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Viet Nam: University of Science and Technology of Hanoi (New Model University) Project

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**University of Science and Technology of Hanoi Development
(New Model University) Project
ADB Loan Number: 2750/2751-VIE**

**PROJECT MANAGEMENT UNIT
UNIVERSITY OF SCIENCE AND TECHNOLOGY OF HANOI**

Internal Resettlement Monitoring Report Q3/2017

Ha Noi, October 2017

ABBREVIATIONS

ADB	- Asian Development Bank
PMU-USTH	- Project Management Unit for USTH
HHTP-MB	- Management Board of Hoa Lac High Tech Park
AH	- Affected Household
MOET	- Ministry of Education and Training
MOST	- Ministry of Science and Technology
HHTP - EPC	- Hoa Lac High Tech Park – Environmental Planning and Construction
DMS	- Detailed Measurement Survey
USTH Project	- University of Science and Technology of Hanoi Project
DBCAR	- District Board of Compensation, Assistance and Resettlement
JICA	- Japan International Cooperation Agency
LC	- Land clearance
ND-CP	- Decree - Government
SPS	- Safeguard Policy Statements (ADB)
RP	- Resettlement Plan
HHTP	- Hoa Lac High Tech Park
QD	- Decision
SES	- Socio-Economic Survey
DoF	- Department of Finance
NRE	- Natural Resource and Environment
HN city	- Ha Noi city
USTH	- University of Science and Technology of Hanoi
TT-BTNMT	- Circular – Ministry of Natural Resource and Environment
PC	- People Committee
USD	- US dollar
VND	- Vietnamese dong
VAST	- Vietnam Academy of Science and Technology

TABLE OF CONTENT

I. Introduction	1
II. Content and scope of work	2
A. Content	2
B. Scope of work.....	2
III. Findings and Evaluation.....	3
A. Resettlement Plan- Implementation Progress.....	3
C. Coordination of resettlement with construction schedule	6
C. Construction/re-building of replacement houses and structures on residential land or relocation to new sites.....	9
D. Level of satisfaction of APs.....	10
E. Income Rehabilitation Program.....	10
F. Gender impacts and strategy	11
G. Capacity of APs to restore/re-establish livelihoods and living standards. Special attention provided or to be provided to severely affected and vulnerable households.....	12
H. Institutional capacity, internal monitoring and reporting	12
I. Source and flow of funds for compensation payments and allowances for APs or displaced APs	12
J. Arrangement of resettlement area.....	12
IV. Recommendations	14
A. Land acquisition and land hand over.....	14
B. Compensation Payment and resettlement supports and Settlement of complains	14
C. Income restoration programs	14
D. Preparation activities	14

List of Tables

Table 1: Summary on progress land recovery and hand over	4
Table 2: Land recovery and Hand over Timeline	4
Table 3: Number of AHs and APs by the Project	5
Table 4: Percentage of land lost by the project	5
Table 5: Resettlement Budget Estimate	5
Table 6: Summary of actual costs for land recovery	7
Table 7: Training costs of Income rehabilitation program (Q3.2017)	11
Table 8: Summary of average income of AHs	11

List of Figures

Figure 1: Construction progress of AHs in relocation area	3
Figure 2: Construction of boundary fence surrounding the Project site	7
Figure 3: Fence has been built to the position of contiguous 19ha army land	8
Figure 4: Construction of boundary fence surrounding the army resettlement site	8
Figure 5: Construction of army training centre	8
Figure 6: Construction progress of the army dormitory	9
Figure 7: Construction progress of the army head office	9
Figure 8: Construction progress in the resettlement site	10
Figure 9: Construction of the kindergarten in the resettlement site	12
Figure 10: Images of new homes in the resettlement site	13

I. Introduction

1. The University of Science and Technology of Hanoi Development (USTH) (New Model University Project) is funded by the Asian Development Bank (ADB) with the total budget of USD 210 million. The Project aims to: (i) set up and pilot a new policy framework for the governance, financing and quality assurance of new-model research universities; (ii) establish and develop one universities as centers of research and teaching excellence that create dynamic synergies between research and teaching by strengthening university-industry linkages in science and technology fields, as well as by presenting a "public-private partnership model" of higher education/research institutions. The tentative duration for project implementation is 05 years (2011 -2017) with four outputs as below:

- Output A: an effective management and governance system for the USTH will be developed and implemented.
- Output B: systems to promote high quality and relevant academic programs at the USTH will be developed and implemented.
- Output C: physical facilities at the USTH will be constructed and outfitted.
- Output D: effective project management and implementation.

2. The Project shall be developed at the 65-hectare land within the Hoa Lac High Tech Park (HHTP)¹. The implementation of Output C shall result in the involuntary resettlement through loss of land and assets of households, utilities and organizations at:

- (i) land of 65 hectare [26 hectare at Tan Xa and 39 hectares at Thach Hoa commune which is currently managed by the 02 military units];
- (ii) and (ii) land of 52.7 hectare at Binh Yen commune for the relocation of the 02 army units.
- (iii) land of 36.04ha at the south of Road 84 (Binh Yen commune) for the relocation of the AH who has to hand over the land.

¹HHTP has total land area of 1,432 ha, incl. land of communes of Thach Hoa; Tan Xa; Ha Bang; Dong Truc of Thach That Dist., and Phu Cat of Quoc Oai Dist., Ha Noi City.

II. Content and scope of work

A. Content

3. Method and Approach of internal resettlement monitoring
 - (i) The result of the resettlement process;
 - (ii) Changes in living standards and average income of APs;
 - (iii) Capacity of APs to restore/re-establish livelihoods and living standards;
 - (iv) Effectiveness and sustainability of policies;
 - (v) Need of solutions to reduce the impacts of construction activities.

B. Scope of work

4. Planning
 - Coordination with Thach That DBCAR.
 - Conduct the economic-social surveys for AHs
 - Coordination with Thach That DBCAR to prepare the resettlement site at Binh Yen Commune.
 - Conduct the social survey
 - Updating progress of Thach That DBCAR on the compensation payment.
 - Work with AHs on the impacts of the project, receiving feedback, discussion on final solution.
5. Implementation:
 - Site inspections at the project affected areas on 11/09/2017;
 - In-depth interviews with key officers of PMU-USTH, Thach That DBCAR, Tan Xa CPC, Binh Yen Binh CPC, and HHTP-MB on 15/09/2017.
 - In-depth interviews with Ahs about compensation policy, conducting survey on satisfaction of the compensation policy.
 - 100% of AHs agreed with Government policies on land clearance.

III. Findings and Evaluation

A. Resettlement Plan- Implementation Progress

6. Results of the resettlement

- 46 ha out of 65 ha land under the project site was handed over to PMU-USTH at the end of 2013, 19 ha of remaining land was handed over legally to implement the Project. However, because of the Basic Design package was delayed, the area of 19ha is temporary under the management of the military division in order to prevent the re-enroachment. The military division committed to move out and hand over the land as request by the project.
- Their construction on 52.7 ha of land at Binh Yen commune is being implemented quickly (fence, administration house, barracks...). By now, the Government has completed the arrangement of fund for the construction of new barracks. Military divisions have also informed to the PMU and Hoa Lac HTP about their plan to move out of the site in Q4/2017. PMU and Hoa Lac HTP will push up the progress right after the land is handed over.
- By now, the AHs are building new houses inside the new relocation area of 36,04 ha on the south of No. 84 Road. The last AH has received 02 land lots (120m2/lot) in the new relocation area and compensation of 1.520.993.950 VND (over 1.5 billion VND).

Figure 1: Construction progress of AHs in relocation area



- The construction of the army resettlement site is being implemented.
- Tan Xa and Binh Yen PC are performing the job training, job placement for AHs, especially the poor and disadvantaged households to help them create the income and stabilize their life.
- 99% of affected people under the labor age is able to find new employment and have relative stable income.

Table 1: Summary on progress land recovery and hand over

Land recovery and Hand over	Progress of Land recovery and Hand over												Total (117,7 ha)
	2013			2014			2015			Q4/2016			
	26 ha	39 ha	52,7 ha	26 ha	39 ha	52,7 ha	26 ha	39 ha	52,7 ha	26 ha	39 ha	52,7 ha	
Area of land recovery by the Thach That DBCAR	26	39	26.69	0	0	51.49	0	0	52.6	0	0	52.7	117.7
Area of land handed over to the USTH	26	20	-	0	-	-	0	0	0	0	0	0	46
Area of land handed over to the military division	-	-	0	-	-	0	0	0	52.6	0	0	52.7	52.7

Table 2: Land recovery and Hand over Timeline

Date	26 ha of Tan Xa Commune	39 ha of Thach Hoa Commune	52.7 ha of Binh Yen Commune
15/05/2013	13.69 ha		
29/07/2013		20 ha	
24/12/2013	12.69 ha		
03/02/2015			52.7 ha
16/10/2015		19 ha	
Total	26.38	39	52.7 ha

Source: Data provided by Thach That DBCAR (Sep 2017) .

Table 3: Number of AHs and APs by the Project

Category	Amount
Total number of AHs	426
Total number of APs	1902 (943 men and 959 women)
Total of AHs seriously affected by loss of more than 10% of land	426
Total number of relocating households	26 (25 in Bình Yên Commune and 01 in Tân Xã Commune)
Total number of AHs that have received all compensation and assistance	426
Total number of vulnerable AHs	426
Total number of IRP participating households	426

Table 4: Percentage of land lost by the project

Land lost	Agricultural (m2)	Housing (m²)	Public (m²)	Total (m²)
1. Area of USTH 26ha	206.601	200	53.200	260.001
% of land lost	79,46%	0,08%	20,46%	100,00%
2, Area of Military Divisions 39ha	0	0	390.000	390.000
% of land lost	0%	0%	100%	100%
3. Area of relocation site of the military divisions 52,7ha	464.973	10.521	51.600	527.094
% of land lost	88,21%	2,00%	9,79%	100,00%
Total	671.574	10.721	494.800	1.177.095

Table 5: Resettlement Budget Estimate

Items	USTH Site (VND)		Army Relocation Site (VND)	
	Land Already Acquired by HHTP	Land Which Will Be Acquired by HHTP	Land Already Acquired by HHTP	Land Which Will Be Acquired by HHTP
Direct Compensation Payment				
Land	13,585,139,420	3,059,778,180	14,653,863,500	45,032,672,000
Housing	-	657,800,000	-	24,700,713,200
Structures	418,684,000	277,020,000		4,036,095,000
Graves			1,015,000,000	
Crops and Trees	1,578,314,900	253,014,600	1,323,174,300	2,472,595,100
Support/Allowances	77,122,203,100	15,187,630,900	83,571,097,500	158,353,119,000
Income Restoration Programs				
Sub-total 1	92,704,341,420	19,435,243,680	100,563,135,300	234,595,194,300
Management				
Administration Fee (2%)	1,854,086,828	388,704,874	2,011,262,706	4,691,903,886
Contingencies (10%)	9,270,434,142	1,943,524,368	10,056,313,530	23,459,519,430
Sub-total 2	11,124,520,970	2,332,229,242	12,067,576,236	28,151,423,316
Total	125,596,335,312		375,377,329,152	
In VND			500, 973,664,464	
In USD			24,437, 740	

Source: Estimated, June 2013

Table 6: Summary of actual costs for land recovery

Lands Recovery	Area of USTH 65ha		Area of relocation site of military 52.7ha	
	VND	USD	VND	USD
Land	16.644.917.600	752.143	59.686.535.500	2.697.087
Housing	657.800.000	29.724	24.700.713.200	1.116.164
Building	695.704.000	31.437	4.036.095.000	182.381
Grave	0	0	1.015.000.000	45.865
Plant and Trees	1.831.329.500	82.753	3.795.769.400	171.521
Support / Grants	92.309.834.000	15.187.630.900	119.751.777.051	5.411.287
Total cost from 2013 up to now	112.139.585.100	5.067.311	212.985.890.151	9.624.306
Compensation costs before 2013	11.124.520.970	502.690	12.067.576.236	545.304
Total	123.264.106.070	5.570.000	225.053.466.387	10.169.610
VND	348.317.572.457			
USD	15.739.610			

C. Coordination of resettlement with construction schedule

7. Construction activities carried out by the Project have been in line with the performance of the resettlement activities so as to ensure that the construction activities can only be undertaken upon clean land without any disputes now.

8. Packages on construction of temporary fence and boundary road surrounding the Project site have been implemented since July 2014. By now the contractor completed 65% scope of work regarding the fence and about 55% works of road. These 02 packages are being postponed because the remain area of 19ha is temporary protected by military division.

Figure 2: Construction of boundary fence surrounding the Project site

Figure 3: Fence has been built to the position of contiguous 19ha army land



9. At the army resettlement site: The Artillery Command have conducted to simultaneously construct a number of works such as fence, houses, armory... in the entire 52.7 ha of land for the purpose of speeding up the progress. Such this simultaneous construction shows that their building of new barrack is rushing to be completed so that 02 military units can be soon hand over the clean land to USTH project. Some fotos taken at the project site are as belows:

Figure 4: Construction of boundary fence surrounding the army resettlement site



Figure 5: Contruction of army training centre



Figure 6: Construction progress of the army dormitory



Figure 7: Construction progress of the army head office



C. Construction/re-building of replacement houses and structures on residential land or relocation to new sites

10. Binh Yen commune: There have been 25 AHs were affected due to lost of residential land. By now, over 15 AHs have houses for living and doing business. It reflects the effectiveness of the resettlement and compensation policies of the Government and ADB. It brings the the good conditions to the affected people including new houses, new society, new vocational training courses and higher incomes.

Figure 8: Construction progress in the resettlement site



D. Level of satisfaction of APs

11. Delivery of compensation and support payment: 01 AH whose 0.0917 ha of land has agreed to receive compensation and handover the land to the Project
12. All 426 AHs who received compensation and assistance are satisfied with resettlement performance of Thach That DBACR. Thach That DBCAR in collaboration with the CPCs, organized the compensation payments to households at the Tan Xa and Binh Yen CPC's headquarters. The payment has been conducted quickly and conveniently, in accordance with the regulations of Vietnam.
13. Complaint settlement: By now, all complaints have been settled.

E. Income Rehabilitation Program

14. In Q3/2017, there are many free training courses have been delivered to the AHs of USTH Project and still on-going (training course is 03 months and 02 months for career orientation, practice). There are two kind of vocational training courses:

- Short-time vocational training program (up to 03 months): sewing, handicraft and cookery

No	Training Program	No. of courses	No. of students	Time
1	Sewing	1	50	Q2/2017 – Q3/2017
2	Handicraft	1	50	Q2/2017 – Q3/2017
3	Cookery	2	50	Q2/2017 – Q3/2017
	TOTAL		150	

- Long-time vocational training program (more than 03 months courses): Almost remain people from AHs willing to have long-time vocational training courses.

15. The vocational training program is funded by the Government. Table 6 is the estimate of fund:

Table 7: Training costs of Income rehabilitation program (Q3.2017)

Category	No. of student	Cost per student	Amount (VNĐ)
Vocational Training			
Cost per student	150	3.000.000	450.000.000
Number of Students	150	15.000	148.500.000
Other expenses	150	200.000	30.000.000
Job Consultancy			
Job Consultancy	Course		50.000.000
Total			678.500.000

16. Hanoi Department of Labour – Invalids and Social Affairs (DOLISA) of Thach That Commune takes the key responsibility for managing this vocational training program. The detailed tasks of the DOLISA as follows: (i) providing fund for vocational training program following the regulations of the provincial vocational training schools; (ii) storing documents for audit; (iii) monitoring and reporting on activities of training; (iv) Establishing and maintaining the relationships with the construction projects; và (v) holding conferences of monitoring and evaluation (if any).

17. Vocational training centre of Thach That Commune takes the key responsibility for directly running the courses, consultancy of business models in agriculture development, managing job centre. The detailed tasks as follows (i) getting involve to the assessment of demand (explanation on training plan and small business models); (ii) running vocational training courses; (iii) Establishing centre to provide information of job available to the AHs via local media network và (iv) Providing consultation of running new courses.

18. Thach That DBCAR is representative of PMU, having knowledge and experience on land acquisition and compensation as well as other issues of affected people; it is very useful for implementation of resettlement plan. Through Thach That DBCAR, the affected people will get knowledge on how to run a business, market demands, interests and risks;

19. The net income of AHs in Q3/2017. Details in Table 8.

Table 8: Summary of average income of AHs

Affected Area	Unit	Average income/year (mil. VND)						Total
		< 9	10-12	13-19	20-29	30-49	>50	
1/ 26 ha area (Tân Xã Commune)								
Sep/2017	household	1	24	40	29	21	3	118
	%	0,8%	20,3%	33,9%	24,6%	17,8%	2,5%	100,0%
2/ 52,7 ha area (Bình Yên Commune)								
Sep/2017	household	2	40	95	85	77	9	308
	%	0,6%	13,0%	30,8%	27,6%	25,0%	2,9%	100,0%

Source: Survey on AHs conducted in Sep 2017

F. Gender impacts and strategy

20. As of September 2017, 415/425 female APs participated in industrial garment courses organized by Tan Xa and Binh Yen CPC in liaison with garment units located within the area. All trainees of these courses were hired by these companies such as: fashion and development JSC; Handicraft manufacturer; Noble Company, MEKO Company and other family's garment workshop at Tan Xa and Binh Yen Communes.

21. CPCs of Tan Xa, Binh Yen and Women Union played active role in connecting between APs and companies in order to support PAPs, especially female PAPs in finding job and rehabilitating their living conditions. Surveyed households said supports had been provided to female APs so far were relatively effective and thereby were contributing to a stable income and a stable life for female PAPs.

G. Capacity of APs to restore/re-establish livelihoods and living standards. Special attention provided or to be provided to severely affected and vulnerable households

22. Survey result showed that income of AHs, especially severely AHs has been improved and stable after having stable job with monthly income from 4.5 – 5.0 million VND. Most of PAHs at the working labor age have been trained and working for companies and production units in Thach That district in particular and Ha Noi area in general, that help them to establish a stable livelihood.

H. Institutional capacity, internal monitoring and reporting

23. Resettlement activities have been implemented with participation of MOET, HHTP-MB, Thach That DPC, Thach That DBCAR, Ha Noi DBCAR. These agencies are considered having sufficient capacity to meet the performance requirements of the activities listed in RP.

24. Internal resettlement monitoring report was prepared by Internal monitoring resettlement consultant under PMU-USTH showing indicators that: (i) number of AHs classified by the type of impact, districts, communes, villages, and the status of payment of compensation, relocation AH and livelihood restoration plans, (ii) the status of cash disbursement and distribution of land, the resettlement, (iii) funds are allocated and disbursed to resettlement program activities and the activity compensation, support and resettlement; (iv) activities, level of participation, results and issues related to public consultation, (v) status and result of complaints handling and outstanding issues requiring attention from competent authorities or ADB's support.

I. Source and flow of funds for compensation payments and allowances for APs or displaced APs

25. Budget for compensation payment and assistance to APs due to the HHTP Project (incl. the USTH site) is allocated properly to the Thach That DBCAR by the State budget.

26. At present, the Government is arranging the capital finish the works (70% of which have been built). In expectation, the Government will provides fund in advance of 100 billion VND in order to make the payment to the contractors.

J. Arrangement of resettlement area

27. The resettlement area which is located next to Road No. 84 at Binh Yen Commune with area of 36.04 hectare has been developed for relocation of AHs by projects within the HHTP area. This resettlement area was equipped with infrastructures such as internal roads; basic water supply; drainage and basic electricity; market; cultural house, etc).

Figure 9: Construction of the kindergarten in the resettlement site



28. As per regulation, AHs who received land plots with size of 120 m2, 200 m2 and 24 m2 can carry out constructions. The Thach That DPC committed to provide power to AHs' houses if require.

Because of the significant support from DPC, it not only brings the good condition for AHs of USTH project but also for the affected people of other project in Hoa Lac HTP to move here for resettlement. By now, we can see more and more images of new living space and spacious houses in the resettlement area.

Figure 10: Images of new homes in the resettlement site



29. Support of VND 10 million per AH for the development of water well was provided to AHs. AHs and well developers said that with these sums is sufficient for AHs to develop water well at the Resettlement Site. Cost for water pump is from 2-4 million VND, drilling labor and installation is from 5-6 million VND/well. The quality of water which is under 25m – 30m from ground is safe and useable. The people in resettlement area satisfies with the current quality of water until the new water supply system of the project is built. The amount of 10 million VND for developing a water exploitation system (including digging the well and purchasing the pump) for a household was paid at the same time when the household received compensation for land, crops, job change, livelihood restoration ...
30. The Thach That DPC is preparing procedures and reviewing legal document of procurement packages for construction of infrastructure system of 36ha relocation area, including water supply system, Waste water treatment system, lighting system....

IV. Recommendations

A. Land acquisition and land hand over

31. The Thach That DPC and the HHTP-MB should actively review all legal document and co-operate with other authorization in order to grant certificates of using land to military divisions and households in the resettlement site.
32. By Q4/2017, the military divisions are going to hand over the remain land of 19ha. It requires 02 packages on construction of temporary fence and boundary road surrounding the Project site to be continued.

B. Compensation Payment and resettlement supports and Settlement of complains

33. The Thach That DBCAR should coordinate effectively with the Binh Yen CPC and relevant agencies of the Thach That DPC to support AHs in the new relocation area.
34. Some grave-mounds were buried due to the construction of 52.7ha of resettlement land in Binh Yen Commune was verified by the Thach That DPC and Binh Yen CPC. The amount of 5 million VND/ 1 grave was paid at the same time when the household received compensation for land, crops, job change, livelihood restoration ...

C. Income restoration programs

35. After the income restoration programs, as at the third quarter/ 2017, the proportion of women changing jobs after being trained was 415/425 (~ 97.6%), while men were 100%. Some women who refused to change their career because of the traditional thought of Vietnamese rural women, preferring to stay at home to look after their children's families, do gardening, private or family housework.
36. Thach That District Women Union and Binh Yen Commune Women Union actively encouraged the remaining women to participate in short-term vocational training courses as mentioned at Section E. In fact, most of them participated in the course, however, when they were recruited to work at the factories, due to the time constraints, they found difficult to have time for taking care children and housewives, they quit their jobs at the company and the factory, in order to do their gardening and self-employment with higher income. As a result, in principle the income restoration program has achieved good results, income of AHs is increasing and more stable before the project (paragraph 19).
37. Hoa Lac Hi-Tech Park includes not only a project of USTH but a complex of many projects (1500ha). Therefore, the income restoration and vocational training program will take place in many coming years to support affected households by projects in Hoa Lac Hi-Tech Park. Opportunities for job changing and long-term stable job for the AHs of the USTH in particular and the projects in the Hoa Lac HTP are always open, which is also the macro policy receiving support from Vietnamese Government.

D. Preparation activities

38. Preparation activities such as preparation of design works of the project, bidding to select consultants and construction contractors should also be deployed soon to meet the requirements of the project as stated the signed Loan Agreement.
39. During construction of the Army resettlement site, the Artillery Command should ensure that construction activities do not affect the environment and cause a negative impact on society for the people and communities in the region.
40. The contract with Independent Resettlement Consultant has been renewed (2nd, from 2nd January 2017 to 30 June 2017) for the last report.