

Resettlement Plan

Resettlement Plan
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Constructing New Water Treatment Plant, Phuc Triu Commune, Thai Nguyen City, Thai Nguyen Province

Prepared by Thai Nguyen Water Joint Stock Company.

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CURRENCY EQUIVALENTS

(as of June 2018)

Currency unit	–	vnd
US Dollar (\$)	=	Vietnamese Dong (VND)
\$1.00	=	VND 22,000

ABBREVIATIONS

ADB	Asian Development Bank
AH/AP	Affected Household / Affected Person
CFLD	Center for Land Fund Development
CPC	City People's Committee
DARD	Department of Agriculture & Rural Development
DMS	Detailed Measurement Survey
EA	Executing Agency
FS	Feasibility Study
FHH	Female-Headed Household
GRM	Grievance Redress Mechanism
HH	Household
IA	Implementing Agency
ISC	Implementation & Support Consultant
LURC	Land Use Right Certificate
PC	People's Committee
PMU	Project Management Unit
PPC	Province People's Committee
RCS	Replacement Cost Study
ROW	Right of Way
RP	Resettlement Plan
RF	Resettlement Framework
SPS	Safeguard Policy Statement
VND	Viet Nam Dong (currency)
WU	Women's Union

GLOSSARY

Compensation	-	This is payment given in cash or in kind to affected persons (APs) at replacement cost or at current market value for assets and income sources acquired or adversely affected by the project.
Cut-off date	-	Refers to the date after which people will NOT be considered eligible for compensation i.e. they are not included in the list of APs as determined by a census. In this Project, the Center for Land Fund Development of Thai Nguyen will disclose the cut-off-date to residents and local officials of each affected commune which coincides with the date of completion of the detailed measurement survey.
Detailed Measurement Survey (DMS)	-	With the use of approved detailed engineering drawings, this activity involves the finalization and/or validation of the results of the IOL, severity of impacts, and list of APs done during the preparation of this resettlement plan (RP).
Affected person (AP) Affected Household (AH)	-	Refers to any person or persons, household, firm, private or public institution that, on account of changes resulting from the Project, will have its (i) standard of living adversely affected; (ii) right, title or interest in any house, land (e.g., residential, commercial, agricultural, and/or grazing land), water resources or any other fixed assets acquired, possessed, restricted or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence or habitat adversely affected, with or without physical displacement. In the case of affected household (AH), it includes all members residing under one roof and operating as a single economic unit, who are adversely affected by the project.
Entitlements	-	Refers to a range of measures, such as compensation in cash or in kind, income restoration support, transfer assistance, relocation support, etc., which are provided to the APs depending on the type and severity of their losses to restore their economic and social base.
Inventory of Losses (IOL)	-	This is the listing of assets as a preliminary record of affected or lost assets during the preparation of the RP where all fixed assets (i.e., land used for residence, commerce, agriculture; dwelling units; stalls and shops; secondary structures, such as fences, tombs, wells; standing crops and trees with commercial value; etc.) and sources of income and livelihood inside the IOL are identified, measured, their owners identified, their exact location pinpointed, and their replacement costs calculated. The severity of impact on the affected assets and the severity of impact on the

		livelihood and productive capacity of the DPs are likewise determined.
Involuntary Resettlement	-	It is the displacement of people, not of their own volition but involuntarily, from their homes, assets, sources of income and livelihood in the ROW in connection with the Project.
Land acquisition	-	is a process in which a state agency requires an individual, a household, a firm or a private enterprise to transfer a part or whole of land from their own or possession land to the state agency use or possession for public purposes and be compensated at substitute cost.
Relocation	-	This is the physical displacement of a DP from his/her pre-project place of residence and/or business.
Replacement cost	-	Means the amount in cash or in kind needed to replace an asset in its existing condition, without deduction of transaction costs or depreciation and salvageable materials, at a prevailing current market value at the time of compensation payment.
Replacement Cost Study	-	This refers to the process involved in determining replacement costs of affected assets based on empirical data.
Resettlement	-	Refers to various measures provided to DPs or AHs to mitigate any and all adverse social impacts of the project, including compensation, relocation (where relevant), and rehabilitation as needed.
Resettlement Plan	-	This is a time-bound action plan with budget, setting out the resettlement objectives and strategies, entitlements, activities and responsibilities, resettlement monitoring, and resettlement evaluation.
Right of Way (ROW)	-	This is the area which will be cleared of all structures and obstructions.
Severely affected Households	-	This refers to AHs who will (i) lose 10% or more of their total productive assets, (ii) have to relocate, and/or (iii) lose 10% or more of their total income sources due to the project.
Vulnerable groups	-	These are distinct groups of people who might suffer disproportionately or face the risk of being further marginalized due to the project and specifically include: (i) female-headed households with dependents, (ii) household heads with disabilities, (iii) households falling under the generally accepted indicator of poverty, (iv) elderly households who are landless and with no other means of support, (v) landless households, (vi) ethnic minorities.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	7
I. DESCRIPTION OF THE PROJECT	10
1.1. General.....	10
1.2. Description the project.....	11
1.3. Scope of the updated Resettlement Plan.....	12
1.4. Objectives of the Updated Resettlement Plan.....	15
II. SCOPE OF LAND ACQUISITION AND RESETTLEMENT.....	17
2.1. Method of information collection	17
2.2. Cut-off date	17
2.3. Scope of Land Acquisition and Resettlement	17
III. SOCIO-ECONOMIC SURVEY	24
3.1. Objectives of socio-economic survey	24
3.2. Survey Approaches and Methodologies	24
3.3. Socio-Economic Information on Affected Households	25
IV. INFORMATION, CONSULTATION AND PUBLIC DISCLOSURE	29
4.1. Information dissemination	29
4.2. Public consultation.....	29
4.3. Information Disclosure	31
V. GRIEVANCE REDRESS MECHANISM	31
VI. POLICY AND LEGAL FRAMEWORK FOR RESETTLEMENT	33
6.1. Relevant Vietnamese Legislation	33
6.2. ADB Safeguard Policy and Requirements.....	36
6.3. Reconciliation of Government and ADB Policy on Resettlement.....	38
VII. ENTITLEMENTS, ASSISTANCE AND BENEFITS	42
VIII. INCOME RESTORATION PROGRAM	47
IX. RESETTLEMENT BUDGET AND FINANCING PLAN	48
9.1. Budget source	48
9.2. Survey on replacement cost	48
9.3. Cost estimate for compensation, assistance	50
X. INSTITUTIONAL ARRANGEMENT	53

9.1.	Provincial People Committee (PPC).....	53
9.2.	Thai Nguyen City People's Committee	53
9.3.	Executing agency – Thai Nguyen water joint stock company (TWACO)	54
9.4.	People's Committees of Commune	54
9.5.	Local organizations.....	54
9.6.	Monitoring Agency.....	54
XI.	IMPLEMENTATION PLAN.....	55
XII.	MONITORING AND REPORT	56
	Appendix 1: Public Information Booklet.....	1
	Appendix 2: Statistics of households and affected area details	4

TABLE

Table 1:	Project's major content.....	11
Table 2:	Project's items and the scope of land acquisition.....	15
Table 3:	Summary of impacts magnitude of the Subproject.....	18
Table 4:	Statistics of households and affected area details	18
Table 5:	Agricultural land loss ratio of the affected households	19
Table 6:	The number of trees affected	20
Table 7:	Houses and other Structures affected	22
Table 8:	Characteristics of affected households' members	25
Table 9:	Education of household heads	26
Table 10:	Occupation of household head	27
Table 11:	Program of Community consultation in Phuc Triu commune.....	30
Table 12:	Reconciliation of Government and ADB Policies on Involuntary Resettlement	39
Table 13:	Entitlement Matrix.....	43
Table 14:	Estimated cost.....	50
Table 15:	Implementation Schedule	55

FIGURE

Figure 1:	General layout of project components	13
Figure 2:	Location of land acquisition area on the cadastral map of Phuc Triu Commune	14

APPENDIX

Appendix 1:	Public Information Booklet
Appendix 2:	List of project affected households and affected scope

EXECUTIVE SUMMARY

Project Description

1. Thai Nguyen Provincial People's Committee (PPC) and Thai Nguyen Water Supply Joint Stock Company (JSC) are implementing Thai Nguyen City Water Supply System Development Project under Asian Development Bank (ADB)'s loans.

The project includes following components:

- Water intake and raw water pipelines
- Water treatment plant (WTP) and ancillary works
- Pipelines and house connections

2. The Resettlement Plan (RP) that was prepared in investment project preparation phase (feasibility report) includes: legal and benefit framework; characteristics and socio-economic conditions of affected households (AHs); asset inventory of affected households, community consultation and activities with participation of people; monitoring and implementation plans including complaint procedure, organization and implementation, time and the implementation budgets.

3. **Scope of the updated Resettlement Plan:** A Resettlement Plan was prepared in 2013, based on preliminary design and covered the whole project. This resettlement plan has been updated based on the detailed design of the WTP. The pipeline section will be described in another social safeguard document.

4. This updated resettlement plan includes: (i) Project description and scope of land acquisition; (ii) Legal policies; (iii) Entitlements and benefits; (iv) Grievance redress mechanism; (v) Income restoration measures; (vi) Resettlement arrangements (vii) Updated Resettlement Plan Budget; (viii) Institutional arrangements; (ix) monitoring and evaluation. The updated RP is based on the results of the detailed measurement survey (DMS) and socioeconomic survey (SES) of affected households as well as replacement cost study (RCS), including consultations with the affected households, consistent with applicable laws of the Government of Vietnam and with the ADB 2009 Safeguard Policy Statement (SPS). Copies of the uRP in Vietnamese will be placed in city, district and ward offices upon ADB approval. All RPs submitted to the ADB for review will be disclosed on the ADB website immediately upon ADB approval.

5. **Scope of Land Acquisition and Resettlement.** The project will affect 99,938.3 m² of land owned by 8 households (32 affected persons) in Phuc Triu commune , of which:

- Affected forestry land: 91,804.8 m².
- Affected perennial land: 7,733.5 m²
- Affected rural residential land: 400 m².

Structures and other fixed assets: There are 03 temporary houses with an area of 127.4 m² built to cater for the growing and tending forest. Other affected structures include fences, chicken coops, water tanks, rock embankments.

Crops and Trees: The whole acquisition area to build water treatment plant and ancillary facilities on Voi Phun mountain is currently planted Acacia. Acacia forest in this region has different ages depending on each plot of each household. However, most of Acacia area is not adulthood and exploitation yet. Besides that, there are also some fruit trees such as persimmon, grapefruit, longan trees which are interspersed with acacia and located on the foot of the mountain.

Total of affected household is 8, equivalent of 32 persons, in which there are 20 men, accounting for 63%, 12 women, accounting for 37%.

Seven households are severely affected¹ in this component. One AH belongs to vulnerable group as the household is headed by single woman with dependents.

No household is an ethnic minority household. All of them are ethnic Kinh.

6. **Temporary land impacts:** In addition to permanently acquired land for project's items, during construction phase, the WTP construction does not requires any temporary land acquisition.

7. **Consultation.** During the updating of this Resettlement Plan, Consultant has conducted the public consultation meetings at wards/communes in September 2017. Discussions with relevant departments (Division of Labor, Invalids and Social affairs, Center for Land fund development Women union, Ward/communal people's committees) were also held.

8. Through these meetings, information on project, designs, mitigation measures, compensation policies and restoration measures were disclosed to affected households. During these consultations with AHs, issues related to compensation, assistance and resettlement were also discussed, including the compensation unit prices for affected assets, project plans, and entitlements and explanations on the grievance redress mechanism.

Grievance Redress Mechanism (GRM):

9. A 4 levels process is set up to address complaints and questions from affected households related to land acquisition, resettlement and compensation as quickly and satisfactorily as possible. The families have rights to make any claims to the land acquisition, resettlement, compensation policies, benefits, rates and payment of compensation, strategies and procedures for resettlement as well as other support programs. According to the GRM, the people's committees of the communes, wards and mass organizations are dealing with complaints at commune level while the district/province/city people's committees will be responsible for resolving complaints at the district and province/city levels. The courts will be the final level for the settlement of complaints of the affected households. The grievance redress mechanism has been disclosed to the affected people during public meetings and consultations. The APs are exempted from any fee for procedures associated with seeking grievance redress. Such cost will be born by the project

Legal and Policy Framework

¹ This refers to AHs who will (i) lose 10% or more of their total productive assets, (ii) have to relocate, and/or (iii) lose 10% or more of their total income sources due to the project

10. 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's Safeguard Policy Statement (SPS, 2009) requirement 2: Involuntary Resettlement. 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. 16/2016/ND-CP which provides that in case of "Where there are discrepancies between Vietnam's law and a signed international treaty on the same issue, the international treaty shall prevail." (Article 51, Item 1).

11. The rights and entitlements of the affected people (APs) are presented in the entitlement matrix in the Updated resettlement plan and consistent with affected people identified during the detailed measurement survey (DMS). This entitlement matrix will be applied for preparation of compensation plan to ensure the restoration or improvement of APs' income and livelihood that are affected by the subproject.

Institutional arrangements

12. The implementation of resettlement activities requires the involvement of agencies at the national, provincial, district and commune level. Provincial people's committee will take general responsible for the implementation of the general resettlement plan of the project. Resettlement committees shall be established at city's level according to the provisions of Decree 47/2014/ND-CP and Decree 43/2014/ND-CP. The provisions and policies of the RP will form the legal basis for the implementation of compensation and resettlement activities in the project.

Implementation plan:

13. Thai Nguyen City Water Supply System Development Project is going to implement for 5 years, from 2017 to 2022. Therefore, site clearance work will be done with the progress that meets timelines to hand over for construction unit. Please note that the activities of land acquisition and resettlement will begin after the detailed technical design is approved. The minimum time for the site clearance is 12 months.

Implementation Schedule

Activities	Implementation time
Detailed Measurement Survey (base on detailed design)	March-April 2018
Update compensation prices	April 2018
Public consultation	Sep 2017
Approval of updated RP by ADB	Dec 2018
Disclose approved Updated RP to AHs and Uploading on ADB website	Dec 2018
Compensation of DPs (before Awarding of civil works contracts)	Dec 2018- Jan 2019

Handover of site to contractors, start of civil works	Feb 2019
Submit internal monitoring report	Semi-annual

Land acquisition and resettlement can only commence once the URP has been cleared by ADB.

Disclosure

14. Key information in this Updated RP has been disclosed to the AHs through public meetings. The final Updated RP will be disclosed as per disclosure requirements laid out in the ADB's SPS.

Resettlement Budget

15. A total of estimated cost for site clearance is estimated of **VND 17,764,372,000** equivalent to **USD 807,471** (Exchange Rate: VND 22,000 = USD 1). This budget includes the cost of compensation/assistance of land, structures, and assets affected by the project, management cost and contingency cost.

Monitoring and Reporting

16. The implementation of the updated resettlement plan will be monitored and evaluated internally. The problems and issues which arise in the implementation process will be mentioned and resolved timely through the regular monitoring activities

17. Internal monitoring reports should be semi-annual monitoring reports and will be submitted by Thai Nguyen Water Supply Joint Stock Company (TWACO) to ADB for disclosure on ADB website.

I. DESCRIPTION OF THE PROJECT

1.1. General

18. With a fast increasing demand for clean water, until 2020 there will be a clean water shortage of about 120,000 m³ per day for Thai Nguyen city and its neighborhood. Thus, Thai Nguyen Water Supply Joint Stock Company reported this problem and was agreed by Thai Nguyen Provincial People's Committee to implement a big project: 'Development of water supply system for Thai Nguyen city until 2025 that include two phases aimed at upgrading the supply capacity with additional 100,000m³ of clean water per day (of the 2 phases, in phase I an additional 50,000m³ per day will be upgraded). Thai Nguyen Provincial People's Committee signed Decision No. 3050 QD-UBND dated 03/12/2008 on the adjustment of the detailed plan on the construction of the tourism area in the South of Nui Coc Lake in general and at Voi Phun Hill in particular in order to build a water supply plant with a capacity of 100,000m³ per day. The project presented in this uRP report will be for Phase I of the abovementioned big project.

19. The direct benefactors of this project are customers who use clean water for purposes of daily living, production and business activities. They include local residents, government officers, students, and production as well as business units that use clean water in Thai Nguyen city, in the South of Dai Tu and Phu Luong districts and in the tourism area in the North of Nui Coc Lake. In addition, this project will create jobs for local people through the process of

recruiting workers for implementation and operation of the project. When the project is completed it will expand the clean water company's capacity in production and business and attract more technical engineers as well as enhance the company's market competitiveness. Furthermore, the project will contribute considerably to the province's socio - economic development.

20. This updated resettlement plan is prepared for the WTP component and there is another social safeguard document prepared for the pipeline component based on the detailed design. This Resettlement Plan updated during the detailed design phase of the project will present and provide instructions about activities relating to compensation and land acquisition during project implementation.

1.2. Description the project

1.2.1. The project's objectives

21. The main objectives of the project are to improve water supply service and to ensure a safe and sustainably developed water supply through improvement of water treatment capacity, and expansion of the water supply system. This helps contribute to improving living conditions and public health in Thai Nguyen City.

1.2.2. Project's major content

22. The Thai Nguyen water supply system development project constructs new water plant with a capacity of 50.000 m³/day, The progress of project implementation is expected at 5 years, from 2017 to 2022. The project includes the following items:

Table 1: Project's major content

Items	Technical Solutions
a) Raw water intake facility and water supply plant	<ul style="list-style-type: none"> - Construction of South Nui Coc Water Supply Plant with a capacity of 50,000 m³/day, including: - Water intake facility; raw water pumping station; raw water pipeline DN800 to provide 55.000m³/day. - Reaction tank; Settling tank; Filter tank; Reservoir - Sludge pond; - Clean water pumping station; - Administrative house and Laboratory; - Guardhouse; - Costs of leveling, constructing bulkheads, building roads and plant fence; - Transformer station and power system: install two 250 KVA transformers for the water treatment plant area and install one 560 KVA and one 250 KVA transformers for raw water pumping station - Plant fence; yard, internal roads; - Internal water supply pipeline system; - Drainage system.
b) New installation of pipelines system:	<ul style="list-style-type: none"> - Transmission pipeline DN 800: 1,000 m; - Transmission pipeline DN 700: 4,710 m; - Transmission pipeline DN 600: 5,550 m

-
- Transmission pipeline DN 400: 6,050 m;
 - Transmission pipeline DN 300: 5,000 m;
 - Transmission pipeline DN 200: 7,090 m;
 - Transmission pipeline DN 150: 9,330 m;
 - Transmission pipeline DN 100: 3,900 m;
 - Service pipelines DN 50, DN 63: 62,010 m;
 - Household connections: 5,713 residential groups
-

1.3. Scope of the updated Resettlement Plan

23. The water treatment plant is built on the northwestern side of Voi Phun Hill. Height of plant: +70,00 m.

24. Raw water from Nui Coc lake will be taken to the treatment plant located on Voi Phun hillside for treatment. Treated water will be provided to the city by combined method using water pumping station II and self-flow from storage tank thanks to terrain height difference.

Figure 1: General layout of project components

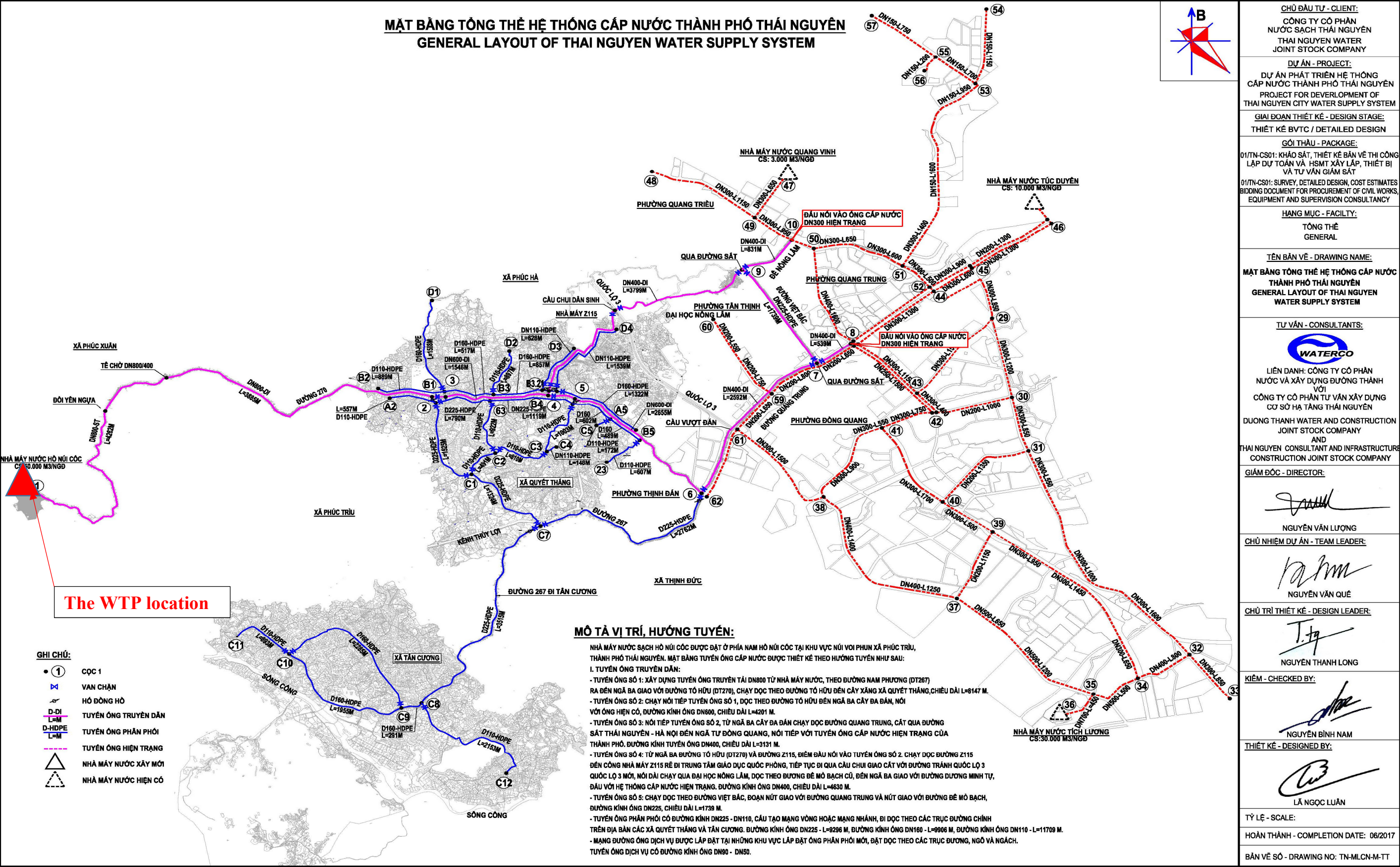
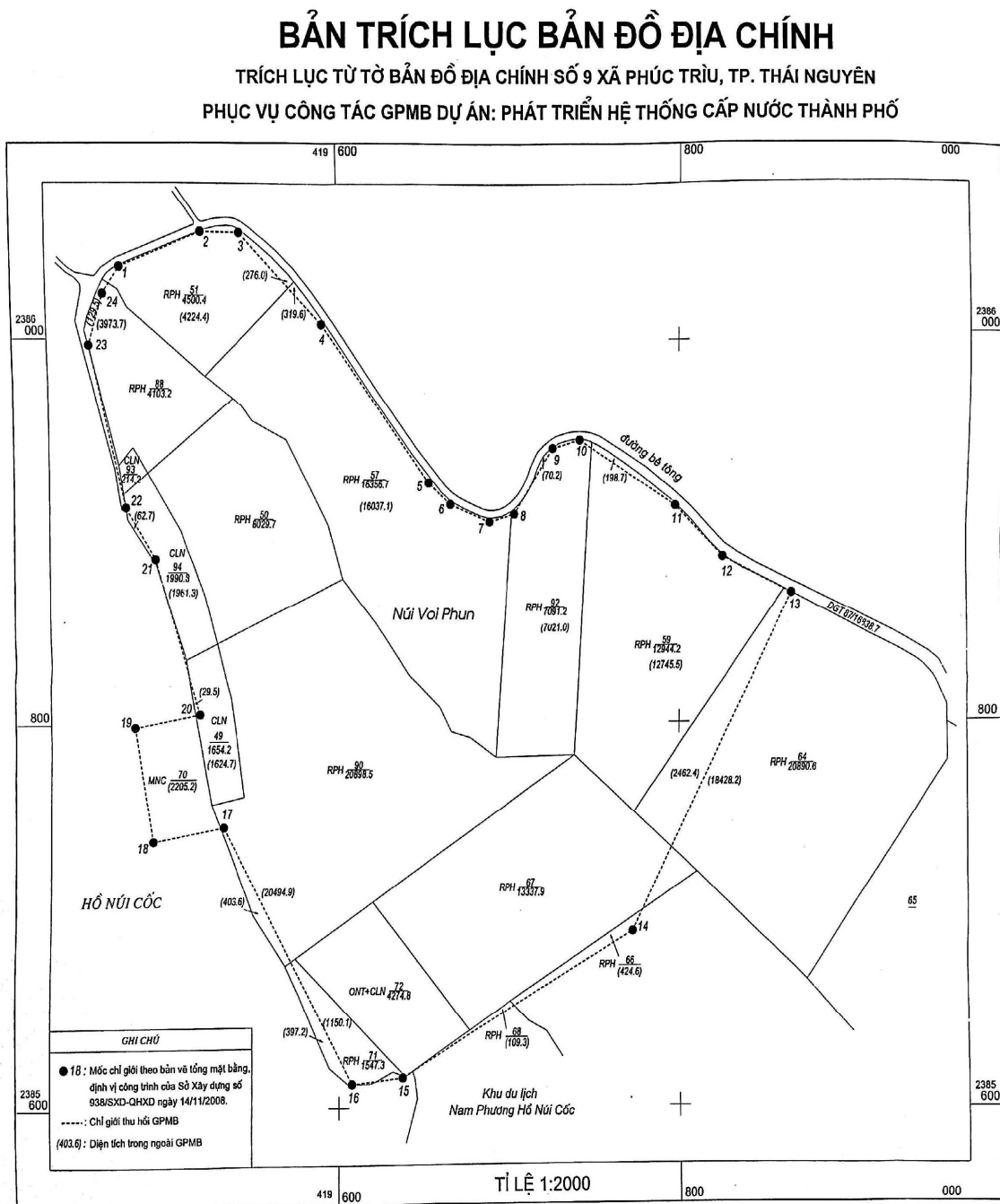


Figure 2: Location of land acquisition area on the cadastral map of Phuc Triu Commune



Tháng 6 năm 2017

Cán bộ trích lục

[Signature]

Đỗ Quốc Đồng

Ngày 15 tháng 6 năm 2017
 Văn phòng Đăng ký đất đai tỉnh Thái Nguyên

[Signature]
 GIÁM ĐỐC
 Nguyễn Thị Loan

Table 2: Project's items and the scope of land acquisition

No.	Project's works	Location	Description	Affection of land acquisition	
				Permanent	Temporary
1	Raw water collection work and pumping station	Phuc Triu commune, Thai Nguyen city	Placed close to Nui Coc lake, on the foothill of Voi Phun mountain	Permanent acquisition	No
2	Water treatment plant and ancillary works	Phuc Triu commune, Thai Nguyen city	Placed on Voi Phun mountain	Permanent acquisition	No

1.4. Objectives of the Updated Resettlement Plan

25. The objectives of the updated resettlement plan (URP) is to ensure that the subproject will (i) avoid involuntary resettlement wherever possible; (ii) minimize involuntary resettlement by exploring subproject and design alternatives; (iii) enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-subproject levels; and (iv) improve the standards of living of the displaced poor and other vulnerable groups.

26. This URP is the guiding document that identifies the key issues to address in reconciling the requirements of ADB's SPS 2009 on Involuntary Resettlement with national and provincial government policies on compensation, assistance and resettlement. Concerns for involuntary resettlement have been integrated in this document and will govern subproject design, implementation, and monitoring.

27. This URP includes the following:

- (i) Policy and procedural guidelines for land acquisition, compensation, resettlement, and strategies that will help ensure full restoration of the AH's livelihood and standard of living;
- (ii) Identification of households and communities to be adversely affected by the subproject, where they are located, what compensation and related mitigation measures to be provided to them and how and when these measures will be carried out;
- (iii) A plan on how AHs will be involved in the various stages of the subproject, including resolution of grievances; and.
- (iv) An estimated budget and schedule for resettlement implementation

1.5. Measures Taken to Reduce Resettlement

28. The first principle in the ADB requirement is to avoid or minimize impacts of land acquisition and resettlement. Wherever involuntary resettlement is unavoidable, adequate compensation for affected households should be applied.

29. Following the principle for project implementation and in the Resettlement Framework (RF) of the Project, resettlement and land acquisition should be minimized. The PMU with support from Consultants and related agencies and departments has made many efforts in minimizing land acquisition impact in the phase of basic design and project proposal report. Mitigation measures have been considered in the detailed design.

30. During the project implementation and updating RP, great efforts to minimize IR were carefully considered and applied following principle: involuntary resettlement and impact on land, structures, and other fixed assets should be minimized where possible by exploring all alternative options. The measures to minimize resettlement impacts was applied:

- During the process of updating RP as well, many public consultations have been organized by the PMU and the resettlement consultant firm in the project area to publicize (i) information on the project and (ii) expected impacts, as well as land acquisition and compensation and resettlement measures, etc. This will enable households to get information about and be aware of the location and benefits of the project as well as expected impacts. From there, it is possible to minimize impacts. In the consultations, many issues were raised and discussed: the project assistance and compensation policies, income restoration programs for severely affected households and vulnerable AHs in order to provide corrective measures.
- As agreed during the consultation, construction time will be publicly announced according to regulations to local authorities and affected households so that AHs can arrange suitable farming plans; e.g. informing 90 days before acquisition of agricultural land and 180 days for residential land acquisition, so that people will not cultivate or construct structures on the land to be acquired.
- The resettlement consultant firm has also organized the meetings with the design consulting units of the project to discuss location of the local works, public works and the selection of design solutions in order to avoid/minimize negative impacts on local people, etc. At the same time, develop criteria together to minimize impacts during the construction process such as the establishment of occupational safety plans (in case construction is close to residential areas), the arrangement of suitable materials and tools (signboards, partitions with residential areas, etc.), time, and construction schedule and so on. To minimize temporary impacts during the construction process as well as when the project puts into operation.

1.6. Change made in the updated Resettlement Plan

31. The updated Resettlement Plan is to (i) summarize the actual impact of work items of the project based on the approved detailed engineering design, (ii) give mitigation measures and policies for compensation, assistance, and resettlement, actual resettlement cost based on applicable policies. The updated resettlement plan will make some changes in the original Resettlement Plan, including:

- i. Impact scope of the project is calculated based on the detailed design.
- ii. Procedures and results of public consultations with affected people during the updating resettlement plan;

iii. Entitlements of AHs to categories of impacts in accordance with the result of DMS and applicable regulations (Land Law 2013 and related Decrees), but no downgrade of APs' entitlements were made in this uRP; and

iv. The budget of compensation for all categories of impacts and relevant allowances according to replacement cost survey.

1.7. Land Acquisition and Resettlement – Related Conditions

32. According to the agreements between the donor (ADB) and the Government of Vietnam about the resettlement, compensation and assistance, the following conditions shall comply:

i. All land acquisition and resettlement activities under the Project shall be conducted in accordance with this updated RP;

ii. In case of discrepancies between the relevant laws and regulation of Viet Nam and ADB's Safeguard Policy Statement (2009), then ADB SPS shall prevail;

iii. PMU shall work with Thai Nguyen CPC and the project wards to (a) disclose the Updated RP to the APs and implement the approved RP to the satisfaction of ADB, including provision of adequate counterpart funding to cover the actual cost; (b) ensure that all APs are compensated, resettled, and rehabilitated in accordance with the requirements of the approved RP prior to any physical or economic displacement; and, (c) conduct internal monitoring; and,

iv. Civil works contract will not be awarded until the updated RP is approved by ADB.

II. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

2.1. Method of information collection

33. To get the data needed for the updated resettlement plan, the detailed measurement survey (DMS) was conducted in March and April 2018 with 8 AHs at Phuc Triu commune. PMU has contracted with the Land Development Center of Thai Nguyen Province to carry out DMS. A preliminary list of affected lands and their owners has been prepared from the cadastral map of each land before the DMS. Data for the DMS process was collected from all affected land area and assets (trees, crops) in terms of household's use; Questionnaire survey was carried out with the affected households during the said period to collect the socio-economic information of affected households concerning their living conditions, income and expenditure and educational level of the households. Survey on the socio-economic conditions and population of affected households has obtained detailed information on the living condition, income and expenditure and educational level of the households.

2.2. Cut-off date

34. The cut-off-date of project is 30th April 2018, when the DMS is completed and has been informed to the AHs.

2.3. Scope of Land Acquisition and Resettlement

2.3.1. Affected Households

35. Survey results show that, project implementation will affect 8 households by land acquisition to build water treatment plant and ancillary works, equivalent to 32 persons. There is no household who needs to relocate.

36. Number of affected households are summarized in details in the Table below.

Table 3: Summary of impacts magnitude of the Subproject

Contents	Unit	Qty	Number of APs
1. Number of affected households	HHs	8	32
Household members	Person	32	
Households are directly affected by land acquisition	HHs	8	32
<i>In which:</i>			
+ Households are affected with forestry land	HHs	8	32
+ Households are affected with perennial land	HHs	4	16
2. Number of households are affected with secondary structures	HHs	3	11
3. Number of households are affected with trees and crops	HHs	8	32
4. Number of vulnerable households (Households with woman-headed with dependents)	HHs	1	4

2.3.2. Impacts on Land

37. The whole acquired land area is under State's management. Nui Coc Lake forest management unit have directly management right to protect and develop forest in this area. The project will affect 99,938.3 m² of land owned by 8 households in Phuc Triu commune , of which:

- Affected forestry land: 91,804.8 m².
- Affected perennial land: 7,733.5 m².
- Affected rural residential land: 400 m².

38. All of the affected households have land use right certificates (LURCs) over their affected land area.

Table 4: Statistics of households and affected area details

No.	Affected Households	Lot	Type of land	Area of lot (m ²)	Permanent recover (m ²)
-----	---------------------	-----	--------------	-------------------------------	-------------------------------------

1	Nguyen Duc Nghi	71	RSX ²	1,547.3	1,547.3
2	Nguyen Duc Nghi	72	ONT ³	4,274.8	400
3	Nguyen Duc Nghi	72	CLN ⁴	4,274.8	3,874.8
4	Nguyen Duc Nghi	67	RSX	13,337.9	13,337.9
5	Nguyen Duc Nghi	68	RSX	109.3	109.3
6	Nguyen Duc Nghi	66	RSX	424.6	424
7	Tran Van Sau	64	RSX	20,890.6	2,462.4
8	Tran Van Viet	59	RSX	12,944.2	12,944.2
9	Tran Van Viet	92	RSX	7,091.2	7,091.2
10	Lang Van Vien	90	RSX	20,898.5	20,898.5
11	Lang Van Vien	49	CLN	1,654.2	1,654.2
12	Dang Van Dao	57	RSX	16,356.7	16,356.7
13	Lai Tuan Dung	94	CLN	1,990.3	1,990.3
14	Lai Tuan Dung	50	RSX	8,029.7	8,029.7
15	Lai Duc Tuan	51	RSX	4,500.4	4,500.4
16	Nguyen Thi Tuyet	87	CLN	214.2	214.2
17	Nguyen Thi Tuyet	88	RSX	4,103.2	4,103.2
	Total			118,367.1	99,938.3

Source: DMS March-April 2018

Table 5: Agricultural land loss ratio of the affected households

No.	Affected Households	Total agricultural land holding (m2)	Agricultural land affected (m2)	Rate (%)
1	Nguyen Duc Nghi	65,000	19,694	30.3
2	Tran Van Sau	32,000	2,462	7.7
3	Tran Van Viet	30,000	20,035	66.8
4	Lang Van Vien	55,000	22,553	41.0
5	Dang Van Dao	24,000	16,356	68.2
6	Lai Duc Tuan	28,000	4,500	16.1
7	Lai Tuan Dung	35,000	10,020	28.6
8	Nguyen Thi Tuyet	10,000	4,317	43.2
	Total	279,000	99,937	

39. As shown in the table 5 above, 7 out of 8 AHs are severely affected as they lose more than 10% of their total agricultural landholdings. However, their income from agriculture

² RSX: Production forest land

³ ONT: Rural residential land

⁴ CLN: Land for perennial crops

represents less than 40% of their total income. Other income comes from wages from his children working in companies. Many households are not cultivating all their land themselves due to lack of labour force. Most of them consider that their income will not be significantly affected (less than 10% of total income) and no income restoration will be necessary.

40. AHs are not interested, willing or able to participate in a training program due to a number of factors: All working-age members of the household have stable jobs (non-agricultural) or are studying at college /university in Hanoi, age, mobility, literacy, household responsibilities, etc.

41. All opted for cash compensation and assistance for their lost. This is also quite consistent with the results of socio-economic survey of households: agriculture is not a main income source of the households and they all have better jobs.

42. Accordingly, based on the actual survey situation, the subproject will not need to develop a vocational training program. The restoration (living standards) of the severely affected households will be monitored and reported in the internal monitoring report; if the households are likely to be worse off, additional measures will be designed and provided to the affected households.

2.3.3. Impacts on Crops and Trees

43. Also as a result of DMS and consultation, property on land affected by permanent land acquisition for the project includes:

- **Crops and Trees:** The whole acquisition area to build water treatment plant and ancillary facilities on Voi Phun mountain is currently planted Acacia. Acacia forest in this region has different ages depending on each plot of each household. However, most of Acacia area is not adulthood and exploitation yet. Besides that, there are also some fruit trees such as persimmon, grapefruit, longan trees which are interspersed with acacia and located on the foot of the mountain. The number of this fruit tree is a few, and covered by the acacia, no light so they usually have not any fruit.

Table 6: The number of trees affected

No.	Affected Households	Lot	Area of lot (m ²)	Number of tree	
				Timber trees (acacia,...)	Fruit trees (mango, lychee, longan..)
1	Nguyen Duc Nghi	71	1,547.3	55	76
2	Nguyen Duc Nghi	72	4,274.8	1,230	
3	Nguyen Duc Nghi	67	13,337.9	1,578	500
4	Nguyen Duc Nghi	68	109.3	18	
5	Nguyen Duc Nghi	66	424.6	69	
6	Tran Van Sau	64	20,890.6	301	
7	Tran Van Viet	59	12,944.2	689	
8	Tran Van Viet	92	7,091.2	739	73
9	Lang Van Vien	90	20,898.5	2,491	175

No.	Affected Households	Lot	Area of lot (m ²)	Number of tree	
				Timber trees (acacia,...)	Fruit trees (mango, lychee, longan..)
10	Lang Van Vien	49	1,654.2	25	629
11	Dang Van Dao	57	16,356.7	1,436	828
12	Lai Tuan Dung	94	1,990.3	3	173
13	Lai Tuan Dung	50	8,029.7	1,181	152
14	Lai Duc Tuan	51	4,500.4	420	150
15	Nguyen Thi Tuyet	87	214.2		180
16	Nguyen Thi Tuyet	88	4,103.2	426	240
	Total		118,367.1	10,661	3,176

Source: DMS March-April 2018

2.3.4. Impacts on Houses and other Structures

Structures and other fixed assets: There are 03 temporary houses⁵ with an area of 127.4 m² built to cater for the growing and tending forest. Other affected structures include fences, chicken coops, water tanks, rock embankments. Details are in the spreadsheet attached to the report.

This isn't the main shelter of these households, their main houses are located elsewhere.

In addition, other auxiliary structures, including fences, chicken coops, and yard, etc. belonging to 6 AHs are also permanently affected by the Subproject as detailed in the Table 6 below.

All of the structures will be totally removed.

⁵ Structure of brick, wood.; Brick wall (wall 22 or 11 cm); Roof tiles or Fibroociment; Low quality finishing materials; Maximum expiry date of 30 years. These facilities, living conditions are low;

Table 7: Houses and other Structures affected

No	Affected Households	Area of affected house (m ²)	Quantity of affected structures				
		Temporary houses	Fences (m ²)	Chicken coops (m ²)	Iron roof, purlin (m ²)	Galvanized columns (piece)	Yard (m ²)
1	Nguyen Duc Nghi	88	-	229.46	-	-	37.84
2	Lang Van Vien	18.5	-	-	-	-	14
3	Lai Tuan Dung	20.9	-	-	-	-	-
4	Nguyen Thi Tuyet	-	-	-	-	-	-
5	Vu Xuan Thanh	-	-	-	39.2	-	-
6	Dang Van Dao	-	418	-	-	62	-
	Total	127.4	418	229.46	39.2	62	51.84

Source: DMS March-April 2018

2.3.5. Relocation

- 44. There is no household that will have to relocate.
- 45. This component does not cause temporary land acquisition effects.
- 46. This component does not cause impact on Nam Phuong resort's activities.
- 47. Seven households are severely affected⁶ in this component.

⁶ This refers to AHs who will (i) lose 10% or more of their total productive assets, (ii) have to relocate, and/or (iii) lose 10% or more of their total income sources due to the project

III. SOCIO-ECONOMIC SURVEY

3.1.Objectives of socio-economic survey

48. The socio-economic survey (SES) of project affected households were implemented in May and June 2017. The socio-economic data provided information on social condition of AP, includes:

- Demography, income analysis as well as other information relating to affected householders.
- Living condition of affected households
- Income source of households.
- Infrastructure and environmental sanitation
- Poverty situation

3.2.Survey Approaches and Methodologies

49. The methodologies applied in the process of preparing the updated RP include:

Desk review

50. The Consultant collected, reviewed, studied and analyzed/assessed the documents relating to compensation, assistance and resettlement of the Project. Those documents were collected at PMU, the PCs of project wards, including: (i) Project documents (Statement and Design Drawings of project work items; Resettlement Policy Framework, etc.); (ii) Cadastral maps, copies of maps and Socio-economic reports provided by commune/ward PCs; (iii) relevant policies of the ADB, the Government of Vietnam and Thai Nguyen PPC with aim to (1) find out procedures, regulations proposed and approved from the project documents, (2) find out technical methods proposed for each Project component; (3) review socio-economic reports of localities, (4) propose mitigation measures and guidelines for follow-up actions.

Qualitative research method

51. Consultation and discussion with various stakeholders, including: affected households (such as vulnerable households), the implementation agencies, social organizations, representatives of leaders of local authorities through consultation meetings, in-depth interviews and group discussions. The minutes of working is attached to this report in Annex 02.

52. Field survey to the project area to determine the potential impacts on local residents during the project implementation.

Quantitative research method.

53. During the period from 01/05/2017 to 10/6/2017, socio-economic survey for affected land/assets in Phuc Triu commune, Thai Nguyen city. SES in this uRP is only applicable to affected households by the WTP component and pumping station.

54. Socio-Economic Survey (SES) by interview is carried out with 100% affected households who have the land acquisition. The SES results are discussed in the section below.

3.3.Socio-Economic Information on Affected Households

3.3.1. Demographics

55. Social survey has done for all affected household of the project. Total of affected household is 8, equivalent of 32 persons, in which there are 20 men, accounting for 63%, 12 women, accounting for 37%.

56. No household is an ethnic minority household. All of them are Kinh people.

57. About household head characteristics: There are 7/8 (87.5%) of households headed by men, only 1 female-headed household (12.5%), 2 heads are out of the working age, 6 heads remaining who are still in working age (from 28-53 years).

58. The scale of households in the project area is 4 persons / household. Among 8 affected households there is not any minority ethnic household.

59. The number of 1-6-year-old people is 10 persons, percentage 31%. The number of people who are too working age is 2 persons, percentage 6%. The number of people who are working age is 63%

Table 8: Characteristics of affected households' members

	Household	Person		Female-headed household	People in working-age
		Male	Female		
Quantity	8	20	12	01	
Ratio%	100%	63	37	12.1	63

60. Among 8 affected households, none is under the national poverty threshold⁷ or beneficiary of government's social policies⁸.

⁷ Decision No. 59/2015 / QĐ-TTg dated November 19, 2015 on the promulgation of multi-use access standards for the 2016-2020 period

1. Poor household

a/ In rural areas: is the one that satisfies either of the two following norms:

- Having a monthly per capita income of VND 700,000 or lower;

- Having a monthly per capita income of between over VND 700,000 and VND 1.000. 000 and deprived of at least 3 indicators measuring deprivation of access to basic social services.

b/ In urban areas: is the one that satisfies either of the two following norms:

- Having a monthly per capita income of VND 900,000 or lower;

- Having a monthly per capita income of between over VND 900,000 and VND 1.300.000 and deprived of at least 3 indicators measuring deprivation of access to basic social services.

⁸ Policy beneficiaries include:

3.3.2. Education of household heads

61. Due this area is rural, pure agriculture so people's education is not high. Education level survey results of household heads and wives/husbands of heads showed that the most common level is secondary school (87.5%) and only 1 household head received high school education (12, 5%). There isn't any head of household who attended college or higher education.

Table 9: Education of household heads

No.	Education level	Number of AH	Ratio (%)
1	Illiterate / under school ages	-	-
2	Completed some primary school yet	-	-
3	Completed all of primary school	-	-
4	Completed secondary school	7	87.5
4	Completed High school	1	12.5
5	College and University graduation	-	-
Total		8	100

3.3.3. Occupation of household heads

- Children under the age of 16 do not have a source of funding for one of the following cases: Abandonment has not yet been adopted; Orphaned father and mother; Orphans of the father or mother and the missing person as prescribed by law;
- Persons aged between 16 and 22 years of age in one of the above cases who are studying in general education, vocational training, vocational secondary schools, colleges or first degree universities.
- HIV infected children are poor; HIV infected people are unable to work without monthly pension, monthly social insurance allowance, monthly allowance, monthly allowance
- Persons belonging to poor households without husband or wife; whose husband or wife has died; Having lost husband or wife as prescribed by law and raising children under age 16 or raising children between the ages of 16 and 22 but such children are studying in general education, vocational training, vocational secondary schools, colleges and universities. First degree education (poor single children raising children).
- Elderly people belong to one of the following cases: Elderly people living in poor households have no obligatory persons and have the right to support or have a person having duties and rights to support but this person is receiving monthly social allowances; Persons aged 80 and above who do not belong to the above category without pension, monthly social insurance allowance, monthly social allowance; Elderly people living in poor households have no obligations and rights to support, have no living conditions in the community and are eligible for admission to social charity or social houses but there are recipients in the community. copper.
- Disabled children with disabilities are eligible for social assistance in accordance with the law on persons with disabilities.

62. The entire area of land being recovered is production forest land and land for perennial crops. However, afforestation is not the main occupation of households. The survey results shows that all working-age members of the household have stable jobs (non-agricultural occupations) or are studying at college /university in Hanoi. According to the SES results, the majority of the household heads are engaged in small businesses and services such as grocery stores, drinking and café shops, etc. while two household heads are retired and stay at home as shown in the Table 10 below. Other members are mainly workers working at the factories in the area or pursuing university and college degrees in Hanoi.

Table 10: Occupation of household head

No.	Occupations	Number of AHs	Ratio (%)
1	Farmers	-	-
2	Shop owners	6	75
3	Workers	-	-
4	Unemployment (looking for work)	-	-
5	Retirement, homemakers	2	25
6	Public Servants	-	-
7	Others	-	-
Total		8	100,0

3.3.4. Income of household

63. The living standard of 8 affected households is above the national poverty threshold. Affected households' income survey results showed that lowest income is 4,000,000VND/month equivalent to 1,300,000VND/person. Highest income is 10,000,000VND/household equivalent 2,500,000 VND/person.

64. The daily expenditure of households accounts for rate 75% - 90% of total household income. The rest of households' income is invested in reproduction. So saving money and build wealth of households are not significant, but according to results of in-depth interviews households, these households have a stable life.

3.3.5. Possession of assets

65. The survey results show that most of households haven't modern utensils and facilities such as air conditioner, washing machine. Most of the people have transportation, the ratio of household who have motorcycles is 100% however they are just the kind of motorcycle which are the average value. 100% of households have televisions, mobile phones, DVDs. Most households have already equipped utensils and facilities of living in the average. Infrastructure and environmental sanitation

3.3.6. Infrastructures

66. Although general economic condition of whole society gets into difficulty, the road condition and infrastructure are well- invested.

67. The households in project areas are using excavated wells for their activities. Survey results show that all of these households lack of water for eating and drinking, washing clothes especially in dry season. In general, environmental sanitation condition is good, households use 2-compartment toilets and they themselves bury garbage in their garden. All households use electricity supplied by EVN Thai Nguyen.

3.3.7. Gender Issues

68. Development projects may impact variously on men and women. But women are usually more affected in case of facing difficulties due to the impact of the project, especially female - headed households with dependents or families facing serious disadvantage. They are a vulnerable group, so the project also has propose appropriate measures to support.

69. According to a social survey of AHs, there are 8 AHs, in which 01 households headed by women.

70. Gender Action Plan (GAP) has been updated for this project. The action plan includes activities and strategies to meet requirements about gender and fit the culture.

71. The following strategies have been implemented in any updating of the RP:

- (i) In the RP updating, the women belong project's affected households, especially the households with female household header, has been consulted in the survey for detail assessment;
- (ii) Socio-economic information of affected people and detail assessment survey are analyzed according to gender and ethnicity;
- (iii) The participation of women, especially female-headed household , is ensured in disclosure meetings; information will be provided in local language as well as in information document;
- (iv) The participation of Women's Union representation is ensured in disclosure meetings and resettlement plan;
- (v) In case the project relates to the grant new land or replacement land for acquired land, the red book will have names of both husband and wife;
- (vi) The staffs of PMU/ Compensation, Support and Resettlement Unit will be provided orientation on the toolkit and the list of items to check of ADB about gender and resettlement, gender and urban water provide projects to ensure gender strategy implementation in resettlement activities;
- (vii) The monitoring indicators about impact to gender have been developed to monitor resettlement activities, in term of the participation of women in the consultant about detail survey management, in disclosure meeting, land right, compensation, and to measure the impact of resettlement for poor women.

IV. INFORMATION, CONSULTATION AND PUBLIC DISCLOSURE

4.1. Information dissemination

❖ Information dissemination and consultation during RP preparation

72. During RP preparation at the PPTA stage, many consultations were organized with different stakeholders, including local authorities, social organizations, EAs/IAs and affected people. Results of the consultations have been summarized and reflected in the original RP prepared in 2013.

❖ Information dissemination and consultation during RP updating

73. During the update of the resettlement plan, local authorities, communities and affected families were completely consulted, focusing on information and impacts of the project. All policies regarding land acquisition, compensation, support and resettlement of the project had been disclosed to all affected households.

74. Prior to the submission of the Updated resettlement plan to the ADB, its main content has been summarized and disseminated and discussed in the public consultation meetings with APs (information on the project, bases for compensation, grievance mechanism, DMS implementation process, time of compensation...).

4.2. Public consultation

75. Information dissemination and consultation with affected persons and involved agencies will reduce the potential for conflicts and minimize the risk of Project delays. Furthermore, this approach will enable the Project to design the resettlement and rehabilitation program so that it meets the needs and priorities of the affected people, and in this way, potentially maximizing the economic and social benefits of the investment. The objectives of the public information campaign and the consultation program are as follows:

- To fully share information with the AHs about the proposed project components and activities;
- To obtain information about the needs and priorities of the AHs, as well as information about their reactions to proposed policies and activities;
- To ensure that AHs are enabled to make fully informed decisions that will directly affect their incomes and quality of life, and that they will have the opportunity to participate in activities and decision-making about issues that will have a direct effect upon them;
- To obtain the maximum level of co-operation and participation of the AHs and communities in activities necessary for resettlement planning and implementation;
- To ensure transparency in all activities related to land acquisition, compensation, resettlement and rehabilitation.

76. During the detailed design phase of the project, PMU and consultant team have cooperated with the leaders of Phuc Triu commune to conduct the public consultation. All AHs were invited to attend.

77. Details about the number of participants is presented in the following table.

Table 11: Program of Community consultation in Phuc Triu commune

Date	Location	Participants	Issues Discussed	Project's comments
26/9/2017	Phuc Triu CPC	<ul style="list-style-type: none"> – Representatives of local authorities; – Representatives of local unions/ associations: Farmers Association, Women Association, Fatherland Front, Youth Union... – Head of hamlet – All of households (08) affected by the Project – Representatives of PMU; – Resettlement consultants. – There were a total of 15 participants. There are 5 women, 10 men. 	<p>1. Introduction to the Project</p> <ul style="list-style-type: none"> - Introduction to the Project (objectives, location, scale, plans ...); - Technical proposals of the Project; Items/works to be constructed in wards/communes; - Policies relating to the environment and resettlement issued by the Government of Vietnam and ADB. <p>2. Community consultations about resettlement</p> <ul style="list-style-type: none"> - People ask about the compensation policy and the progress of the project. - People want the project to be implemented as quickly as possible, avoiding project delays. 	<ul style="list-style-type: none"> - The project will collect opinions of the affected households and to propose how best limited impact on households as possible. - Prior to the implementation of compensation for site clearance, the project will publish and submit work plans to local authorities and affected households. - Project wants local authorities and residents to cooperate and support to complete the project soon, achieve progress as request

78. All the affected households have cooperated with the local authorities and project owner to proceed DMS. After the DMS is completed and the results are reported in May 2018 to the affected households, all households are expected to quickly compensate them for handover of the site to the project.

79. PIBs have been updated and distributed to the AHs and the community / government during the meeting as well as on the speakers of the village. Please refer to the attached appendix I to this uRP.

4.3.Information Disclosure

80. After approved by ADB, this RP will be disclosed on the ADB website and the Vietnamese version of the updated RP will be given to all AHs. The copies of updated RP will be publicly posted at the CPC.

81. The project information has been introduced and explained to all AHs in the public consultation and the radio system of commune will widely introduce the information to AHs who did not attend the consultation.

V. GRIEVANCE REDRESS MECHANISM

82. Agencies in charge of implementing the procedure of complaint settlement/grievance redress during compensation and land acquisition process includes the PC of Thai Nguyen, relevant departments, compensation and land acquisition committees at all levels, PCs in project affected wards. Depending on functions and tasks of each level, affected persons' complaint handling mechanism will be regulated in accordance with legal documents promulgated.

83. Detailed procedures on complaint handling have been established for the project in order to ensure the opportunities of the affected persons to present their complaints on compensation and resettlement. The objective is to quickly settle complaints of the AHs in compliance with procedures. This mechanism will be designed in simple, understandable, quick and fair way. Handling of complaints at each project level will certainly help to push project implementation progress. Affected persons who do not agree with decisions on compensation, assistance and resettlement are entitled to raise complaints based on legal regulations.

84. The process and responsibilities of resolving grievance and redress will be in compliance with Article No.204 of Land Law 2013 and Article No 17 of Decree No.43/2014/NĐ-CP dated May 15, 2014 and regulations on dealing with grievance and redress at Decree No 75/2012/NĐ-CP dated October 3, 2012. However, while awaiting complaint settlement, persons whose land is acquired have to follow decisions on land acquisition and hand over land on schedule and plan decided by competent state agencies. PMU will conduct period monitoring to ensure process of receive and resolve APs' complaints compliance with GOV's regulation and project resettlement framework. Result of monitoring will be report to PPC, ADB and relevant agencies for supervising and finding redress solutions if necessary.

85. A well-defined grievance redress and resolution mechanism has been established to address AH's grievances, complaints, and requests regarding land acquisition, compensation and resettlement in a timely and satisfactory manner. The grievance redress mechanism and appeal procedures are explained in the project information booklet that was distributed to all AHs. In this stage, all AHs have been informed again of their rights, and the detailed procedures for filing grievances and an appeal process were publicized through an effective public information campaign.

86. AHs (men and women) can lodge complaints regarding any aspect of the land acquisition and resettlement requirements such as, entitlements, rates and payment and procedures for resettlement and income restoration programs.

87. Procedure for redress of grievances, in Thai Nguyen Province, is implemented according to Decree 43/2014/ND-CP and according to the Law on Complaints No.

02/2011/QH13 dated November 11, 2011 and Law on Denunciation No. 03/2011/QH13 dated November 11, 2011.

88. In Thai Nguyen City, the GRM procedure is as follow:

- **Stage 1:** Commune People's Committee. An aggrieved affected household may bring his/her complaint to any member of the Commune People's Committee, either through the Village Chief or directly to the CPC, in writing or verbally. It is incumbent upon said member of CPC or the village chief to notify the CPC about the complaint. The CPC will meet personally with the aggrieved affected household and will have 30 days (or 45 days for complicated case) following the lodging of the complaint to resolve it (in remote and mountainous areas or complicated case, the complaint should be resolved within 45 or 60 days, respectively). The CPC secretariat is responsible for documenting and keeping file of all complaints that it handles. Upon issuance of the decision of the CPC, the affected household can make an appeal within 30 days (45 days for mountainous area). If the second decision has been issued and the household is still not satisfied with the decision, the affected household can elevate his/her complaint to the DPC.
- **Stage 2:** City People's Committee. Upon receipt of the complaint from the household, the DPC will have 45 days (or 60 days for complicated case) and 60 days for remote and mountainous areas (or 70 days for complicated case) following the lodging of the complaint to resolve the case. The DPC is responsible for documenting and keeping file of all complaints that it handles. Upon issuance of the decision of the DPC, the affected household can make an appeal within 30 days. If the second decision has been issued and the affected household is still not satisfied with the decision, the affected household can elevate his/her complaint to the PPC.
- **Stage 3:** Provincial People's Committee. Upon receipt of the complaint from the affected household, the PPC will have 45 days (or 60 days for complicated case) and 60 days for remote and mountainous areas (or 70 days for complicated case) following the lodging of the complaint to resolve the case. The PPC is responsible for documenting and keeping file of all complaints. Upon issuance of the decision of the PPC, the affected household can make an appeal within 30 days if they disagree. If the second decision has been issued and the affected household is still not satisfied with the decision, the affected household can elevate his/her complaint to the court within 45 days.
- **Stage 4:** The Court of Law Arbitrates. Should the complainant file his/her case to the court and the court rules in favour of the complainant, then the Project will have to increase the compensation at a level to be decided by the court. In case the court will rule in favour of PPC, then the complainant will receive compensation approved by PPC.

89. However, the project grievance procedure does not impede access to court at any time.

90. If efforts to resolve disputes using the grievance procedures mentioned above remain unresolved or unsatisfactory, complainants have the right to directly discuss their concerns or problems with ADB Vietnam Resident Mission (VRM - 3rd Floor, No.16, Phan Chu Trinh Street, Hoan Kiem District, Hanoi, Tel: 024.933.1374). If APs are still not satisfied with the responses of the VRM, they can directly contact the ADB Office of the Special Project

Facilitator⁹. The Office of the Special Project Facilitator procedure can proceed based on the Accountability Mechanism in parallel with the project implementation.

The cost of court fees

91. APs who present their complaints to the WPC, DPC or PPC will be exempt from all administrative fees incurred. In addition, APs who lodge complaints and appeals to district courts will be provided with free legal representation.

VI. POLICY AND LEGAL FRAMEWORK FOR RESETTLEMENT

92. The legal and policy framework for compensation, resettlement and rehabilitation is defined by the relevant laws and regulations of the Government of Viet Nam and the ADB's Safeguard Policy Statement (SPS, 2009) requirement 2: Involuntary Resettlement. 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. 16/2016/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 51, Item 1).

6.1. Relevant Vietnamese Legislation

93. The principal legal documents applied for this RP include the followings:

94. **The Constitution of the Socialist Republic of Viet Nam (2013, effective from 01 January 2014)** confirms the right of citizens to own and protects the ownership of house and production materials of citizens; compensation by market rate is made for impacts by the projects implemented for the purposes of national defense, security or public benefits (Article 32). Similarly, organizations and individuals have land use rights certificates and law protects these rights. In the case of land recovery for the purposes of national defense, security and socioeconomic development, compensation shall follow the provisions of law (Article 54).

95. 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 resettlement documents include **the Land Law No. 45/2013/QH13** dated 29/11/2013; **the Decree No. 43/2014/ND-CP** dated 15/5/2014 of the Government on Detailed Regulations on Implementation of the Land Law 2013; **the Decree No. 47/2014/ ND-CP** on Compensation, Assistance, and Resettlement when the State Recovers Lands; **the Decree No. 44/2014/ND-CP** on Land Prices; **the Circular No. 37/2014/BTNMT** on Detailed Guidance on Compensation and Assistance when the State Recovers Land; and **Circular No. 36/2014/TT-BTNMT** on specifying detailed methods of valuation of land prices, construction, adjustment of land prices; specific land price valuation and land price valuation consulting services. These are the key legal documents that are applied to land recovery and resettlement.

⁹ Complainants can send their concerns to the Office of the Special Project Facilitator using the information at: <https://www.adb.org/site/accountability-mechanism/main>

96. **The Land Law 2013** provides a comprehensive framework for land acquisition and resettlement. The main points of the Law are summarized below:

- The organization in charge of compensation and site clearance has to prepare a plan for compensation, support and resettlement. The approved plan for resettlement must be posted at Commune/Ward People's Committee (CPC/WPC) offices and at common public places where land is recovered (Article. 69).
- Under Article 69, agencies in charge of resettlement implementation are obliged to conduct consultations on compensation plans through meetings with affected HHs; compensation plans have to be posted at ward/commune PC offices; the consultation results must be recorded in minutes which are certified by local authorities and affected HHs. Opinions from Affected Households (AF) have to be compiled; consultation has to be conducted with HHs who have objections on the plan for compensation, support and resettlement and for improving the plan.
- The Law identifies principles and methods of land valuation based on the market rate (Article 114.3).
- Resettlement sites must be developed and fully completed before relocation of PAPs. Land recovery can only be conducted after the construction of houses and infrastructure in the resettlement site is completed. (Article 85).
- Support for training, career change and facilitating of job searching have to be provided for HHs losing agriculture land (Article 84).
- Structures and other non-land assets are not compensated for the following cases: i) where they are illegally established; ii) where they are located on land not used in accordance with the land purpose; and iii) where they have been built after the cut-off date (Article 92).
- For agricultural land, which was used before 01st July, 2004 for HHs without Land Use Right Certificate (LURC) or HHs that are not eligible for LURC, compensation is provided for land currently used for cultivation, without exceeding the land allocation standards (Article 77.2).
- Monitoring and evaluation is required on a more general basis and is not specific to resettlement; it includes all aspects of the implementation of the Land Law (Article 200);

97. **Decree No. 47/2014/ND-CP of the Government of Vietnam** on compensation, support and resettlement upon land recovery by the State is the main implementing Decree. The main content is summarized below:

- For HHs directly engaged in agricultural production ineligible for compensation under the Land Law, the CITY PC shall consider support for them (Art. 24);
- Support for stabilization of livelihood is based on the severity of impacts to agriculture land (Article 19);
- Support for resettlement in case of recovery of residential land. HH receiving an amount of compensation for land lower than the value of the minimum resettlement lot are entitled to support for the difference between the minimum resettlement lot value and the amount of compensation for the land. In addition to compensation for land, relocated HH are entitled to a resettlement support amount (Article 22.);
- Resettlement sites shall be established for one or more than one project. Houses and residential land in resettlement sites shall be arranged in different grades and areas suitable to different levels of compensation and payment capacity of resettled persons (Article 26 3);
- Consultation plans on compensation, support and resettlement shall be posted up to solicit opinions of PAPs for at least 20 days from the starting date of posting (Article 28);

- For projects requiring relocation of the whole community, affecting the livelihood, socioeconomic situation and cultural tradition of the community, investors have to elaborate a policy framework on compensation, support and resettlement. (Article 17.1).
98. **Decree No. 44/2014/ND-CP of the Government of Vietnam** identifies the mechanism for compensation at market rates. Compensation rates for land must be based on investigation, information on land plots, market rates and a suitable valuation method; Decree 44 identifies several methods for land valuation.
99. **Circular No.36/2014/TT-BTNMT** on land pricing method compilation of and adjustment to land price lists, determination of specific land prices and consultancy on land pricing.
100. **Circular No. 37/2014/BTNMT of the Ministry of Natural Resources and Environment** identifies the required content of plans on compensation, support and resettlement. These plans must contain the following: i) area of each category of land to be recovered; ii) estimated number of AH; iii) estimated amounts of compensation and settlement support; iv) expected resettlement sites; v) budget and funding sources; vi) Time-bound implementation schedule (Art. 10).
101. The other regulations that may apply for the Project are the following:
- Circular No. 76/2014/TT-BTC dated 16 June 2014 of Ministry of Finance providing a manual for carry out Decree No. 45/2014/ND-CP providing the collection of land use levy.
 - Decision No. 1956/2009/QD-TTg, dated November 17, 2009, by the Prime Minister approving the Master Plan on vocational training for rural labors by 2020.
 - Decision No. 52/2012/QD-TTg, dated November 16, 2012, of the Prime Minister on the support policies on employment and vocational training to farmers whose agricultural land has been recovered by the State.
 - Decision No. 63/2015/QD-TTg dated 10/12/2015 by the Prime Minister on policies to support vocational training and employment solving for workers whose land is acquired in replacement.
 - Decree No. 61/2015/ND-CP dated 9/7/2015 by the Government on policies to support vocational training and National Employment Fund.
 - Decision No 96/2006/QD-TTg dated 4/5/2006 by the Prime Minister on the management and implementation of demining and explosives
 - **Thai Nguyen province**
 - Decision No. 31/2014/QD-UBND dated 22/8/2014 of Thai Nguyen provincial people's committee on issuing regulations of compensation, supporting and resettlement when the State acquires land in Thai Nguyen province.
 - Decision No. 20/2016/QD-UBND dated 06/07/2016 of Thai Nguyen provincial people's committee on the amendment and supplementation of some articles of the regulations on compensation, support and resettlement when the State Land acquisition in Thai Nguyen province, issued in conjunction with Decision No. 31/2014 / QD-UBND dated 22/8/2014 by the Provincial People's Committee
 - Decision No. 39/2017/QD-UBND dated 20/12/2017 of Thai Nguyen provincial

people's committee on issuing the unit price for compensation of trees and maritime products when the State acquires land in Thai Nguyen province.

- Decision No. 08/2018/QĐ-UBND dated 19/04/2018 of Thai Nguyen provincial people's committee on issuing unit price for compensation of houses and architectural work on land when these lands are acquired in Thai Nguyen province.
- Resolution No. 60/2014/NQ-HĐND dated 12/12/2014 of Thai Nguyen provincial people's committee approval of land price in the period of 2015 - 2019 in Thai Nguyen.
- Decision No. 57/2014/NQ-HĐND dated 22/12/2014 of Thai Nguyen provincial people's committee approval of land price in the period of 2015 - 2019 in Thai Nguyen
- + Decision No. 41/2017/QĐ-UBND dated 20/12/2017 of Thai Nguyen provincial people's committee on amending and supplementing land prices in 2018 in Thai Nguyen province.

6.2. ADB Safeguard Policy and Requirements

102. The ADB Safeguard Policy Statement consolidates three existing safeguard policies: involuntary resettlement (IR), indigenous peoples (IP), and environment. The objectives of the IR policy are to (i) avoid involuntary resettlement, (ii) explore alternatives to avoid, (iii) restore livelihoods and (iv) improve living standards of poor and vulnerable households. The IP policy objectives are to (i) design and implement projects that fosters full respect for IP's identity, dignity, human rights, livelihoods systems, and cultural systems, and cultural uniqueness as defined by IP themselves and (ii) ensure that IPs receive culturally appropriate social and economic benefits, do not suffer adverse impacts as a result of projects, and can participate actively in projects that affect them. The policy on environment is discussed in a separate environment report.

103. The ADB Policy on Gender and Development (1998) adopts gender mainstreaming as a key strategy for promoting gender equity, and for ensuring that women participate in and that their needs are explicitly addressed in the decision-making process for development activities. The new safeguard policy and requirements also reiterates the importance of including gender issues in the preparation of safeguards documents at all stages to ensure that gender concerns are incorporated, including gender-specific consultation and information disclosure. This includes special attention to guarantee women's assets, property, and land-use rights and restoration/improvement of their living standards; and to ensure that women will receive project benefits. Other policies of the ADB that have bearing on resettlement planning and implementation are the (i) Public Communications Policy (2011); and (ii) Accountability Mechanism Policy (2012).

6.2.1. Project Principles

104. The objectives of the ADB Safeguards concerning Involuntary Resettlement are to avoid or minimize the impacts on people, households, businesses and others affected by the acquisition of land and other assets, including livelihood and income, in the implementation of development projects. Where resettlement is not avoidable, the overall objective of the ADB safeguards is 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 by compensating for lost assets at replacement costs and by providing, as necessary, various forms of support. The main policy principles are to:

- a. Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
- b. Carry out meaningful consultations with displaced persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the displaced persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
- c. Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
- d. Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, social and economic integration of resettled persons into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
- e. Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas, provide them with legal and affordable access to land and resources, and in urban areas, provide them with appropriate income sources and legal and affordable access to adequate housing.
- f. Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain an equal or better income and livelihood status.

- g. Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
- h. Prepare a resettlement plan elaborating displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
- i. Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to displaced persons and other stakeholders. Disclose the final resettlement plan and its updates to displaced persons and other stakeholders.
- j. Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
- k. Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
- l. Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

6.2.2. Eligibility Policy

105. All AHs who are identified in the project-impacted areas by the cut-off date will be entitled to compensation for their affected assets and rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards and income-earning capacity. The cut-off date is the date of DMS completed and informed to the AHs, which is 30 April 2018.

106. Those who encroach into the Component area after the cut-off date will not be entitled to compensation or any other assistance. They will be given sufficient advance notice to vacate premises and dismantle affected structures prior to project implementation.

6.3. Reconciliation of Government and ADB Policy on Resettlement

107. Policies on compensation and resettlement for the Thai Nguyen City Water Supply System Development Project comply with ADB's requirements and Government's regulations. The condition to get ADB support is that compensation, resettlement and income restoration for all affected households need to follow the principle in ADB's Safeguard Policy Statement and ABD's policies on involuntary resettlement.

108. With the promulgation of the Decree 47/2014/ND-CP and relevant decrees stated above, the policies and practices of the Government have become more consistent with ADB's social safeguards policies. Nonetheless, provisions and principles adopted in this RP will supersede

the provisions of the relevant decrees currently in force in Viet Nam wherever a gap exists, as provided for under Decree 16/2016/ND-CP (March, 2016), which regulates the management and use of official development assistance.

109. The gaps between the Government's Laws and Decrees and ADB Policy with regard to resettlement and compensation, and how to address these gaps for this Project are shown in the table below:

Table 12. Reconciliation of Government and ADB Policies on Involuntary Resettlement

Issues	Vietnam Regulations	ADB SPS	Project Policy
<i>AHs without LURC</i>	<p>Land Law 2013, Art. 77, Item 2 & Art. 92: Person who has used land before 1st July 2004 & directly involved in agriculture production on the acquired land without LURC or illegalizable will be compensated for the acquired land area but not exceed quota of agricultural land allocation.</p> <p>However, no compensation for non-land assets in the following cases: (i) the assets subject to the land recovery as stipulated in one of items a, b, d, đ, e, l, clause 1, article 1, article 64 and items b, d, clause 1, article 65 of the Land Law 2013; (ii) the assets created after the notification on land acquisition; and (iii) unused public infrastructures and other works</p>	<p>APs who have neither formal legal rights nor recognized or recognizable claims to such land are entitled to be compensated for the loss of non-land assets other than land, and also for other improvements to the land (i.e. crops, irrigation...) at full replacement cost if they occupied the land or structures prior to the cut-off date.</p> <p>The safeguard policies cover limitations for the land use or access to parks and reserved areas, including temporary and partial losses.</p>	<p>APs without LURC or recognizable legal claims to land acquired, will be equally entitled to participation in consultations and project benefit schemes where possible, and be compensated for their lost non-land assets created before cut-off date at replacement cost. They will be entitled to resettlement assistance and other compensation and social support to assist them to improve or at least restore their pre-project living standards and income levels</p>
Businesses with no	Decree No. 47/2014, Article 19: only	Whatever impact to displaced persons who are affected in	Non-registered persons with income

Issues	Vietnam Regulations	ADB SPS	Project Policy
business registration license	registered businesses get assistance. Economic organization, household business, individual production unit or enterprise with foreign capital as subjects to item d, clause 1 of this article will be supported for subsistence with the highest compensation equal to 30% of one-year after-tax revenue, based on the average income of the 3 last consecutive years.	financial source, the borrower/investor will make compensation for all income sources at replacement cost. These affected persons will be also entitled with assistance such as borrowing capital, training and job introduction to get improved income or at least equal to their living condition before the project.	sources being affected (businesses with no registration, employees with no labor contract) will be entitled with suitable assistance to ensure their income sources are restored to be better or at least equal to their level before the project. Living condition of poor people and vulnerable groups, including female-headed households will be improved. .
<i>Determination for impact level</i>	Decree 47/2014/ND-CP, Article 19, Item 3: APs losing from more than 30% of productive land are considered severely impacted and are entitled to livelihood restoration measures	The involuntary resettlement in ADB's projects is considered severe if 200 or more people are under considerable impacts like (i) physically displaced from housing or (ii) losing from 10% of their productive assets (income generating).	APs losing from 10% or more of their productive assets (income generating) or who are physically displaced shall be considered as severely affected.
<i>Agency evaluating losses</i>	People's committee of province/city under central government will establish land price framework based on principles in Article 112, 113 and 114 of the Land Law 2013. Competent agencies can appoint consultant for land price determination (Article 57, Land law 2013).	Experienced and eligible experts will evaluate value of the lost assets.	Compensation should be at replacement cost as determined through RCS. Surveying on replacement cost for the project is conducted by The land price appraisal council of Thai Nguyen province in fields of land price and land price determination.

Issues	Vietnam Regulations	ADB SPS	Project Policy
			<p>Definition of replacement cost¹⁰:</p> <ul style="list-style-type: none"> - Direct communications with households living in affected areas and neighbouring areas to collect information about land price. - Communications with local authorities, determination of lands, crops, and other assets in affected areas, collection of legal documents issued, including sets of unit prices of land and other assets (inclusive of assistances) - Communications with local real estate agencies, access to local real estate websites for information search. <p>Consultancy units need to follow principles and method for determining land price prescribed by the Government. This price will be submitted by district compensation committee to PPC for approval for the project.</p>

¹⁰ Replacement cost will be based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any. In the calculation, depreciation of structures will not be taken into account.

VII. ENTITLEMENTS, ASSISTANCE AND BENEFITS

110. Entitlements, assistance and benefits of the project include:

- Compensation: All AHs who were identified in the affected area of the project by the cut – off date will be entitled to compensation for the affected assets and the rehabilitation measures which are sufficient to assist them to improve or at least maintain living standards, income earning capacity, and production of pre-project. Those who encroach on the investment area or create new (renovated, new planting, or new construction ...) after the cut – off date will not be entitled to compensation or any other assistance.
- Benefits: Based on the impact, AHs group, and their benefits, the project will prepare the specific benefits for each AHs groups in a satisfactory manner by the entitlement matrix below. Following detailed design, Detailed Measurement Survey and social assessment will be the basis for determining actual impacts. And the replacement cost survey will be conducted to determine cost of the replacement cost and actual application, including information on land acquisition, affected tree and crop, and affected structures and other fixed assets as described in the entitlement matrix below.

Table 13: Entitlement Matrix

No	IMPACT	LEVEL OF IMPACT	ELIGIBLE PERSONS	ENTITLEMENTS	IMPLEMENTATION ISSUES
I.	LAND				
1	Productive land (agriculture land, aquaculture land, forestry land, garden land):	Partial loss 8 AHs	Owners with LURC	<ul style="list-style-type: none"> For the portion to be acquired permanently: Cash compensation at replacement cost for productive land (free from taxes and transaction costs). Cash compensation for loss of crops, trees and aquaculture at full market value. For allowances due to severe loss, see Item 9 below 	<p>The person who have productive land will be compensated by cash.</p> <p>The person who have income from agriculture or forestry will receive subsidies based on area of land acquisition</p> <p>Affected households to be notified at least 4 months prior to the date that the Project will actually be acquired by the Project</p>
2	Rural residential land	Partial loss 1 AHs	Owners with LURC	<ul style="list-style-type: none"> For the portion to be acquired permanently: Cash compensation at replacement cost for the entire land (free from taxes and transaction costs). For non-land assets, see Items II below 	Affected households to be notified at least 6 months on the date that the Project will actually be acquired by the Project
3	House and other structures	House and other structures 3 AHs	Owners of the structures with or without acceptable proof of ownership over the land; with or without building permit	<ul style="list-style-type: none"> Cash compensation at full replacement cost equivalent to current market process of materials and labor without depreciation or deductions for salvaged building materials for the entire structure. 	

No	IMPACT	LEVEL OF IMPACT	ELIGIBLE PERSONS	ENTITLEMENTS	IMPLEMENTATION ISSUES
4	Crops and trees	Loss of or damage to assets 8 AHs	Owners regardless of tenure status	<ul style="list-style-type: none"> Cash compensation for annual crops equivalent to current market value of crops/aquaculture products at the time of compensation; For perennial crops trees, cash compensation at replacement cost equivalent to current market value given the type, age, and productive value at the time of compensation. Timber trees based on diameter at breast height at current market value. In the event that a deadline is given to cease planting crops then APs will be compensated at market rate for loss of potential income on a pro-rata basis for crops normally grown during that season. 	<ul style="list-style-type: none"> APs have the right to use salvageable trees. APs will be given notice 03 months in advance regarding site clearance requirement. Crops grown after issuance of the deadline to cease planting crops will not be compensated. APs will receive cash compensation based on current market cost of ripened crops/fruit for any unharvest crops that were planted prior to the land acquisition announcement.
5	Life stability support	1 AH	Affected households losing less than 10% of total productive landholding	<ul style="list-style-type: none"> Cash assistance equivalent to 30kg of rice per household member for 3 months if not required to relocate. 	AHs losing less than 30% of productive landholding but more than 50m2 of land (Decision No. 20/2016 by Thai Nguyen PPC).
6	Allowance for job change and creation	8 AHs	Affected households losing productive land	<ul style="list-style-type: none"> Cash assistance equivalent to 3 times of value of the affected area of the same land type but the area subject to entitlement is not exceeding the agricultural land allocation quota of the locality. 	

No	IMPACT	LEVEL OF IMPACT	ELIGIBLE PERSONS	ENTITLEMENTS	IMPLEMENTATION ISSUES
7	Vulnerable APs	1 AH	Loss of land and non-land assets or impact on livelihood	<ul style="list-style-type: none"> Affected vulnerable groups regardless of severity of impacts Entitlement to participate in livelihood restoration/development programs such as vocational training and micro-credit assistance; Other assistance as per relevant Municipal/Provincial People's Committee decision as applicable. One-time cash assistance of VND 2,000,000 per household. 	<ul style="list-style-type: none"> In case the HH desires to participate in a vocational training course, they can register to study at the province's vocational training center for people within labor age range (not applied for those who register to study outside of the province). A vocational training and job introduction program will be provided by the Job Introduction Center under the Department of Labor - Invalids and Social Affairs of Thai Nguyen Province.
8	Progress bonus	8 AHs	The people who hand over the land on schedule	<ul style="list-style-type: none"> Cash for the people who hand over the land on schedule 	<p>Base on Decision 31/2014/QĐ-UBND dated on 22/08/2014 of Thai Nguyen PPC (Article 22, Item 8):</p> <ul style="list-style-type: none"> - Production forest land: 1,000 VND/m² - Perennial cropland and annual cropland: 2,000 VND/m² - Residential land with temporary structure built

No	IMPACT	LEVEL OF IMPACT	ELIGIBLE PERSONS	ENTITLEMENTS	IMPLEMENTATION ISSUES
					thereon: VND 2,500,000 per household.
9	Loss of Income/ Livelihood due to acquisition of agricultural land	Households affected by severe loss of land, i.e. 10% or more of total land area is lost due to project acquisition 7 AHs	Severely affected AHs (7 HHs)	<ul style="list-style-type: none"> Transitional assistance in the form a cash grant equivalent to 30kg of rice per household member for periods as specified in Thai Nguyen PPC's decision for households losing (i) from 10% to 30% of productive land for 3 months; (ii) from 30% to 70% for 6 months; and (iii) more than 70% of productive landholdings for 12 months. Income restoration allowance equivalent to 3 times the area acquired at prevailing land rates up to the maximum entitlement for land applicable in the project area as specified in the relevant Thai Nguyen People's Committee decision. <p>Entitlement for each household member of working age to participate in vocational training</p>	
10	Unanticipated impacts			<ul style="list-style-type: none"> Compensation and additional assistance as per the approved Project Resettlement Framework. 	

VIII. INCOME RESTORATION PROGRAM

111. This RP provides a variety of cash-compensation and programs to help severely affected households cope with the transition to owning less land. The entire compensation package contains the following elements:

- a. Entitlement 1: “Land Acquisition Sale”
- b. Entitlement 2: “Transitional Assistance”
- c. Entitlement 3: “Income Recovery Support”
- d. Entitlement 4: “Livelihood Transition Program”
- e. Entitlement 5: “Vulnerable Household Support”

112. **Entitlement 1: Land Price.** While data suggests that income from farming is heavily augmented by other sources of income, it remains critical to household food security and overall economic structure. The majority of DP representatives in public meetings conducted in September 2017 expressed a preference for cash compensation for land. Young adults in the affected families are working in industries in the nearby industrial zones and the parents are not able to maintain the land due to unavailability of labor.

113. **Entitlement 2: “Transitional Assistance”:** Decree No 47/2014/ND-CP of the Government and the Decision No. 31/2014/QĐ-UBND as well as Decision No. 20/2016 of Thai Nguyen Province has regulated the level of support for stabilization of life and production for households which are acquired production land. Depending on Vietnam's laws and the ADB's policies, RP will stipulate the level of support for stabilization of life and production for households which are acquired production land as follows: (i.) 3 months for households severely affected and losing between 10%- 30% of their total land holding; (ii.) HHs which are acquired from 30% to 70% of agricultural land area in use will be supported within 6 months if no relocation and within 12 months if relocation. In case of relocation to area with low socio – economic status or exceptionally low socio – economic status, HHs will be support within maximum 24 months. (iii.) HHs which are acquired over 70% of agricultural land area in use will be supported within 12 months if no relocation and within 24 months if relocation. In case of relocation to area with low socio – economic status or exceptionally low socio – economic status, HHs will be support within maximum 36 months.

114. **Entitlement 3: “Income Recovery” Support:** According to Decree No 47/2014/ND-CP of the Government, HHs directly engaged in agricultural production when the State recovers agricultural land are supported with training, job transfer and job creation in cash not exceeding 5 times the agricultural land price for the entire area of agricultural land recovered. According to the Decision No. 31/2014/QĐ-UBND of Thai Nguyen Province regulated support by cash 03 times the price of agricultural land for the entire area of recovery.

115. **Entitlement 4: “Livelihood Transition Program”:** The affected households’ income from agriculture represents less than 40% of their total income. Other income comes from wages from his children working in companies. Many households are not cultivating all their land themselves due to lack of labour force. Most of them consider that their income will not be significantly affected (less than 10% of total income) and no income restoration will be necessary.

116. AHs are not interested, willing or able to participate in a training program due to a number of factors: All working-age members of the household have stable jobs (non-agricultural) or are studying at college /university in Hanoi, age, mobility, literacy, household responsibilities, etc.

117. All opted for cash compensation and assistance for their lost. This is also quite consistent with the results of socio-economic survey of households: agricultural is not a main income source of the households and they all have better jobs.

118. Accordingly, based on the actual survey situation, the subproject will not need to develop a vocational training program. However, if any severely affected household is likely to be impoverished, the Program will be activated for timely support. The restoration (living standards) of the severely affected households will be monitored and reported in the internal monitoring report; if the households are likely to be worse off, they will be provided with such measures.

119. **Entitlement 5: “Vulnerable Household Support”**: Vulnerable AHs are the followings per the agreed draft RP: (i) female-headed households with dependents, (ii) disabled household heads, (iii) households falling under the generally accepted indicator for poverty, (iv) children and the elderly, (v) households who are landless and with no other means of support, and (vi) indigenous people or ethnic minorities.

120. According to survey results during the DMS, there is one vulnerable household by the project implementation. The vulnerable households will be supported in the form of one-time cash allowances equivalent to VND 2 million as per the project resettlement framework.

IX. RESETTLEMENT BUDGET AND FINANCING PLAN

9.1. Budget source

121. During the detailed design phase, compensation cost of the project is calculated based on laws, regulations of Vietnamese government and Decisions of Thai Nguyen PPC. Compensation cost of the project also based on valuation in April 2018 and consultation to obtain the consent of the AHs.

122. Funds for compensation and implementation of the plan will be counterpart fund.

9.2. Survey on replacement cost

123. As required in the ADB’s policy on Involuntary resettlement, a survey on the replacement cost is required to be the basis for calculating replacement prices for all impacts on land, crops, aquaculture products, assets and structures. The land price appraisal council of Thai Nguyen province has been engaged to carry out this survey.

9.2.1. Methodology for determining value of losses and compensation

124. The important objective of replacement cost study is to ensure compensation rates for all affected assets at replacement cost. This objective can be achieved through surveys of market and/or other elements such as production capacity, equivalents, values of replacement assets, and disadvantages of affected people, etc. and simultaneous comparison with and evaluation of compensation rates issued by Provincial People’s Committees. In particular, the following activities have to be undertaken:

- Determination of current land price;
- Determination of current price for plants and crops;
- Determination of current unit prices of materials houses and structures and labor costs.
- Preparation of replacement cost solutions for land, assets, trees and crops as of the date of replacement cost survey.

125. A valuation has been conducted in April 2018. The survey has been conducted through:

- Direct communications with households living in affected areas and neighbouring areas to collect information about land price. (02 households have been interviewed and provided some prices that they heard from people in the area).
- Communications with local authorities, determination of lands, crops, and other assets in affected areas, collection of legal documents issued, including sets of unit prices of land and other assets (inclusive of assistances)
- Communications with local real estate agencies, access to local real estate websites for information search

9.2.2. Results of Brief Survey on Replacement Cost

Compensation rate for land:

- **For forestry land:** There have been almost no transfer and sale of agricultural land and other types of land over the past few years. Forestry land transfers only take place within families, namely relatives without (or not yet) certified by People's Committees of wards, thus it is impossible to determine prices of such transfers.
- **For rural resident land:** Similar to production forest land, thus it is impossible to determine prices of such transfers.

Compensation rate for structures

- Find out the unit cost for structures in affected areas is difficult. Recently, prices of construction materials fluctuated irregularly. Due to the diversity of structural types for houses in the area, the compensation rate will be applied for each item accordingly.
- For structures of households, excluding depreciation, People's Committee of Thai Nguyen Province issued Decision No. 61/2016/QĐ-UBND dated 25/12/2016 of Thai Nguyen provincial people's committee on issuing the unit price for compensation of houses and architectural work on land when these lands are acquired in Thai Nguyen province, the compensation rate is equivalent to the new construction price and close to the replacement cost of structures.

Compensation rates for crops and livestock

- In respect of crops and livestock, the Provincial People's Committee issued Decision No. 06/2016/QĐ-UBND dated 21/01/2016 of Thai Nguyen provincial people's committee on issuing unit price for compensation of trees, crops on land when it is acquired by state in Thai Nguyen province regarding issuance of compensation rates for

crops and livestock in case of land acquisition by the State, including detailed unit prices for each crop. Compensation rates are based on market price survey of Thai Nguyen province Department of Construction.

- The survey results of the Consulting firm showed that market prices of crops and livestock in Thai Nguyen province are stable for the last 2 years, especially prices of crops and vegetables.

9.2.3. Conclusion and Recommendations

126. Thai Nguyen Province carried out every year survey to establish compensation rates as a result of land acquisition and site clearance. Adjustments are made every year according to market fluctuations. Based on the new Land Law and on Decree 44/2014-ND/CP on prescribing land price, compensation rates have to reflect market rates.

127. In area affected by the Project, there is almost no real estate market and few trading transactions relating to land and non-land assets. Using the direct comparison method, the valuation results in April 2018 are summarized as follows. The compensation rates have been consulted with and agreed by the AHs in April 2018.

❖ Proposed unit prices for resettlement compensation cost estimate:

128. The Proposed compensation rates to be used for costs estimates for RP preparation are presented in the table below:

No.	Items	PPC rates (Decision No. 06/2016/QD-UBND)	Unit rates as found during the RCS	Proposed unit rates given the findings of the RCS
1.	Forestry land	50,000	50,000	50,000
2.	Land for perennial crops	135,000	135,000	135,000
3.	Resident land	700,000	700,000	700,000
4.	The Timber trees and Fruit trees	9,000 - 1,560,000	9,000 - 1,560,000	9,000 - 1,560,000

9.3. Cost estimate for compensation, assistance

129. The compensation price unit in the budget this resettlement plan are applied at replacement cost. The RCS which was conducted in May and June 2017 on the project site area is recognized that it is consistent with actual price. The consultant recommends using compensation according to the issued price unit of Thai Nguyen province.

130. The table below is the cost estimated for compensation, assistance and resettlement:

Table 14: Estimated cost

No.	Component	Unit	Quantity	Price unit	Amount
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1	For permanent acquisition area				
a	<i>Compensation of land</i>	m ²	99,938		
	Forestry land		91,805	50,000	4,590,240,000
	Land for perennial crops		7,734	135,000	1,044,022,500
	Resident land		400	700,000	280,000,000
b	<i>Compensation of crops</i>				
	The Timber trees and Fruit trees	tree	13,837	9,000 - 1,560,000	579,256,100
c	<i>Compensation for houses and structures</i>	m ²			0
	House & Structures			3,356,000 - 3,755,000	1,578,234,031
2	Support to stabilize production life	person x 6 - 12 months x 30kg of rice	8	1,980,000 - 3,960,000	118,800,000
3	Support for job transition	m ²	99,938	23,000 - 65,000	7,842,563,700
4	Support for Vulnerable Aps	HH	1	2,000,000	2,000,000
5	Bonus progress				112,271,800
6	Total				16,147,388,131
7	Implementation management (=2%*6)				322,947,763
8	Contingency cost (=10%*6)				1,614,738,813
9	Total (=6+7+8)				17,764,372,380
	Round				17,764,372,000

Unit: VND

131. Total of estimated cost for site clearance is estimated of VND 17,764,372,000 equivalent to USD 807,471 (Exchange rate: VND 22,000 = USD 1). This expense includes the cost of compensation / assistance of land, buildings and properties affected by the project, transition support performance management and provision cost (10%).

132. Estimated cost for the site clearance work of the project will be updated according to the time of land acquisition.

X. INSTITUTIONAL ARRANGEMENT

133. The implementation of resettlement activities requires the involvement of agencies at the national, provincial, district and commune level. Provincial people's committee will take general responsible for the implementation of the general resettlement plan of the project. Resettlement committees shall be established at city's level according to the provisions of Decree 43/2014/NĐ-CP, and Decree 47/2014/NĐ-CP. The provisions and policies of the RP will form the legal basis for the implementation of compensation and resettlement activities in the project.

9.1.Provincial People Committee (PPC)

134. The PPC is responsible or authorize city PC to set up and direct a provincial resettlement appraisal council in accordance to the needs of the project. The PPC or authorized city PC will take overall responsibility as follows:

- Evaluate and approve the resettlement plans after the final drafts are approved by the Bank;
- Approve the land acquisition and allocation in the Project;
- Make final decision and release unit prices for the compensation and assistance levels, and support policies for affected persons and vulnerable groups based on this Policy Framework and the approved RPs;
- Direct the coordination among the concerned agencies and the provincial departments to implement the compensation, assistance and resettlement in accordance with the approved RPs;
- Ensure that the resettlement activities of the sub-project are in accordance with the Policy Framework and the approved RPs.

9.2.Thai Nguyen City People's Committee

135. The City People's Committee is responsible for determining legal rights to land and structures on land, land acquisition and land allocation (residential land), appointing members of the Board/Council of resettlement of the city.

136. **City's Resettlement Committees (CRC)** is responsible to:

- Plan and implement all daily RP activities within the city;
- Responsible for directing and monitoring the Resettlement specialist in charge of inventory of land acquisition, completion of compensation plans, review of the compensation plans to submit the PCs of provinces or cities (if authorized) for approval and coordinate with the PMU to pay compensation directly to each affected persons after receiving compensation fund;
- Responsible for coordinating with relevant units for conciliation and resolution of complaints by project affected people on compensation policy and compensation rights;
- Establish, if necessary, the commune/ward CRCs and direct them in implementing the RP activities;

- Take special care to the needs and aspirations of the particular groups of people (ethnic minorities) and the vulnerable people (children, the elderly, the householders who are female/single);
- Cooperate closely with the independent monitoring agencies (if any).

9.3.Executing agency – Thai Nguyen water joint stock company (TWACO)

137. TWACO is the Executing Agency. TWACO will, in co-ordination with the relevant agencies, manage and supervise the overall project including resettlement activities and land acquisition. Successful updating and implementation of resettlement plans will require that TWACO liaise and co-ordinate closely with involved ministries and other agencies, together with the Thai Nguyen PPC and Compensation, Assistance and Resettlement Committees of Thai Nguyen city and Phuc Triu commune.

9.4.People’s Committees of Commune

138. Assign tasks for communal officials to support the RP activities in the commune;

- Support other units, organizations such as the PMU for information dissemination and organization of community meetings and counseling affected persons’ comments;
- Support other organizations and units, including the PMU, in the demographic survey, cost/replacement price survey, detail measurement and inventory survey, and other resettlement activities;
- Participate in all activities of land acquisition and allocation, resettlement, recovery support, and social development support;
- Support affected persons in all RP activities and living standard restoration. Notify DPs the compensation schedule and monitoring the compensation implementation and sign on contracts of compensation with DPs;
- Ensure the adequate implementation of mechanisms of resolving complaints to affected persons. To keep records of document on complaints. Support and advice and guide affected persons to resolve complaints.
- Certify the origin of land use of organizations, agencies, units and individuals, households affected by the project.

9.5.Local organizations

139. The organizations related to the profile information of affected households, demands and impacts will be involved in the development and implementation of support measures for APs. Mass organizations in Vietnam are the type of community-based organizations. These organizations are usually Fatherland Front, Women's Union, Farmers' Association and other related organizations.

9.6.Monitoring Agency

140. With not much impact level, as described in Part II of this RP. Implementation of detail resettlement plan will be monitored and evaluated internally by PMU. It is agreed that

experienced qualified PMU staff will be selected to respond to the project social – environmental safeguards.

141. Internal monitoring reports should be semi-annual monitoring reports.

XI. IMPLEMENTATION PLAN

10.1. Resettlement activities

142. The following activities have been and shall be carried out:

- i. *Detailed Measurement and Census Survey.* A new DMS has been conducted in April 2018. These surveys will serve as a basis for compensation and updating RP. Data have been computerized by PMU.
- ii. *Updating Compensation Rates.* The Thai Nguyen PPC has updated unit rates at replacement cost for all categories of loss. This has been done based on the Replacement Cost Survey and in consultation with the AHs and local government agencies.
- iii. *Pricing Application and Compensation to APs.* DPC will be responsible for price application (calculating payments on the basis of the market survey) and preparing compensation charts for each affected commune/district. Unit prices, quantity of affected assets, APs' entitlements, etc. will be subject to verification by the PMU and PPCs, before being posted in each commune for people to review and comment on. All compensation forms must be checked and signed by the DPs to indicate their agreement.
- iv. *Compensation* will be handled under the supervision of representatives of CPC, DPCs and representatives of DPs.

143. PMU shall ensure that civil works contractors are not issued a notice of possession of site for construction works until PMU has (i) satisfactorily completed, in accordance with the approved updated RP, compensation and assistance payments; and (ii) ensured that required rehabilitation assistance is in place and the area required for civil works is free of all encumbrances.

10.2. Implementation Plan

144. The Updated resettlement plan is prepared based on detailed design of the project. All resettlement activities will be in compliance with construction schedule. Whenever the Updated RP is approved by ADB, land acquisition and displacement will be conducted.

145. Construction is not allowed at the affected area until all compensation and assistance have been paid completely. It is expected that, all resettlement activities of this project will be implemented as the table below:

Table 15: Implementation Schedule

Activities	Implementation time
Detailed Measurement Survey (base on detailed design)	March-April 2018
Update compensation prices	April 2018

Public consultation	Sep 2017
Approval of updated RP by ADB	Dec 2018
Disclose approved Updated RP to AHs and Uploading on ADB website	Dec 2018
Compensation of DPs (before Awarding of civil works contracts)	Dec 2018-Jan 2019
Handover of site to contractors, start of civil works	Feb 2019
Submit internal monitoring report	Semi-annual

XII. MONITORING AND REPORT

11.1. Objectives

146. The objectives of the monitoring program are (i) to ensure that the standard of living of AHs are restored or improved; (ii) to monitor whether the overall project and resettlement objectives are being met; (iii) to assess if rehabilitation measures and compensation are sufficient; (iv) to identify problems and risks; and (v) to identify measures to mitigate problems.

11.2. Internal monitoring

147. The PMU is responsible for direct internal monitoring for the implementation of the Updated resettlement plan. The PMU with support from the Consultant will monitor and manage resettlement activities and implementation arrangements.

148. The PMU will submit the Semi-annual report to ADB. The PMU will ensure that reports prepared by the Consultant supporting project implementation will be included in the progress report of the PMU. Implementation of resettlement plan, information on affected area, affected persons and compensation amount for individual items, support for people...will also be included in the progress reports.

149. Objectives of the monitoring program are (i) to ensure that living condition of affected people is restored and improved; (ii) to monitor achievement of the overall objectives of the project and the resettlement plan; (iii) to evaluate sufficiency of the methods for improvement and compensation; (iv) to address potential risks and issues; (v) to determine whether additional mitigation measures are needed.

150. Scope of activities and issues to be addressed and verified includes:

- Payment of compensation and allowance, implementation of supporting methods;
- Re-construction of housing and business places for affected households;
- Response of affected households, particularly to resettlement and compensation activities; and
- Income restoration/improvement.

151. The principal indicators for internal monitoring of resettlement activities include the following:

- Timely and complete disbursement of compensation to AHs according to the compensation policy agreed in the RP;
- Timely and complete delivery of rehabilitation allowances and assistance measures;
- Public information dissemination and consultation procedures;
- Adherence to grievance procedures and identification of outstanding issues that require further attention and resolution;
- Priority for households in selecting proposed solutions;
- Completion of resettlement activities required before the award of civil works contracts.
- Participation of poor and vulnerable HH throughout the process;
- Restoration and improvement of socioeconomic conditions of AHs;

152. On a semi-annual basis, PMU will prepare a resettlement monitoring report. The report will be submitted to PPC and ADB. The scope of the report will include:

- The number of AHs by category of impact and the status of compensation payments,
- The amount of funds allocated and disbursed for a) resettlement program operations and b) compensation, assistance and resettlement activities.
- The activities, levels of participation, outcomes and issues of the Information Dissemination and Consultation Program.
- The status and outcomes of complaints and grievances and any outstanding issues requiring further attention by provincial or district authorities, or ADB assistance.
- Implementation problems, including delays, personnel, insufficient funds, etc.; proposed remedial measures; and, revised resettlement implementation schedule.

Appendix 1: Public Information Booklet

Introduction: The Thai Nguyen city water supply system development project constructs new water plant with capacity of 50.000 m³/day.night. The project includes the following items:

Year	Items	Technical Solutions
2017- 2022	a) Raw water intake facility and water supply plant	<ul style="list-style-type: none"> - Construction of South Nui Coc Water Supply Plant with a capacity of 50,000 m³/day, including: - Water intake facility; raw water pumping station; raw water pipeline DN800 to provide 55.000m³/day. - Reaction tank; Settling tank; Filter tank; Reservoir - Sludge pond - Clean water pumping station; - Administrative and Laboratory - Guard house; - Costs of levelling, constructing bulkheads, building roads and plant fence; - Transformer station and power system: install two 250 KVA transformers for the water treatment plant area and install one 560 KVA and one 250 KVA transformer for raw water pumping station - Plant fence; yard, internal roads; - Internal water supply pipeline system; - Drainage system.
	b) New installation of pipelines system:	<ul style="list-style-type: none"> - Transmission pipeline DN 800: 1000 m; - Transmission pipeline DN 700: 4710 m; - Transmission pipeline DN 600: 5550 m - Transmission pipeline DN 400: 6050 m; - Transmission pipeline DN 300: 5000 m; - Transmission pipeline DN 200: 7090 m; - Transmission pipeline DN 150: 9330 m; - Transmission pipeline DN 100: 3900 m; - Service pipelines DN 50, DN 63: 62010 m; - Household connections: 5,713 residential groups

1. Why is this Project necessary to implement? Projects conducted to achieve the following objectives:

The main objectives of the project are to improve water supply service and to ensure a safe and sustainably developed water supply through improvement of clean-water producing capacity, and expansion of the water supply system. This helps contribute to improving living conditions and public health in Thai Nguyen City.

The expected results include: i) to achieve a water supply ratio of 90% for the whole city; to reduce water loss ratio below 20%; supplying time is 24/24; supply water meets the quality for drinking water, ii) to strengthen management capacity of Thai Nguyen Water JSC, maintain a sustainable water supply through collecting a reasonable water consumption fee that is in compliance with national and local regulations.

2. Scope of impact

Total number of households affected by permanent acquisition is 8 households and a small part of Nui Coc Lake area

The items have to Permanently land acquisition for construction include:

1	Raw water intake facility
2	Water treatment plant and ancillary works

For transmission pipelines and water distribution, only temporarily affected during construction of water supply pipe because they are located on land transport corridors.

3. Who are the affected households (AHs)?

Entitled AHs are those persons who are located within the affected area at the date the project will be publicly announced. The cut-off-date for eligibility is the date of the notification for land acquisition. Persons who encroach into the area after the cut-off-date will not be entitled to compensation or any other form of resettlement assistance.

4. The resettlement policies

- a) The basic resettlement principles of the Project are: All APs are entitled to be compensated for their lost assets, incomes and businesses at replacement cost, and provided with rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, incomes and productive capacity.
- b) Lack of legal rights to the assets lost will not prevent APs from entitlement to compensation.
- c) Compensation for affected assets shall be provided at market rates.
- d) Preparation of resettlement plans and their implementation is to be carried out with participation and consultation of affected people.
- e) Payment of compensation for affected assets and relocation of AHs to new sites will be completed prior to commencement of any construction activities.

Specific assistance will be provided for ethnic minorities, female headed-households, families with disabled, and other vulnerable families

5. When the Detailed Measurement Survey (DMS) will take place?

This activity will be carried out after the detailed design has been completed (in 2017). The DMS will identify all affected assets (land, structure, trees, crops etc.) of each HH. The DMS team will be composed of project representatives (PMU staff), the Center for Land Fund Development, commune staff. The DMS will only be carried out in the presence of the AHs. AHs will be informed prior to the survey.

6. When the Project is expected to commence?

The detailed design will be implemented in 2017. The land acquisition and resettlement is expected to conduct in 2017 and the construction items will be implemented in 2018 and will be completed in 2022.

7. When other consultation will take place?

Consultation with AHs will continue during the detailed design phase and before the DMS. AHs will receive a written invitation to join the public meetings.

8. If there are disagreements or problems arising during the Project such as compensation or general project-related disputes, do I have the right to complain?

Any AH may file a complaint or grievance. The Project includes a Grievance Redress Process and AHs may present their complaints to the concerned local administrative officials and RCs, either verbally or in writing.

The complaint can be filed first at the commune level and can be elevated to the highest provincial level if the AHs are not satisfied with the decisions made by the commune or district. AHs will be exempted from all taxes and administrative and legal fees associated with filing and resolving the dispute.

Anyone who has questions or concerns about the Project, please send your questions to:

Project Management Unit of Investment Construction

Management unit of investment construction project

Thai Nguyen Water Joint Stock Company

Address: Ben Oanh Street–Thai Nguyen City

Appendix 2: Statistics of households and affected area details

No.	Affected Households	Lot	Type of land	Area of lot (m2)	Permanent recover (m2)	The affected crops (m2)
1	Nguyen Duc Nghi	71	RSX ¹¹	1,547.3	1,547.3	1,209.1
2	Nguyen Duc Nghi	72	ONT ¹²	4,274.8	400	
3	Nguyen Duc Nghi	72	CLN ¹³	4,274.8	3,874.8	3,588.6
4	Nguyen Duc Nghi	67	RSX	13,337.9	13,337.9	11,311.58
5	Nguyen Duc Nghi	68	RSX	109.3	109.3	109.3
6	Nguyen Duc Nghi	66	RSX	424.6	424	349.16
7	Tran Van Sau	64	RSX	20,890.6	2,462.4	1,812.02
8	Tran Van Viet	59	RSX	12,944.2	12,944.2	4,150.3
9	Tran Van Viet	92	RSX	7,091.2	7,091.2	5,802.09
10	Lang Van Vien	90	RSX	20,898.5	20,898.5	15,283.32
11	Lang Van Vien	49	CLN	1,654.2	1,654.2	992.7
12	Dang Van Dao	57	RSX	16,356.7	16,356.7	13,583.31
13	Lai Tuan Dung	94	CLN	1,990.3	1,990.3	1,093.13
14	Lai Tuan Dung	50	RSX	8,029.7	8,029.7	8,024.66
15	Lai Duc Tuan	51	RSX	4,500.4	4,500.4	4,401.8
16	Nguyen Thi Tuyet	87	CLN	214.2	214.2	214.2
17	Nguyen Thi Tuyet	88	RSX	4,103.2	4,103.2	4,090.17
	Total			118,367.1	99,938.3	76,015.4

¹¹ RSX: Production forest land

¹² ONT: Rural residential land

¹³ CLN: Land for perennial crops

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc

BIÊN BẢN HỌP THAM VẤN TÁI ĐỊNH CƯ

Tên dự án: Phát triển hệ thống cấp nước thành phố Thái Nguyên

Thời gian họp: ngày 11 tháng 9 năm 2017

Địa chỉ nơi họp: UBND xã Phúc Tiến.....

1. Thành phần tham dự:

1.1. Đại diện Ủy ban nhân dân

Ông Đinh Văn Hùng - Chủ tịch UBND xã Phúc Tiến

1.2. Chủ dự án là đồng chủ trì phiên họp

Ông Ma Đức Lý - Cán bộ PMU

1.3. Đơn vị tư vấn lập báo cáo kế hoạch tái định cư

1.4. Đại biểu tham dự: đại diện của Ủy ban mặt trận Tổ quốc, các tổ chức chính trị - xã hội, tổ chức xã hội nghề nghiệp, tổ dân phố.

2. Nội dung và diễn biến cuộc họp:

2.1. Người chủ trì cuộc họp thông báo lý do cuộc họp và giới thiệu thành phần tham dự.

2.2. Chủ dự án trình bày tóm tắt báo cáo tái định cư của dự án gồm các nội dung của dự án, chính sách của dự án, các tác động thu hồi đất.

2.3. Thảo luận, trao đổi giữa cộng đồng dân cư chịu tác động trực tiếp với chủ dự án, Ủy ban nhân dân về các vấn đề mà chủ dự án đã trình bày tại cuộc họp.

Ý kiến của người dân

- Các hộ gia đình ủng hộ việc thực hiện dự án

- Đề nghị Chủ tịch UBND xã Phúc Tiến xem xét áp giá

đất bồi theo đúng quy định của Nhà nước

- Các hộ gia đình ủng hộ phương án thu hồi đất, tái

định cư, ưu tiên cho người dân



Nguyên nhân của các gia đình là do...phanh...đẩy...thủ...
hạn...đến...khi...đánh...do...người...đơn...

Kết luận:

Chỉ quyền địa phương và người dân hoàn toàn có lý, dự án
đề nghị dự án nhanh chóng triển khai



3. Người chủ trì cuộc họp tuyên bố kết thúc cuộc họp

T. Koms

ĐẠI DIỆN UBND
(Ký, ghi họ tên)



ĐẠI DIỆN CHỦ DỰ ÁN
(Ký, ghi họ tên)

TM.UBND XÃ PHÚC TRU
CHỦ TỊCH
Trình Văn Hùng



Public consultation in Phuc Triu Commune



Public consultation in Phuc Triu Commune

DAI DIEN CÁC HỘ GIA ĐÌNH, CÁ NHÂN

NGƯỜI LẬP BIÊN BẢN
Trần Thị Thảo

1. Ông (Bà): Ông Hoàng Chí Hải 6. Ông (Bà): Ông Nguyễn Đức Thọ
2. Ông (Bà): Ông Nguyễn Thị Tuyết 7. Ông (Bà):
3. Ông (Bà): Ông Lê Văn Khoa 8. Ông (Bà):
4. Ông (Bà): Ông Trần Văn Văn 9. Ông (Bà):
5. Ông (Bà): Ông Trần Văn Văn 10. Ông (Bà):

DAI DIEN XÓM
Hoàng Thị Hằng
Lê Văn Khoa
Trần Văn Văn

CÔNG TY CỔ PHẦN NƯỚC SẠCH THÁI NGUYÊN
Ma Bình Lý

UBND xã PHÚC TRIU
TM. UBND xã PHÚC TRIU
CHỦ TỊCH
Trịnh Văn Hùng

TT PHÁT TRIỂN QUỸ NHÀ ĐẤT & ĐẦU TƯ XD
HẠ TẦNG KỸ THUẬT TỈNH TN
Nguyễn Văn Cường

Signed attendance list of the consultation meeting