	700,000	21.43
2.1.3. Can Gio district			
- Binh Khanh commune	114,000	350,000	32.57
2.2. Perennial crop land:			
2.2.1. Binh Chanh district:			
- Binh Chanh commune	110,000	600,000	18.33
- Tan Qui Tay commune	105,000	600,000	17.50
- Hung Long commune	105,000	600,000	17.50
- Da Phuoc commune	105,000	620,000	16.94
2.2.3. Can Gio district			
- Binh Khanh commune	90,000	200,000	45.00
3 Fish pond land			

Item/locality	PPC Issued Rates 2009 (VND)	Replacement cost survey Results (VND)	PPC Cover Share of Market Value (%)
3.1.Binh Chanh district:			
- Da Phuoc commune	90,000	165,000	54.55
3.2.Nha Be district:			
- Nhon Duc commune	90,000	165,000	54.55
- Long Thoi commune	90,000	170,000	52.94
3.3.Can Gio district			
- Binh Khanh commune	90,000	200,000	45.00
II. House			
2.1 House class 3	2,990,000	3,400,000	87.94
2.2 House class 4	2,665,000	2,800,000	95.18
2.3.Temporary house	1,040,000	1,200,000	86.67
III.Trees (fruit and wooden trees)			
- Lemon	100,000	105,000	95.24
- Orange	100,000	168,000	59.52
- Polemo	150,000	210,000	71.43
- Mango	150,000	472,500	31.75
- Jack fruit	150,000	262,500	57.14
- Banana	20,000	21,000	95.24

Table 92: Dong Nai Province: Price Comparison on Land & Non-Land Assets

Item/locality	PPC Issued Rates 2009 (VND)	Replacement cost survey Results (VND)	PPC Cover Share of Market Value (%)
I. Land			
1. Residential land			
1.1.1.Nhon Trach district:			
- Phuoc Khanh commune	1,500,000	1,000,000	150.00
- Vinh Thanh commune	650,000	700,000	92.86
- Phuoc An commune	650,000	700,000	92.86
1.1.2. Long Thanh district:			
- Long Phuoc commune			
- Phuoc Thai commune	1,000,000	3,000,000	33.33
2 Agricultural land			
2.1. Annual crops land:			
2.1.1. Nhon Trach district:			

Item/locality	PPC Issued Rates 2009 (VND)	Replacement cost survey Results (VND)	PPC Cover Share of Market Value (%)
- Phuoc Khanh commune	120,000	200,000	60.00
- Vinh Thanh commune	120,000	230,000	52.17
- Phuoc An commune	120,000	230,000	52.17
2.1.2. Long Thanh district:			
- Long Phuoc commune			
- Phuoc Thai commune	120,000	250,000	48.00
2.2. Perennial crop land:			
2.2.1. Nhon Trach district:			
- Phuoc Khanh commune	80,000	120,000	66.67
- Vinh Thanh commune	80,000	140,000	57.14
- Phuoc An commune	80,000	140,000	57.14
2.2.2. Long Thanh district:			
- Long Phuoc commune			
- Phuoc Thai commune	80,000	175,000	45.71
3 Fish pond land			
3.1.Nhon Trach district:			
- Phuoc Khanh commune			
- Vinh Thanh commune	50,000	135,000	37.04
- Phuoc An commune	50,000	135,000	37.04
3.2.Long Thanh district:			
- Long Phuoc commune			
- Phuoc Thai commune	50,000	260,000	19.23
II. House			
2.1 House class 3	2,871,000	3,400,000	84.44
2.2 House class 4	1,436,000	2,800,000	51.29
2.3.Temporary house	718,000	1,200,000	59.83
III.Trees (fruit and wooden)			
- Lemon	100,000	105,000	95.24
- Orange	160,000	168,000	95.24
- Polemo	200,000	210,000	95.24
- Mango	450,000	472,500	95.24
- Jack fruit	250,000	262,500	95.24
- Banana	15,000	21,000	71.43

152. In January 2010, the PCs of Long An, Dong Nai Provinces and HCMC issued the new compensation cost for lands and commonly it is about from 10% to 20% higher than the costs used to compare with the replacement cost surveyed above.

B. RP Cost Estimates

153. Using the results of the replacement cost survey and application of the project entitlements, the RP is estimated at VND4.2 trillion or USD235.6 million as shown in Table 93 below. Breakdown of cost estimates is presented in Annex 1.

154. The budget for the income restoration program is already included in the Allowances (see Item 6 below). For the purpose of providing cost estimates, an amount of VND5,000,000 VND per household is estimated for the design and implementation of income restoration program (IRP). VEC will be assisted by the project supervision consultant in the design and implementation of the IRP. The services of the PSC for the IRP will be financed under the Project consulting services.

Table 93: RP Cost Estimates

No.	Item	Unit	Quantity	Unit Cost (Average)	Total Cost (VND)
A	GOVERNMENT FUNDS				
1	Compensation for land				1,541,127,175,000
1.1	Residential land	m2	161,278		369,269,800,000
1.1.1	Long An	m2	22,423	1,724,569	38,670,000,000
1.1.2	HCMC	m2	65,348	2,748,554	179,612,500,000
1.1.3	Dong Nai	m2	73,507	2,054,053	150,987,300,000
1.2	Agricultural land		2,875,256		1,096,564,665,000
1.2.1	Long An	m2	197,738	301,929	59,702,850,000
1.2.2	HCMC	m2	1,461,644	578,257	845,205,330,000
1.2.3	Dong Nai	m2	1,215,874	157,629	191,656,485,000
1.3	Public land	m2	191,944		
1.3.1	Long An	m2	2,159	None	None
1.3.2	HCMC	m2	69,059	None	None
1.3.3	Dong Nai	m2	120,726	None	None
1.4	Fish pond land	m2	415,331		65,745,155,000
1.4.1	Long An	m2	278	180,000	50,040,000
1.4.2	HCMC	m2	176,950	188,925	33,430,225,000
1.4.3	Dong Nai	m2	238,103	135,508	32,264,890,000
1.5	Other land	m2	162,608		9,547,555,000
1.5.1	Long An	m2	124	180,000	22,320,000
1.5.2	HCMC	m2	16,473	98,665	1,625,305,000
1.5.3	Dong Nai	m2	146,011	54,105	7,899,930,000
2	Compensation for buildings	m2	91,792		241,729,800,000
2.1	Long An	m2	6,566	2,725,708	17,897,000,000
2.2	HCMC	m2	41,235	2,564,719	105,756,200,000
2.3	Dong Nai	m2	43,991	2,684,108	118,076,600,000
3	Compensation for sub structures				29,116,380,000
3.1	Long An		29,165		3,105,301,000
3.2	HCMC		342,717		18,052,309,000
3.3	Dong Nai		295,235		7,958,770,000

No.	Item	Unit	Quantity	Unit Cost (Average)	Total Cost (VND)
4	Compensation for trees, crops		316,219		6,439,900,500
4.1	Long An	Tree	9,322	37,241	347,160,000
4.2	HCMC	Tree	76,621	36,478	2,794,980,000
4.3	Dong Nai	Tree	230,276	14,321	3,297,760,500
5	Compensation for Public facilities				428,656,569,850
5.1	EVN Assets				299,015,849,850
5.2	Long An				81,362,907,500
5.3	HCMC				23,766,272,500
5.4	Dong Nai				24,511,540,000
6	Allowances				1,647,066,328,000
6.1	Long An				67,055,945,000
6.2	HCMC				811,760,431,000
6.3	Dong Nai				768,249,952,000
7	Subtotal (1to 6)				3,894,136,153,350
8	Administration and implementation (2%)	%	2		82,282,723,070
9	Cost subsidize to the relocation site development	Site	11	20,000,000,000	220,000,000,000
	SUB-TOTAL				4,196,418,876,920
B	ADB LOAN FUNDS				
10	External monitoring				3,250,000,000
11A	RP COST ESTIMATES (WITHOUT CONTINGENCY) INVND				4,199,668,876,920
	RP COST ESTIMATES (WITHOUT CONTINGENCY) IN USD				\$ 226,470,496
11B	RP COST ESTIMATES (WITHOUT 4% CONTINGENCY) VND				4,367,655,631,997
	RP COST ESTIMATES (WITH 4% CONTINGENCY) USD				235,529,315.79
	The rate of exchange is VND 18,544 per one U\$				

XI. INSTITUTIONAL ARRANGEMENTS

A. Vietnam Expressway Corporation

155. The Vietnam Expressway Corporation (VEC), is the Project Executing Agency with overall responsibility for the implementation of the Project. VEC Headquarters will have the Employer's responsibilities (approval of detailed design, procurement activities, the withdrawal of Loan proceeds), supervise the overall Project implementation, and coordinate with MOT, the line ministries, ADB, and People's Committees of HCMC and Dong Nai and Long An provinces.

156. VEC will establish a Ben Luc-Long Thanh Project Management Unit (PMU) that will have responsibility for the day-to-day implementation of the Project. The BLLT-PMU will, together with the Peoples Committees of HCMC and Dong Nai and Long An Provinces, will update the Resettlement Plan and carry out its implementation. The PMU will also ensure close communication and coordination with People's Committees of HCMC, Dong Nai and Long An provinces, the project supervision consultants, the external resettlement monitoring consultants,

and the civil works contractors in the project site specific to RP implementation and monitoring.

157. VEC will have a Project Director to head the PMU and supervise the overall project implementation. In addition, VEC will appoint Deputy Project Directors of the PMU to support the Project Director and assume responsibility for the day-to-day implementation of the Project. VEC will also appoint one staff specific to resettlement updating and implementation activities.

158. Specific tasks of VEC include but not limited to the following:

- a. Participate in the preparation and implementation of the RP in collaboration with the People's Committees at various levels and DCSCC. Submit the Updated RP to ADB for review and concurrence
- b. Develop and implement a training program for the People's Committees of affected Districts, affected Wards, DCSCCs and related groups regarding RP implementation and complaint handling
- c. Engage a qualified appraiser to carry out replacement cost survey. Submit the unit rates proposed by the qualified appraiser to HCMC, Dong Nai and Long An provinces for review and approval to assist the DCSCCs in finalizing the compensation plans.
- d. Secure the budget for preparation and implementation of the RP, ensure that funds for compensation, assistance and resettlement are available and in a timely manner.
- e. Coordinate with the PCs to direct their relevant departments and various levels of authorities in implementing the project and RP.
- f. Serve as grievance officers for VEC and monitor/track/report on grievances related to the Project.
- g. Conduct internal monitoring of RP implementation and ensure that resettlement-related activities are carried out in accordance with the RP agreed between MAUR and ADB. Prepare quarterly progress reports on preparation and implementation of RP for submission to ADB.
- h. Coordinate with the PCs and Department of Natural Resources and Environment Offices for the expeditious allocation of replacement land to eligible DPs;
- i. Oversee the disclosure of resettlement related documents and consultation with DPs and key stakeholders
- j. Coordinate the work of the External Resettlement Monitoring Agency

B. City and Provincial People's Committee

159. The City and Provincial People's Committee (C/PPC) will be overall responsible for resettlement activities within its administrative jurisdiction. The main responsibilities of the C/PPC include:

- a. Carry out information campaign / project awareness on the project development to all relevant institutions and various administrative levels
- b. Approve the Updated RP prepared for the Project
- c. Direct its relevant departments such as Departments of finance, construction, agriculture and rural development, transport and environment to help in the preparation and implementation of the RP.
- d. Approve the unit rates which are detailed in the replacement cost survey report as proposed by the qualified appraiser to enable DCSCCs in finalizing the compensation plans.
- e. Approve the compensation plan and overall RP budget which will be reviewed and submitted by the DOF
- f. Settle complaints and outstanding, as well as forced relocation as may be necessary.

C. District Compensation and Site Clearance Committees

160. The District Compensation and Site Clearance Committees (DCSCC), which is headed

by the Vice-Chair of DPC, will include the heads of the Finance Department; the Natural Resources and Environment Department; Transport Department; Agriculture Department; Chair of affected communes and VEC's staff, in addition to the representatives of the provincial Farmers' Association, Women's Union; and affected households in that province. The responsibilities of DCSCC are:

- a. Carry out dissemination of information on the RP;
- b. Organize, plan and carry out land recovery, compensation, assistance and other resettlement activities in the district as per agreed RP
- c. Conduct the DMS and prepare compensation plans for DPs and submit them to PC and VEC for review
- d. Conduct consultation and participation activities, income restoration program, and coordination with various stakeholders in implementing RPs.
- e. Pay compensation and allowances, to DPs after Updated RP has been agreed between VEC and ADB. Ensure the timely delivery of payments of compensation, assistance and other entitlements to DPs; and
- f. Assist the PCs in the resolution of grievances at the district level.
- g. Coordinate with other agencies in the design and implementation of income restoration measures and relocation of households.

161. The DCSCC may need to form the following teams: (i) mapping and DMS team, (ii) Compensation calculation team, (iii) Relocation team, (iv) data base management team (for land recovery, DMS, payment, relocation arrangement, complaint etc.); (v) livelihood restoration and community liaison team, and (vi) grievance redress team. A Provincial Compensation and Site Clearance Committees may also be established by the PPC.

D. Commune People's Committee (CPC)

162. The CPC will assist the DCSCC in their resettlement tasks. Specifically, the CPC will be responsible for the following:

- a. Handle the day-to-day preparation and implementation of the RP
- b. Form working teams and direct their functions, assign ward officials to assist the DCSCCs and in conducting DMS, preparing dossiers of land recovery for the project, preparation and implementation of resettlement activities;
- c. Identify replacement land for eligible DPs and propose for income restoration programs suitable to conditions of people and locality;
- d. Sign the DMS forms, certify legal papers or history of land use, land transfer for DPs to fulfill the requirements for preparing compensation plans for them;
- e. Settle the complaint and grievances at the first level as required by the laws;
- f. Actively participate in all land recovery, compensation payment, assistance and resettlement activities and concerns.

E. Consultants for the Project Supervision (PSC)

163. The Project Supervision Consultants (PSC) will be composed of one international resettlement consultant and a team of domestic resettlement consultants to assist VEC and the local authorities in the preparation, disclosure, and implementation of the RP. The consultants will also assess the capacity of the implementing agencies and provide the necessary capacity building interventions (such as orientation, workshops, on-the-job training) on resettlement. The PSC will coordinate with the external monitoring agency (EMA). Ensure that findings and recommendations of the EMA are discussed with VEC and DCSCC for appropriate action.

F. External Monitoring Consultant

164. VEC within 1 month following the commencement of RP updating, will engage the

services of an external monitoring agency (EMA), acceptable to ADB to monitor and evaluate updating and implementation of the RP. The budget provided to the EMA will include funds sufficient, in the opinion of ADB, for the EMA to adequately perform its functions. The tasks of the EMA is detailed in Section 13 of the RP.

XII. IMPLEMENTATION SCHEDULE

165. VEC and MOT will ensure that the RP for the entire project agreed between VEC and ADB will be updated following completion of detailed designs and will be submitted to ADB for review and concurrence. No land acquisition or site clearing will be done until and after the Updated RP has been agreed between VEC and ADB.

166. The Project will be implemented over 5 years, beginning in January 2011 and ending in December 2015. Specific to resettlement, Tranche 1 will cover updating and implementation of the resettlement plan for the entire length of the expressway. For the second tranche the periodic financing request (PFR) will commence in 2011. There will be no updating of the RP under Tranche 2 since the RP has been prepared for the entire section and updating of the RP will be covered under Tranche 1.

167. The implementation process under is as follows:

- a. Preparation of land application procedure for the Project. After obtaining an agreement on principles between the Government of Viet Nam and ADB on the Loan Agreement, VEC will prepare documents and carry out submission procedure to HCMC and Dong Nai Province for approval on granting land for the Project.
- b. Establishment of the DCSCC. Within 15 days dated from receiving the VEC request, HCMC and Dong Nai Province Peoples Committees will establish DCSCC for the Project, and entrust tasks to relevant agencies and entities.
- c. Land clearance/boundary setting for the Project. After receiving the Decision of HCMC and Dong PCs and District PCs in revoking land and handing over land to VEC for implementing the Project, VEC will cooperate with the City and Provincial Department of Natural Resources, Environment and Land and the specialized cadastral agency having a contract with VEC to determine the Project land clearance red line and setting out boundary at the field in close coordination with detailed design consultants.
- d. Training for resettlement staff. After the DCSCC have been formed, VEC, with the help of project consultants, will develop and implement a training program for the updating and implementation of the RPs. The training will include at least an orientation on the agreed RP, roles of agencies in RP implementation, progress report preparation, complaint handling/recording/reporting, AP participation/consultation, gender-responsive resettlement and resettlement internal monitoring/reporting. Target participants to the training include representatives from the Ward PCs, DCSCC, and DPCs, and women's unions.
- e. Engagement of External Monitoring Agency. VEC will engage the services of an external monitoring agency to carry out independent monitoring and evaluation of RP preparation and implementation activities. Quarterly progress reports will be submitted by the EMA to VEC and ADB.
- f. Information campaign before DMS. According to Decree No.181/2004/ND-CP, before land acquisition, within 90 days in case of agricultural land and 180 days in

- Before inventory and detailed measurement, VEC in cooperation with local authorities of districts and wards will provide Project information to residents in the Project area. Information will be broadcasted via the public address system of the locality in combination with other multi-media such as radios, press, television, brochures or letters delivered to households to be open posted in public areas.
 - Consultation meetings will be held in the Project affected wards to notify the affected community about the scope and scale of the project, impacts, policies and rights for all kinds of damages, implementation schedule, responsibilities for organization, and complaint mechanism. Brochures including (images, photos or books) related to Project implementation will be prepared and delivered to all affected wards in the meetings.
- g. Conduct of Replacement Cost Survey by a Qualified Appraiser. If there is a significant difference between compensation price and market price as per replacement cost survey carried out by a qualified appraiser, HCMC-PC and Dong Nai Provinces will update the compensation unit price according to regulations and implementation guidance of Decree No.197/2004/CP, 17/2006/ND-CP.
- h. Detailed Measurement Survey. DMS will be undertaken once detailed design is finalized. These surveys will be the basis for the preparation of compensation plan and for preparation of the Updated RP.
- i. Preparation of Compensation Plan. DCSCCs are responsible for applying prices and preparing compensation tables for each affected precinct/commune. The People's Committees of districts will appraise these tables in respect of prices based on the approved market price as per RCS, quantities of affected assets, allowances and special assistance that the Project displaced persons are entitled to. The unit rates are presented to the displaced persons and posted in the commune offices. Rates are usually adjusted based on the feedback and comments made by the displaced persons. All tables of compensation price application must be checked and signed by displaced persons to prove their consensus.
- j. Preparation of Income Restoration Measures and Relocation Plan. DCSCCs and/or the concerned agencies or organizations responsible for the planning and implementation of the income restoration or livelihood and with the assistance of project consultants will carry out needs assessment to design suitable income restoration measures and relocation plan for severely affected and vulnerable households
- k. Submission of Updated RP to ADB and ADB concurrence. VEC will prepare Updated Resettlement Plan, disclose key information of the Updated RP to the displaced persons and submit the same to ADB for review and Concurrence.
- l. RP Uploading on ADB website. Once the Updated RP is acceptable to ADB, the Updated RP will be uploaded on the ADB website.
- m. Updated RP Implementation. Compensation and assistance will be paid directly to the DPs under the supervision of representatives of DCSCCs, ward authorities and representatives of displaced persons. Income restoration and relocation plan will be

- n. Issuance of Notice-to-Proceed (NTP) for Specific Sections. VEC will not issue a notice of possession of site for any expressway section until the head of DCSCC has officially confirmed in writing that (i) payment has been fully disbursed to the affected persons and rehabilitation measures are in place as per Updated RP agreed between VEC and ADB; (ii) already-compensated affected persons have cleared the area in a timely manner; and (iii) the area is free from any encumbrances.
- o. Monitoring. Internal monitoring and independent monitoring will be implemented from RP preparation to implementation. Grievances received will be addressed through the grievance redress mechanism set up for the project.

Table 94: Implementation Schedule for the Entire Project

Activity	Schedule
TRANCHE 1	
Preparation	
Project Processing for MFF (Tranche 1)	Jan 2009 – Dec 2010
VEC and ADB Agreement on Resettlement Plan for the entire Expressway	July 2010
Implementation	
Detailed Design^(a) for the entire expressway	Oct 2010– Sep 2011
RP Updating for the Entire Expressway	Oct 2010 – Dec 2011
Preparation of land application procedure for the Project.	Oct 2010
Establishment of the District Compensation Boards.	Oct 2010
Land clearance/boundary setting for the Project	Oct 2010– Sep 2011
Training for resettlement staff.	Oct-Nov 2010
Engagement of External Monitoring Agency.	Nov 2010
Information campaign before DMS.	Oct-Nov 2010
Conduct of Replacement Cost Survey by a Qualified Appraiser ^(b)	Dec 2010
Detailed Measurement Survey.	Nov 2010 – Oct 2011
Preparation of Compensation Plan.	Nov 2010 – Oct 2011
Preparation of Income Restoration Programs (IRP) or income restoration measures and Preparation of Relocation Plan	Nov 2010 – Oct 2011
Submission of Updated RP to ADB for review and concurrence	Nov 2010 – Oct 2011
RP Uploading on ADB website.	Nov 2010 – Oct 2011
Disbursement of Payment, Relocation of HHs, IRP implementation	Sep – Dec 2011
Issuance of Notice-to-Proceed (NTP) for Specific Sections to civil works contractors subject to confirmation from head of DCSCCs ^(c)	Apr 2012-onwards
TRANCHE 2	
Preparation of Periodic Financing Request for Tranche 2	Jan 2011– Dec 2011
Issuance of Notice-to-Proceed (NTP) for Specific Sections to civil works contractors subject to confirmation from head of DCSCCs ^(c) for the remaining sections of the expressway	2013-2015
Monitoring (internal and external) (quarterly basis)	Oct 2010 – June 2015
Grievance Redress	Oct 2010 – June 2015
Uploading of monitoring reports to ADB website	Feb 2011 – June 2015

^(a) VEC is executing recruitment of the detailed design consulting services under Loan 2460-VIE: GMS Ha Noi–Lang Son, GMS Ha Long–Mong Cai, and Ben Luc–Long Thanh Expressways TA Project. ^(b) Replacement cost surveys are carried out on a quarterly basis to ensure that payments made are at replacement cost. ^(c) Compensation completed but income restoration activities may still be ongoing.

XIII. MONITORING AND REPORTING

A. Internal Monitoring

168. Internal Monitoring is the responsibility of VEC and DCSCCs with support from the project supervision consultants. Internal resettlement monitoring aims to:

- a. ensure payment of compensation to displaced persons are provided based on the type of losses and categories of impacts
- b. ensure resettlement activities are conducted according to the compensation policies as per agreed RP.
- c. determine if the required transition, income restoration measures and relocation assistance are provided on time.
- d. assess if income source recovery and recovery support have been provided and propose remedial measures if objectives of restoring income of households have not been met .
- e. disseminate information and procedures openly
- f. determine if complaint procedures are followed and if there are pending issues that require management attention.
- g. give priority to affected persons' concerns and needs, specially the poor and vulnerable households
- h. ensure timely transition between relocation or site clearing and commencement of civil works and that sites are not handed over for civil works until affected households have been satisfactorily compensated, assistance is in place and the area is free of any encumbrances.

169. PMU will submit quarterly monitoring reports to ADB. Internal monitoring reports will include but not limited to the following information:

- a. Number of affected households and categories, status of compensation payment and relocation of DPs.
- b. Status of disbursement of compensation payment to DPs.
- c. Status of income restoration planning and implementation issues
- d. Results of complaint handling and any pending issues that require management attention and action
- e. Concerns and needs raised by severely affected households, poor and vulnerable groups and how these concerns are being addressed.

B. External Monitoring Agency

170. The main objective of external resettlement monitoring is to provide an independent periodic review and assessment of (i) achievement of resettlement objectives; (ii) changes in living standards and livelihoods; (iii) restoration of the economic and social base of the displaced persons; (iv) effectiveness and sustainability of entitlements; and (v) the need for further mitigation measures as required.

171. The EMA will address specific issues such as the following:

- (ii) Public consultation and awareness of resettlement policy and entitlements;
- (iii) Documentation of impacts and payments (DMS forms, compensation documents,) as per agreed RP;
- (iv) Coordination of resettlement activities with construction schedule;
- (v) Land acquisition and transfer procedures;

- (vi) Construction/rebuilding of replacement houses and structures on residual land or to new relocation sites;
- (vii) Level of satisfaction of DPs with the provisions and implementation of the RPs;
- (viii) Grievance redress mechanism (documentation, process, resolution);
- (ix) Effectiveness, impact and sustainability of entitlements and rehabilitation measures and the need for further improvement, as required;
- (x) Gender impacts and strategy;
- (xi) Capacity of DPs to restore/re-establish livelihoods and living standards. Special attention provided or to be provided to severely affected and vulnerable households;
- (xii) Resettlement impacts caused during construction activities;
- (xiii) Participation of DPs in RP planning, updating and implementation;
- (xiv) Institutional capacity, internal monitoring and reporting.
- (xv) Channeling of government funds for payment of land, non-land assets and allowances to the affected households (if done transparently, efficiently and effectively)

172. Monitoring of RP implementation will be based on desk review and field visits, meetings with various ministries and local officials, and affected households. Separate meetings will be held with women and vulnerable households. Monitoring indicators and findings will be disaggregated by gender

173. Between 6 to 12 months following completion of resettlement, the EMA will conduct an evaluation study to determine whether or not the objectives of resettlement have been achieved. The methodology for the evaluation study will be based mainly on a comparison of the socio-economic status of severely affected households prior to and following displacement. If the findings of the study would indicate that the objectives of the RP have not been achieved, the EM will propose appropriate additional measures to meet the RP objectives. Activities will include the following:

- Evaluate baseline data that was collected under the socio-economic survey to assess changes in: household income and expenditures, expenditure composition patterns, primary and secondary occupations, borrowing amounts and debts patterns, materials conditions and possessions of consumer items, land area and tenure arrangements, school attendance of children, child malnutrition and general health, and distances to public services and infrastructure.
- Collect qualitative indicators on the DPs' own assessment of changes in living standards before and after the project at households and community levels, which may be collected through open-ended questions, semi-structured interviews, case-studies, or group discussions employing a range of PRA tools and methods.
- Verify with the DPs that community services and resources damaged during construction works have been fully restored to their previous conditions and operational capacity.

174. The EMA will be undertaken by an international consulting firm with 13 person-months (5 person-months of international and 7 person-months of national consulting services). The EMA will be mobilized on a quarterly basis from February 2011 to June 2015. The consultants will prepare quarterly reports and submit them to VEC and ADB. The EMA will prepare a report summarizing all activities and covering all aspects of resettlement and monitoring indicators specified above. The Report will highlight the issues and problems arising and, if required, suggest time-bound and specific mitigation measures: (a) A brief inception report to be submitted within two weeks after completion of the inception activity; (b) Compliance monitoring reports and final monitoring report within two weeks after completion of the monitoring activity; and (c) Post- evaluation report will be submitted within two weeks after completion of the monitoring activity.