

Resettlement Monitoring Report

Semestral Report
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Viet Nam: Comprehensive Socioeconomic Urban Development Project in Viet Tri, Hung Yen and Dong Dang Cities - Dong Dang Component

Prepared by Hoang Thi Hoa, External Resettlement Monitoring Consultant, for the Provincial People's Committee of Lang Son Province and the Asian Development Bank.

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CURRENCY EQUIVALENTS

Currency units – Vietnamese Dong (VND) and US Dollar (\$)

Exchange rate of 14/10/2013: \$1 = 21,110 VND

ABBREVIATIONS

ADB	-	Asian Development Bank
AH	-	Affected Household
AP	-	Affected Person
CARB	-	Compensation, Assistance and Resettlement Board
CPC	-	Commune Peoples, Committee
DDR	-	Due diligence report
DOLISA	-	Department of Labor, War Invalids & Social Affairs
DCARB	-	District Compensation, Assistance, Resettlement Board
DMS	-	Detailed Measurement Survey
DOF	-	Department of Finance
DONRE	-	Department of Natural Resources and Environment
DPC	-	District Peoples, Committee
DPI	-	Department of Planning and Investment
EA	-	Executing Agency
FS	-	Feasibility Study
FDG	=	Focus Group Discussion
GOV	-	Government of Vietnam
GRM	=	Grievance Redress and Resolution Mechanism
HH	-	Household
IMO	-	Independent Monitoring Organization
IOL	-	Inventory of Loss
IRP	-	Income Restoration Program
LURC	-	Land Use Rights Certificate
MOF	-	Ministry of Finance
MOLISA	-	Ministry of Labor, Invalids and Social Assistance
MONRE	-	Ministry of Natural Resources and Environment
NTP	-	Notice to Proceed
PCARB	-	Provincial Compensation, Assistance and Resettlement Board
PIB	-	Project Information Booklet
PPC	-	Provincial People Committee
PMU	-	Provincial Project Management Unit
RCS	-	Replacement Cost Study
RF	-	Resettlement Framework
RP	-	Resettlement Plan
SES	-	Socioeconomic Survey
VND	-	Vietnamese dong
VWU	-	Viet Nam Women's Union

GLOSSARY

Affected person (AP)/Affected household (AH)	- Means any person, household, firm or private institution who, on account of changes resulting from the Project, or any of its phases or subprojects, will have its (i) standard of living adversely affected; (ii) right, title or interest in any house, land (including residential, commercial, agricultural, forest, salt mining and/or grazing land), water resources or any other moveable or fixed assets acquired, possessed, restricted or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence or habitat adversely affected, with or without displacement. In the case of affected household, APs includes all members residing under one roof and operating as a single economic unit, who are adversely affected by a project or any of its components.
Detailed Measurement Survey (DMS)	- With the aid of the approved detailed engineering design, this activity involves the finalization and/or validation of the results of the inventory of losses (IOL), severity of impacts, and list of APs earlier done during RP preparation. The final cost of resettlement can be determined following completion of the DMS.
Compensation	- Means payment in cash or in kind to replace losses of land, housing, income and other assets caused by the Project. All compensation is based on the principle of replacement cost, which is the method of valuing assets to replace the loss at current market rates, plus any transaction costs such as administrative charges, taxes, registration and titling costs.
Cut-off date	- Date prior to which the occupation or use of the Project area makes a person, household or entity eligible to receive compensation and assistance under the Project. Persons not covered in the census are not eligible for compensation and other entitlements, unless they can show proof that: (i) they have been inadvertently missed out during the census and the detailed measurement survey (DMS); or (ii) they have lawfully acquired the affected assets following completion of the census and the DMS. For this project, 1st November 2011 is considered as the cut-off date.
Ethnic minority	- People with a group status having a social or cultural identity distinct from that of the dominant or mainstream society.
Entitlement	- Refers to a range of measures comprising compensation, income restoration support, transfer assistance, income

substitution, relocation support, etc. which are due to the APs, depending on the type and severity of their losses, to restore their economic and social base.

Host community	- Means the community already in residence at a proposed resettlement or relocation site.
Income restoration	- This is the re-establishment of sources of income and livelihood of the affected households.
Income restoration program	- A program designed with various activities that aim to support affected persons to recover their income/livelihood to pre-project levels. The program is designed to address the specific needs of the affected persons based on the socioeconomic survey and consultations.
Inventory of Loss (IOL)	- This is the process where all fixed assets (i.e., lands used for residence, commerce, agriculture, including ponds; dwelling units; stalls and shops; secondary structures, such as fences, tombs, wells; trees with commercial value; etc.) and sources of income and livelihood inside the Project right-of-way are identified, measured, their owners identified, their exact location pinpointed, and their replacement costs calculated. Additionally, the severity of impact to the affected assets and the severity of impact to the livelihood and productive capacity of APs will be determined.
Land acquisition	- Refers to the process whereby an individual, household, firm or private institution is compelled by a public agency to alienate all or part of the land it owns or possesses to the ownership and possession of that agency for public purposes in return for compensation at replacement costs.
Rehabilitation	- This refers to additional support provided to APs losing productive assets, incomes, employment or sources of living, to supplement payment of compensation for acquired assets, in order to achieve, at a minimum, full restoration of living standards and quality of life.
Relocation	- This is the physical relocation of an AP from her/his pre-project place of residence and/or business.
Replacement cost	- The amount needed to replace an affected, including transaction costs.
Replacement Cost Study	- This refers to the process involved in determining replacement costs of affected assets based on empirical data.
Resettlement	- This includes all measures taken to mitigate any and all adverse impacts of a project on AP property and/or livelihoods, including compensation, relocation (where relevant), and rehabilitation as

needed.

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|------------------------------|---|--|
| Resettlement Plan (RP) | - | This is a time-bound action plan with the budget setting for compensation and resettlement strategies, objectives, entitlements, actions, responsibilities, monitoring and evaluation. |
| Severely affected households | - | This refers to affected households who will (i) lose 10% or more of their total productive land and/or assets, and/or (ii) have to relocate and (iii) more than 10% of total revenue due to the project implementation. |
| Stakeholders | - | Individuals, groups, or institutions that have an interest or stake in the outcome of a project. The term also applies to those potentially affected by a project. The stakeholders include land users, water, regional and local governments, implementing agencies, project executing agencies, groups contracted to conduct project activities at various stages of the project, and other groups in the civil society which may have an interest in the project. |
| Vulnerable groups | - | These are distinct groups of people who might suffer disproportionately or face the risk of being further marginalized by the effects of resettlement and specifically include: (i) female headed households with dependents, (ii) disabled household heads, (iii) households falling under the state poverty line, (iv) children and the elderly who are landless and with no other means of support. |

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I. GENERAL INFORMATION

1.1. Project introduction

1. The Comprehensive Socioeconomic Urban Development Project in Dong Dang - Viet Tri - Hung Yen (referred as to the Project) was approved by the Asian Development Bank (ADB) on March 9, 2012, funding US\$115.33 million. The Project is targeted to (i) contribute to the transformation of Viet Tri and Hung Yen into the sustainable and complete cities, strengthening the provincial capital role of the two cities, serving the economic - social development in the provinces, (ii) strengthen the role of Viet Tri, Hung Yen and Dong Dang, becoming the main development hubs in the NSEC (iii) improve the current border gate of Huu Nghi (close to Dong Dang) to promote trade: Viet Tri plays as a transit hub, Hung Yen plays as a tourism destination, and Dong Dang plays as a commercial hub with China.

2. Dong Dang town is in the ambit of Dong Dang economic zone – Lang Son and Lang Son provincial authority has now completed construction planning for Dong Dang provincial town. Huu Nghi international border gate (Vietnam), abutting the Jau Ji Guan international border gate (China) is an important section of Dong Dang-Lang Son border economic zone, the crucial economic exchange point of the economic corridor of Nan Ning (China) - Lang Son - Ha Noi - Hai Phong - Quang Ninh (Vietnam). Currently, Huu Nghi border gate is some of the most important international border gates in the Country to process immigration management, export-import within the commercial relationships between Vietnam and China.

3. The project will rehabilitate urban infrastructure in Dong Dang town, in Huu Nghi border gate area and improve environment sanitation condition, improve people's health, living standards, improve the technical infrastructure of Huu Nghi international border gate to be more proper, modern, suitable to the requirements of managements of export-import as well as diplomatic requirements, suitable to the international standards, to contribute to execute the objectives of economic developments in Lang Son, to step by step satisfy the development demands of the economic corridor of Nan Ning (China) - Lang Son - Ha Noi - Hai Phong - Quang Ninh (Vietnam).

Table 1: The Project components in Dong Dang town

Item	Component	Wards/communes
	Dong Dang town	
(i)	Huu Nghi border gate – Dong Dang	Dong Dang town, Bao Lam commune, Cao Loc district
(ii)	Anti-flood and drainage for Dong Dang town	Dong Dang town
(iii)	Executions of assistances and developments of capacity enhancement as well as building community awareness	

4. The Component: The Border Gate Building is not related to the land acquisition of households. The carrying out of construction activity received the approval from ADB for the commencement of work on 7 November 2013. Within the 2nd monitoring report, the Consultant refers only to the payment of compensation of (02) components: (i) Border Gate Infrastructure (Border Gate road); (ii) Improving the drainage and antiflood system in Dong Dang town (DD2a).

1.2. scope of project Impact

1.2.1 The Component of Huu Nghi border gate - Dong Dang (DD1a)

5. There are totally 28 affected households, amongst them, 9 households are affected houses to be displaced, all 28 households have their productive forest lands and residential land affected. The total recovered land for the project is 146,188.5 m², of which, 53,004.5 m² is under the possessions of 28 HHs and 93,184 m² is public land under the management of the State. The affected lands of 28 households consist of 880 m² residential land and 52,124.5 m² productive lands of different types. The land recovery for the Component of Huu Nghi border gate was carried out in 2011 following the comprehensive development plans of the Huu Nghi border economic zone. The report on compliance in paying compensation to the affected households of Component DD1a has been prepared by the TA Consultant and approved by ADB in March 2013. As of the second monitoring mission, all the compensation payments to the affected households of the Component DD1a have been completed.

Table 2. Affected households and land acquisition scope for DD1 Component DD1a

Items	Unit	Affected measurement
Total affected HHs	HHs	28
Total affected HHs from 10% productive land	HHs	28
Total relocated HHs	HHs	9
Total poor and vulnerable HHs	HHs	16
Total affected land area	m ²	146,188.5
- Residential land	m ²	880
- Agricultural, sylvicultural and aquaculture land	m ²	52,124.5
- Public land	m ²	93,184

Source: Provided by DCARC, July 2014

6. At the 3rd monitoring: the Consultant recorded 11 households affected by the construction of Component DD1a, namely: 05 households arising from design changes with a total acquired agriculture area is 4,913.7 m² and 06 affected households arising from expansion of the dump site of the Project.

1.2.2 Flood Control and Drainage Component in Dong town Dang (DD2)

7. There are 58 households affected by the project, including 15 severely affected households, 5 displaced households. There are 42 vulnerable households with 20 minority households. There is no household with impacts on business. Total affected area of the project is 15,558 m² of which 4,483 m² is agricultural land; 3,049 m² is residential land; and 8,053 m² is other types of land. The project also affect 2,119 m² of houses and /structures, 1,452 trees of different types and 4,483 m² of crops.

Table 3: Affected HHs and land acquisition area of DD2 Component

Item	Unit	Affected measurement
Total affected HHs	HHs	58
Total affected HHs from 10% productive land	HHs	10
Total relocated HHs	HHs	5
Total poor and vulnerable HHs	HHs	42
Total affected land area	m ²	15,558

Item	Unit	Affected measurement
- Residential land	m ²	3,049
- Agricultural, sylvicultural and aquacultural land	m ²	4,483
- Public land	m ²	8,053

Source: Provided by DCARC, July 2014

8. At the 3rd monitoring time: The Consultant recorded 03 affected households arising from the construction of the downstream embankment of 100m long of Component DD2a. The degree of impact will be updated in the next monitoring report.

1.3. Legal framework and basis of compensation

9. The site clearance and compensation for the project was carried out based on the Decisions of Lang Son PPC; the Government Decrees as well as the regulations of ADB in site clearance and compensation. The specific basis consists of:

- Safeguard Policies of ADB that presented in 02 URP include: URP for DD1 Component - Dong Dang Border Gate Infrastructure; URP for DD2 Component - Improving drainage and flood protection system for Dong Dang Town.
- Decree No.197/2004/ND-CP dated 03/12/2004 of the Government on additional regulations on the issuance of certificates of land use rights, land acquisition, implementation of land use rights, procedures for compensation, resettlement assistance when the State acquired land and settlement of complaints about land.
- Decree No.69/2009/ND-CP dated 13/8/2009 of the Government regarding additional regulations on land use planning, land price, land recovery, compensation and resettlement assistance.
- Circular No.14/2009/TT-BTNMT dated 01/10/2009 of the Ministry of Natural resources and environment guiding on details of the compensation, resettlement, assistance and procedures of land recovery, assignment, lease;
- Decision No.27/2013/QD-UBND dated 21/12/2013 of Lang Son PPC on prices of lands in Lang Son province.
- Decision No.21/2009/QD-UBND dated 08/12/2009 of Lang Son PPC issuing regulations on procedures for compensation, assistance for resettlement when the State acquires land in the ambit of the province.

- Decision No.12/2011/QD-UBND dated 26/8/2011 of Lang Son PPC regarding the issuance of rates for newly constructions of houses, facilities and structures to be applied in compensation, assistance when the State recovers land in the territory of Lang Son province.

II. MONITORING AND ASSESSMENT

2.1. Objectives of resettlement monitoring

10. The main purpose of external resettlement monitoring is consideration and periodical external monitoring on (i) achievement progress of resettlement objectives; (ii) changes in livelihoods and living standards; (iii) restoration and/or improvement of economic-social conditions of affected households; (iv) effectiveness and sustainability of entitlements; and (v) demands on the provision of more mitigation measures.

2.2. Monitoring indicators

11. The monitoring indicators include:
- a. The public consultation and awareness of resettlement policy and the rights of the affected persons (APs);
 - b. DMS of affected assets and compensation plan as provided in the uRPs;
 - c. The payment of compensation and assistances to Aps, whether compensation and allowances have been paid for AHs before commencing civil works
 - d. The coordination of resettlement activities with the construction schedule;
 - e. Land acquisition and land transfer procedures;
 - f. Construction and/rebuilding of replacement houses or structures on the remaining land after acquisition or at new resettlement sites;
 - g. The level of satisfaction of the affected people (APs) for the implementation of uRPs;
 - h. Address of complaints/grievances (documentation, processes, resolution, and response to APs);
 - i. Efficiency and sustainability of the entitlements and income restoration measures for APs;
 - j. Strategy and impact on gender;
 - l. The capacity of APs to restore to their pre-subproject socio-economic living conditions and establishments of livelihood. Particular concerns are vulnerable and severely affected households;

- m. The impact of resettlement occurring during the construction phase;
- n. The participation of APs in planning, updating and implementation of uRP;
- o. The capacity of the resettlement implementation organizations, doing internal monitoring and internal reports, and;
- p. Government's counterpart funds for the compensation and assistance to APs to be severely affected and displaced;

2.3. Monitoring and assessment methods

2.3.1 Methodology

12. To achieve the objectives of resettlement monitoring, the Consultant deploys the independent resettlement monitoring to monitor the implementation of the resettlement activities in compliance with the provisions outlined in the Project's updated Resettlement Plans (uRP). Qualitative and quantitative methods have been used for monitoring and evaluation.

2.3.2 Applied methods

13. The Consultant used the following methods to collect information and monitoring:
- i. *Desk review*: Studying internal monitoring reports, detailed measurement surveys (DMS), compensation plans, decisions of the PPC related to the compensation and resettlement as well as the APs meeting minutes to evaluate to what extent the implementation of resettlement has complied with provisions in the uRPs. Specifically, evaluating the accurate of compensation plan compared with DMS forms, adequate of information disclosure, regularly internal monitoring, and document file.
 - ii. *Sample survey*: In the third monitoring stage, the Consultant surveyed 16 households affected by Component DD2 - Anti-flood and drainage for Dong Dang town, who received compensation.
 - iii. *In-depth interviews*: Interviewing key local officials, representatives of the communities and other relating parties to verify their awareness, opinions and participation during planning and implementation; the Consultant conducted 4 in-depth interviews, 01 interview for the CPC Chairman of Bao Lam commune, 01 interview for leaders of Dong Dang town, 01 interview for households whose agricultural land is seriously affected and 01 interview for poor households.

- iv. *Group discussions*: Organizing separate meetings with the targeted groups of affected APs, including the affected women and other vulnerable households; the Consultant conducted 02 focus group discussions: 01 for men and 01 for women separately. Each group has diverse participants, including households whose agricultural land is seriously affected, poor households and displaced households.
- v. *Observation*: The Consultant applied the field observation method to monitor socio-economic issues of households, community livelihood and housing types in the project implementation area... In the third monitoring, the Consultant carried the site survey and visited Hoang Van Thu Resettlement Areas in Dong Dang town.

2.4. Monitoring schedules

- 14. From 15/07 - 16/07/ 2015: The Resettlement expert initiated the preparation works and conducted monitoring works at the project components.

III. MONITORING RESULTS

3.1. Monitoring results of indoor-works

The Monitoring Consultant conducted reviewing the documents kept at the office of the Land Resource Development Center of Cao Loc district. The details of component document inspections are as follows:

3.1.1 The component of Huu Nghi border gate

15. The records were examined including: due diligent report of the project; list of households receiving compensation; decisions for establishing compensation, assistance and resettlement Committees; decisions for establishment of DMS measuring teams; internal monitoring reports; DMS profiles (with signatures of all affected households or their representatives); detail compensation and support plans for each household; minutes of publicly posting; minutes of ending publicly posting of compensation, support and site clearance plans; notification of land acquisition; minutes of synthesis of comments and complaints; and minutes of meeting for information dissemination of project policy...

3.1.2 Anti-flood and drainage for Dong Dang town

16. Decisions on establishment of DMS measuring teams; notification on DMS; DMS minutes/records (with certifications of the household heads); applications of compensation unit prices for the affected households; minutes of public posting of the plans; summary of feedbacks from affected households ...

Conclusions

- (i) Regarding the implementation organization: the site clearance committees were established. The participants of the Committees consist of experienced officials in organizing, implementing of domestic projects who have suitable capacity of carrying out compensation, assistance and resettlement for the project. The measuring teams were established for the components with the participation of representatives of communes, towns and affected households that ensures the objectivity and transparency.
- (ii) At the Components of infrastructures of Huu Nghi border gate and anti-flood and drainage for Dong Dang town: Internal monitoring reports of the project have been systemized, reflecting fully the implementation progress, the pending issues as well as tentative measures and solutions; documents on compensation and assistance have been stored fully and systematically.

- (iii) The stored documents reveal that the compensation and resettlement works have been properly carried out following the requirements.

3.2. Monitoring results on site.

3.2.1. Information dissemination

17. The project information has been disseminated to the affected households of the project components, including: information about compensation, assistance policies of the project; information about time of conducting measurements of affected assets; information on the mechanisms of complaining, addressing complaints; public posting of the plans, etc.

18. The commonly applied channels: through the project announcement meetings at CPCs; bill-boarding information at the communal houses; measuring team members; consultation meetings of the Safeguard Consultants...

19. The monitoring consultant discussed, conducted in-depth interviews, questionnaire surveyed with 16 affected households in the component of anti-flood and drainage for Dong Dang town, including 03 affected households arising from the construction of the downstream embankment section of 100m long. The Consultant also conducted in-depth interviews with 11 affected households arising from component DD1a. The survey results are as follows:

Huu Nghi border gate component:

20. In the third monitoring report, the Consultant noted that 100% of arising affected households (11/11 households were interviewed) said that they were full informed about the project.

Anti-flood and drainage for Dong Dang town:

21. 16/16 interviewed households said that they saw the minutes of public posting of compensation plans; 16/16 households said they were notified the time and participated in the DMS of their affected land and assets; discussed and chose compensation plans.

Table 4: Household heads' feedbacks and participation in project activities - DD2a

No.	Contents	Yes		No	
		N	%	N	%
1.	Did you receive advance notice on the time of measurements of losses and affected property of your household?	16	100	0	0
2.	Did you participate in measurements of losses and affected property of your household?	16	100	0	0
3.	Were the measurements correct?	16	100	0	0
4.	Were you able to review and sign the DMS?	16	100	0	0
5.	Were you allowed to discuss and point out the compensation methods? (For instances: discussion on compensation in cash, "land for land, for houses...)	16	100	0	0
6.	Were you able to see the budget calculation sheets?	16	100	0	0

Source: Survey data in 07/2015 of the Consultant

Conclusions:

22. Most of the affected households knew the project information; were informed about implementation progress; feedback mechanisms as well as compensation, assistance policies of the project. They stored the DMS minutes/records, compensation plans for their own affected assets.

23. The project information dissemination was fully executed following the required procedures specified in the URP of the project that has been approved by ADB.

24. The dissemination of information was implemented by means of channels such as loudspeakers of wards, residential groups meetings. Local people had a sufficient understanding about the project.

3.2.2 Measurements of affected assets

25. The detailed measurement survey of affected land and property was organized publicly with the coordination of the concerned parties as the Compensation and Land Acquisition Committee, representatives of the town government, cadastral officials of the

communes/towns, representatives of population groups/villages, householders (or persons authorized by householders).

26. The affected households were informed of the time and actively participated in the DMS (or send representatives to attend). The DMS records were made. The householders reviewed, certified and keep one copy of records for each household.

27. At the consultation meeting, 100% of the affected households agreed to the DMS results.

28. *Conclusions:* The DMS of affected land and property in the two project components ensured the accuracy, completeness, in accordance with the provisions.

29. The surveyed households said that they were involved in the inventory and measuring of affected properties. After inventory, all AHs are given the Minute of DMS of their families to check. After checking, all households signed on the minutes of confirmation of inventory results and return it to the Site Clearance Board. Any missing of inventory were reported promptly and the Site Clearance Board confirmed, inventoried and prepared additional planned at the third monitoring: there are 11 additional affected households in the Huu Nghi border gate road component, specifically: (i) 05 households affected resulting from the design adjustment; (ii) 06 households affected by expansion of landfill area of the project. At the 3rd monitoring time: the inventory of loss for 11 additional affected households as reported in the 2nd monitoring completed. For 05 households affected by the adjustment of the design, the compensation plan was approved. For 06 households affected by the expansion of the waste dump, the Project is planning the compensation to the relevant authorities for approval.

30. For Component Flood Control and Drainage of Dong Dang town (DD2a): The inventory of loss for 03 households affected by the construction of the additional downstream embankment completed on 25/07/ 2015.

3.2.3 Compensation and resettlement plans

3.2.3.1 Approval of plans:

The component of Huu Nghi border gate:

31. The compensation, assistance and resettlement plans were approved by the People's Committee of Cao Loc district in its Decision No.2141/QD-UBND dated 29/12/2010 for 28 affected households with total approved budget of 6,599,777,566 VND.

32. The compensation, support, resettlement plan Cao Loc District People's Committee approved in Decision No. 573 / QD-UBND dated 30/03/2015 for 05 PAHs arising from design changes with the total cost approval of 757,991,950 VND.

33. The compensation plan for 6 AHs additionally caused by expansion of landfill area of the project is being submitted to relevant authorities for approval. The expected compensation is about VND 2,128,108,543.

The component of anti-flood and drainage for Dong Dang town:

34. The compensation, assistance and resettlement plans for affected households were approved by Cao Loc District People's Committee in 02 decisions. Decision No.951/QD-UBND dated 30 June 2014 with the total cost of 5,735,792,698 VND; Decision No.2018/QD-UBND dated December 17, 2014 with the total cost of 1,078,744,000 VND.

35. Compensation plan for 03 PAHs generated by construction of the downstream embankment is being submitted to the relevant authorities for approval. The Consultant will update and report in the next monitoring report.

3.2.3.2 Compensation unit price:

The component of Huu Nghi border gate

36. At the 3rd monitoring: the compensation plan was approved by Cao Loc District People's Committee for 05 PAHs arising from the design change. Unit prices are as follows:

37. The Unit prices of land compensation cost ranges from 9,000 - 44,000 VND / m2 (depending on types of land); Residential land price ranges from 90,000 - 400,000 VND / m2 (depending on location).

38. The Applied assistances: The supports are applied in the compensation plan include: support for job transition and job creation; support for living stabilization; supporting vocational training, support for hand over land on schedule.

39. The compensation unit price for these 6 AHs due to expansion of the project landfill shall be considered and shown in the next monitoring report by the Consultant after the compensation plan is approved.

40. Conclusion: The studying the archives of the project and consulting with affected households shows that the unit prices of compensation and support for affected households are in line with market prices (at the time of payment). 05/05 arising affected households agree with the applied unit prices.

The component of anti-flood and drainage for Dong Dang town

41. For the first affected households of the project: The compensation unit prices were mentioned in the 2nd monitoring report. The consultation results with the affected households shows that the prices of compensation and support for affected households are in line with market prices (at the time of payment of compensation), so the Consultant does not mention this issue of the 3rd monitoring report.

42. The compensation unit prices for 03 households affected by the construction of the downstream embankment of the project will be reviewed and reflected in the next monitoring report after the compensation plan approved.

43. When answering the interviews, the affected HHs said the application of compensation prices for the households have been publically posted at Dong Dang TPC office. The households expressed no questions about the applied compensation unit prices.

44. **Conclusions:** The compensation prices in the compensation and resettlement plans have been suitable to the replacement prices specified in the Project's uRP. The payment of compensation was made in a public and transparent way. Surveyed households told that they had informed about the payment period, checked and signed on the Minute of Compensation Calculation. Procedures of receiving are simple and convenient for AHs.

3.2.4. Payments of Compensation and allowances

Component of Huu Nghi border gate:

45. At the monitoring time: The payment of compensation for 05 affected households arising from design changes completed. For 06 affected households arising from expansion of project landfill, which is not completed, will be consulted reflected in the next monitoring report.

The component of anti-flood and drainage for Dong Dang town

46. The compensation payment has been completed in 12/2014 and the Consultant certified in the 2nd monitoring report.

47. At the monitoring time: the work affects further 03 households. The compensation plan is being submitted to the competent authorities for approval. The compensation payment has not been conducted. The payment of compensation for the 03 households affected will be reported in the next monitoring report.

3.2.5. Site handing over

48. **Component of Huu Nghi border gate:** 100% of the AHs received compensation money and handed over the site. 05 arising affected households also handed over to the PMU for construction.

49. **Component of anti-flood and drainage system in Dong Dang town:** As recorded at the 3rd monitoring, the households received cash and hand over site for the project. 03 arising affected households although they not yet received compensation but agree to hand over land to the PMU for construction.

3.2.6. Resettlements for displaced households

50. In the 2nd monitoring report (1/2015), the Consultant recorded 05 households houses are affected under DD2a component have not moved since it's around the time of Tet. At the time of the 3rd monitoring (7/2015): the Consultant confirmed that 05 affected households have already been allocated resettlement land in resettlement site of Hoang Van Thu Street, Dong Dang town and have built houses in resettlement site.

3.2.7. Complaints and grievance redress

51. The grievance redress mechanism was disseminated by the Compensation and Land Acquisition Committee of Cao Loc district to the affected households. During the project implementation, feedbacks, complaints of affected households were solved by the People's Committee of Dong Dang town promptly for households, integrated and coordinated with Compensation and Land Acquisition Committee of Cao Loc district.

52. At the monitoring time, the affected households of the 02 components agreed with the compensation prices and had no complaints and questions whatsoever. The Compensation and Land Acquisition Committee of Cao Loc district collaborated closely with the stakeholders to address the concerns of the affected households.

3.2.8. Assessments on satisfactions of the households to the project

53. Through the consultations, most HHs said the compensation works had been serious and ensured the rights of affected households. All the interviewed households satisfied with the results of compensation and site clearance of the project.

3.2.9 Assessments on the suitability between the compensation and construction progress

54. The site clearance is consistent with the construction schedule of the construction packages of the project. At the monitoring time, there are not any concerns to the land

acquisition and all arising matters in relation to people's land acquisition will be recognized by the Consultant and reflected in the next monitoring reports.

IV. CONCLUSIONS AND RECOMMENDATIONS

4.1. Conclusions

55. The dissemination of information is communicated in full to the affected households with the following contents: scope of project impacts, compensation and support policies, grievance redress mechanism, progress of project implementation ...

56. The detailed measurement survey of affected land and property was implemented in accordance with the procedures of the project. All affected households have agreed to the measurement results.

57. Planning the compensation: The support and compensation unit prices were based on the policies outlined in the uRP and in accordance with the policies of Lang Son province. The compensation plans were consulted and accepted by the APs before submitted to the city PC for approval. The payment of compensation and allowances was transparency, adequate and before commencing the civil works. The resettlement sites have been constructed with full infrastructure.

58. The publicly disclosing of the compensation plan, receiving, synthesizing opinions and complaints of affected households was conducted in accordance with the government regulations.

59. Complaints and grievance redress: At the monitoring time, the questions and complaints of the affected households were resolved. The affected households in two project components wholeheartedly supported the project.

60. Payment of compensation and allowance: The payment of compensation and support was completed for both components. It is expected that the payment for 6 affected households by Component DD1a and 03 affected households for DD2a component will be completed in quarter 4/2015.

4.2. Recommendations

61. The Consultant proposes a number of activities in the project components as follows:

Table 5: The recommendations of the Consultant

Component	Problems to be solved	Recommendations	Completion time
Anti-flood and drainage system in Dong Dang town	Approve the compensation plan for 03 additional AHs	The PMU should coordinate with Cao Loc district compensation and site clearance to approve early the compensation plan for 03 additional AHs	Quarter 4/2015.
Huu Nghi Border gate	Approval to the compensation plan applied to 6 additional AHs	The PMU should cooperate with the Compensation and Land Acquisition Committee of Cao Loc Disitric to promptly approve the compensation plan and make payment to 6 AHs.	Quarter 4/2015