

**DA NANG PEOPLE'S COMMITTEE
DANANG PRIORITY INFRASTRUCTURE INVESTMENT PROJECTS
MANAGEMENT UNIT**

DA NANG CITY SUSTAINABLE DEVELOPMENT PROJECT

RESETTLEMENT PLAN
(FIRST DRAFT)



SEPTEMBER 2012

**DA NANG PEOPLE'S COMMITTEE
DANANG PRIORITY INFRASTRUCTURE INVESTMENT PROJECTS
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**DA NANG CITY SUSTAINABLE DEVELOPMENT PROJECT
CREDIT NO. VN**

RESETTLEMENT PLAN REPORT

**Package D60: Consultancy Service for Environmental Impact Assessment, and
Resettlement Plan**

**THE EMPLOYER
DANANG PRIORITY INFRASTRUCTURE
INVESTMENT PROJECTS
MANAGEMENT UNIT**

**THE CONSULTANT
THANG LONG INFRASTRUCTURE
DEVELOPMENT SJC. (Infra-Thanglong)**

SEPTEMBER 2012

DEFINITIONS OF TERMS

Displaced Person(s) (DPs)	Displaced Person(s) (DPs) are the persons who are affected by involuntary taking of land, resulting in: <ul style="list-style-type: none">(a) Relocation or loss of shelter;(b) Loss of assets or accessibility to assets;(c) Loss of income sources or means of livelihood, regardless of relocation or not; and(d) Restriction of accessibility to legally designated parks or protected areas causing adverse impacts on their livelihoods.
Resettlement Assistance	Additional support provided to DPs who are losing assets (particularly productive assets), incomes, employment or sources of living, to supplement the compensation payment for acquired assets to achieve, at a minimum, the full restoration of living standards and quality of life.
Cut-off date	The date that the project is approved and the project landmarks are made. Displaced Persons and local communities will be informed of the cut-off date for each Project component by the project management unit and relevant local authorities, and any persons moving into the project area after that date will not be entitled to compensation and assistance under the Project. The cut-off dates could be different for the different project components.
Detailed Measurement Survey (DMS)	The finalization and/or validation of the results of the inventory of asset losses (IOL), severity of impacts, and list of DPs done during the preparation of the final resettlement plan and with the landmarks made on the ground demarcating for the project areas.
Entitlement	The range of compensation, assistance measures and assessments comprising income restoration support, moving assistance, income restoration assistance, relocation and resettlement assistance to the DPs to restore their economic and social facilities depending on the type and severity of their losses.
Host community	A community living in the immediate vicinity of the proposed resettlement sites (communities receiving the resettlement).
Income restoration/Livelihood improvement	The restoration and/or improvement of income sources and livelihoods of all DPs.
Inventory of Losses (IOL)	The process of tally, location, measurement and identification of assets that will be recovered or adversely affected by, or because of, the project. These include, (without limitation or being in an exhaustive list) lands used for residence, business, agriculture, ponds, dwelling, stalls and shops; other structures such as fences, tombs, and wells; trees with commercial value; and sources of income and livelihood. It also includes assessing the severity of the impacts on the DPs' affected land, property, assets livelihood and productive capacity.
Land Acquisition	The process by which the State issued administrative decisions to acquire the land-use rights or land allocated to users as regulated.
Relocation/Resettlement	Relocation means DPs' movement away from their old residence and resettlement means a new residence of DPs.

Replacement Value
(Cost)

The amount of money, which is needed to replace an affected asset and cover the transferring costs for such asset without depreciation or deductions for salvageable materials, inclusive of taxes, and/or costs of transactions as follows: :

(i) Productive land (agricultural, fishponds, gardens, forests) based on the market prices that reflect the local recent land sales of comparable land in the district and other nearby areas or, in the absence of such recent sales, based on the land's productive value;

(ii) Residential land is compensated based on the market prices in the normal condition that reflect recent sales of comparable houses and residential land in the district and other nearby areas or, in the absence of such recent land sales, based on sales in other locations with similar qualities;

(iii) Houses and eligible structures which are usable and associated with the land based on current market prices of materials and labor without depreciation or deductions for salvaged building materials plus fees for obtaining the ownership papers;

(iv) Standing crops based on the current market value of the crop at the time of compensation;

(v) Perennial crops and fruit trees will be compensated by cash equivalent to the current market value given for the type, age and productive value of such trees (future production) at the compensation time.

Replacement Cost Study

The process involved in the determination of the replacement cost of land, houses and other affected assets based on market surveys.

Vulnerable Groups

Distinct individuals or groups of people who might suffer disproportionately from the risk of land and property acquisition or building resettlement sites specifically including: (i) households falling under the MOLISA's poverty line, (ii) households with of martyrs, wounded and sick soldiers, heroes of the people's armed forces and labor, and families who sacrificed to the Revolutions; and households suffering from Agent Orange.

ABBREVIATIONS

CSDP	City Sustainable Development Project
DMS	Detailed Measurements and Survey
DP(s)	Project Displaced Persons
DRC	District Compensation, Assistance and Resettlement Committee
EIA	Environmental Impact Assessment
FS	Feasibility Study
HH	Household
IOL	Inventory of Losses
GRC	Grievance Redress Committee
PC	People's Committee
PMU	Project Management Unit
RCS	Replacement Cost Survey
RP/RAP	Resettlement Plan/Resettlement Action Plan
RAPF	Resettlement Policy Framework
SES	Socio-economic Survey
TOR	Terms of Reference
WB	World Bank

Executive Summary

Introduction

This resettlement plan is prepared for SCDP Project. The RP will include the results of socio-economic survey (SES); statistics of project affected properties; applied methods to determine replacement costs (unit prices), actual compensation rates and standards; interest policies relating to any more impacts to be defined through investigations and surveys; descriptions of resettlement areas and living standard rehabilitation programs; implementation schedule for resettlement activities; and detailed cost estimations.

Scope and Impact of Land Requisition

As designed, the Project scope of SCDP will include (i) Component 1: Environmental improvement wastewater collection and disposal and (ii) Component 2: Public transport: a Bus Rapid Transit system; (iii) Component 3: Strategic road construction: new east- west primary highway links; (iv) Component 4: Capacity building for urban infrastructure . The project works locate in 16 wards of 06 districts of the city. Accordingly, the total acquired area is 891.875,3 m² (approximately 90 hectares), in which residential area is 192.308 m², agricultural land is 622.843,28 m² and the area of wasteland and public land which the Ward People's Committee manage is 78.757m². In the total 2798 affected households, in which there are 730 families are totally affected and must relocate. Data of the impacts are show in the following table:

Table 1: Summary of impacts due to the project

Main impacts	Unit		Affected quantity
Component 1: ENVIRONMENT SANITATION IMPROVEMENT			
1. Affected households:	households	:	510
Household members	Persons	:	2142
In which:		:	
+ Households whose residential lands are affected	households	:	247
+ Households whose agricultural lands are affected	households	:	263
+ Other land (People's Committee manage)	households	:	0
		:	
2. Affected area	m ²	:	77722.4
Of which:		:	
+ residential land	m ²	:	5909.9
+ agricultural land	m ²	:	18,358.30
+ other land (public land)	m ²	:	52790
		:	
3. Number of households to relocate, resettle from their residential land	households	:	131
		:	
4. Number of households whose agricultural land is seriously affected (more than 20%)	households	:	263
		:	
Component 2: BRT			
1. Affected households:	households	:	28
Household members	Persons	:	115
In which:		:	

+ Households whose residential lands are affected	households	:	28
+ Households whose agricultural lands are affected	households	:	0
+ Other land (People's Committee manage)	households	:	
		:	
2. Affected area	m ²	:	25573.1
Of which:		:	
+ residential land	m ²	:	3458.7
+ agricultural land	m ²	:	
+ other land (public land)	m ²	:	19925
		:	
3. Number of households to relocate, resettle from their residential land	households	:	28
		:	
4. Number of households whose agricultural land is seriously affected (more than 20%)	households	:	0
		:	
Component 3: STRATEGIC ROADS			
1. Affected households:	households	:	1098
Household members	Persons	:	4502
In which:		:	
+ Households whose residential lands are affected	households	:	557
+ Households whose agricultural lands are affected	households	:	541
+ Other land (People's Committee manage)	households	:	
		:	
2. Affected area	m ²	:	597970.42
Of which:		:	
+ residential land	m ²	:	163739.15
+ agricultural land	m ²	:	403895.98
+ other land (public land)	m ²	:	4009.22
		:	
3. Number of households to relocate, resettle from their residential land	households	:	299
		:	
4. Number of households whose agricultural land is seriously affected (more than 20%)	households	:	541
		:	
RESETTLEMENT AREA			
1. Affected households:	households	:	1162
Household members	Persons	:	4880
In which:		:	
+ Households whose residential lands are affected	households	:	272
+ Households whose agricultural lands are affected	households	:	890
2. Affected area		:	
Of which:		:	
+ residential land	m ²	:	19200
+ agricultural land	m ²	:	200589

Mitigation Measures

During the process of determining project investment scale and method, a close coordination between technical consultant (SKM Company) and social consultant (Infra_Thanglong - national consultant) has been established to achieve 02 following objectives: Promote the effectiveness of the investment project and minimize the land acquisition of landowners.

During the process of socio-economic survey and consultation of the project affected community, the Consultant took measures to mitigate project impacts (by means of setting up proper resettlement and compensation options and residents' consensus towards the Project), which include the propaganda and community meetings to introduce the Project and the roles of residents during the project preparation and implementation stage as well.

Simultaneously, measures to minimize temporary impacts in the construction stage was studied and proposed to avoid or minimize the same impacts in the next stages.

Policy Framework and Entitlement

The basic principle applied for the RP preparation is: DPs shall be assisted together with their best efforts to better or at least improve their living standards, their earning capacity and productivity same as their prior living standards when the project was not started. The lack of legal basis of land usage does not bar affected persons' entitlements to the compensation and/or assistance for their economic restoration. Their affected properties shall be compensated based on "Replacement Costs".

The cut-off date of the project is defined as the completion time of the IOL. All cases arising after this date will not be determined to be impacted by the project.

Rehabilitation Program

The life recovery program is one of the important activities in the implementation process of compensation and resettlement. The project has provided a vocational training and job introduction program managed by the Da Nang Women's Employment Service Centre to the affected people to life restoration and house rehabilitation after land acquisition.

Institutional Arrangement

The Project's compensation, assistance and resettlement will be under the management of the Project Management Unit and the City Compensation and Resettlement Committee (CRC) will be directly in charge of this work. In the implementation process, the close cooperation among site staffs, DCRC, Project Management Unit, commune officers and residential groups as well as coordination with resettlement specialists of the project in process of resettlement and compensation.

Implementation Plan

The RP will be implemented and completed before the construction of the project works started. It is estimated that affected households will be compensated and carry out site clearance in the Second quarter of 2013.

Consultation and Participation

The Project's resettlement policy in this resettlement plan has been prepared with the close cooperation of local authorities, community organizations, and DPs to maximize their participation in the preparation and implementation of the resettlement plan. The local authorities, community organizations and about over 750 affected households were consulted through different forms and channels of information including meetings, community consultations, in-depth interviews for typical cases and questionnaire survey for all project affected households. The information obtained in the consultations is not only useful for building resettlement plan policy but also assists for setting up of compensation options in the implementation process.

Monitoring and Evaluation

The implementation of the detailed resettlement plan will be monitored and examined internally by PMU's staffs. The implementation of resettlement plan will be also monitored frequently via the prepared reports and the proposals. Arising and outstanding problems will be resolved absolutely.

At the same time, an independent monitoring organization will be employed to monitor the RP implementation and evaluate the DP's living standards after resettlement.

Grievance and Grievance Redress

In the implementation process of the resettlement plan, grievances will be settled in accordance with the procedure, which is approved in the resettlement policy. The local authorities at all levels and project staffs will resolve DPs' grievances fairly and quickly. DPs will not pay any administrative fees for their grievance redress.

Cost Estimation

Total estimated cost of resettlement plan is **714,200,000,000 VND** (*Seven hundred and fourteen billion, two hundred million*). This includes compensation and allowance costs for project-affected land and architectures, the income rehabilitation programs, the transition assistances, the monitoring, evaluation and administrative management and contingency costs.

1. INTRODUCTION

1.1 Project Background

Da Nang has a strategic and critical position. Da Nang is considered as central economic area and principal transport hubs of road, railway and domestic-international airway as well as a major center of politics, economic and culture of the country and the Central region. With its advantageous geographical position, Da Nang has highlighted its strategic importance of national defense and security in the South Central and Central Highlands region as well as in the whole country.

In the regional and international context, Da Nang is one of the significant sea gateways for the Central Highlands accompanied by some countries such as Laos, Cambodia, Thailand and Myanmar to the North – East Asian countries through East-West Economic Corridor with the ended point of Tien Sa Seaport.

In recent years, the city has implemented some projects which are sponsored by World Bank. Particularly, in the period of 1998 and 2007, Solid Waste Management and Drainage Improvement Project; from 2006, the city has implemented Priority Infrastructure Investment Project (PIIP) which includes 4 main components: Urban Upgrading, Environment Management, Traffic Road Improvement and Institutional Development. The Project Phase I has been completed and the Phase II has been currently implemented. The Phase II is expected to follow the completion in 2013.

Despite a great deal of infrastructure improvement, Da Nang has been facing particular difficulties such as flooding, pollution in lakes and water resources. In addition, continuing investment is necessary for the city to resolve successfully existing problems.

As proposed by Da Nang People's Committee, the World Bank has approved to provide fund for the city to implement Sustainable City Development Project (SCDP). This project will be responsible for furnishing the city with essential urban infrastructure in order to assist rapid city expansion. SCDP includes four components. Three of them will concentrate on infrastructure construction and the remaining will focus on infrastructure management and capacity building.

In particular, Component 1: Environment Improvement with the key investment in wastewater collection and treatment. Component 2: Public Transport with key investment in Bus Rapid Transit system, Component 3: Strategic Urban Road Improvement includes the construction of new South-West highway route. Component 4: Capacity Building and Urban Infrastructure Management.

Project Objective

The project aims to (i) stimulate local socio-economic development; (ii) improve the urban utility and (iii) further the poverty-alleviation activity as well as (iv) satisfy transporting demands and avoid traffic congestion and (v) reduce environmental pollution together with avoid flooding and enhance the capacity of disaster prevention in Da Nang city.

As target platforms, infrastructure investment components will include flood controlling, construction of new drainage system, waste water collection, pumping and treatment aside from investment in bus system development and the construction of new roads and bridges in the urban area.

Project Components

The project includes four components and two phases below.

Component 1 - Environment Improvement and Key Investment in Waste Water Collection and Treatment

Improvement of waste water collection and treatment system is concentrated. For the purpose of flood controlling, the capacity of lakes and canals needs to be expanded. Drainage and wastewater - overflow dam as well as pumping stations will be provided to the urban zones in which their drainage system is direct discharge into rivers, lakes and canals. Besides, a separate sewer system will be constructed in the new development urban zones.

In this component, a new wastewater treatment plant with two-tier treatment system (which has been experienced in another project) will be constructed in Lien Chieu district in order to serve the southern area of the city. In addition, the upgrading categories can be deployed in 04 wastewater treatment plants.

Component 2- Public Transport: Bus Rapid Transit System Development

Assistance to public transport development will be provided, in particular, Bus Rapid Transit system (BRT) in the city will be constructed. Currently, there are 500,000 motorbikes and 30 cars, however, the public transport is insufficient. Severe traffic congestion as in Hanoi and Hochiminh city will spread over the city if there is no proposed prevention measures. BRT system aims to complete many routes of public transport lines (PT) which have been currently established.

BRT route is proposed to construct with its length of 22km from Hoa Khanh industry zone in the North-Western cities to new university zone in the Southeast, running through city center and Dragon Bridge. BRT will provide a separate lane and 26 bus stops. BRT system will also include stations, warehouses etc.

Component 3 - Construction of Strategic Urban Roads: A new system of the East-West road-linking highway

This component will provide investment fund in the strategic road network in order to stimulate modern urban road development. Besides, two main routes which link the East to the West will be established.

In the South of the city, the Avenue will be extended to 8,25km heading to the West which is from the University zone/ Highway 1A to Highway 14B. This route is 34m wide, with 6 lanes (3,75m), mid (3m) and footpaths (5m) on both sides. The route runs through flat terrain in which mostly includes agricultural land for rice cultivation. On the routes, bridges over the rivers or canals will also be provided.

The link road in the North of the city is proposed to be 6km long, extended towards the West from the intersection of Nguyen Luong Bang and Nguyen Tat Thanh (near the Highway 1 toll) to the link tunnel Southern Hai Van. The route will mainly spend agricultural land with flat terrain, however, there will be a significant number of affected households due to agricultural land acquisition.

Component 4 – Capacity Strengthening of Urban Infrastructure Management

SCDP will continue activities of capacity strengthening which has been deployed in PIIP in order to establish the Public Transport Management and Controlling Office as well as Traffic Management and Controlling Center. At the same time, facilities and expertise for the new Waste Water Management and Sanitary Company will also be provided.

Project scale

Particular scale for each component as follows:

Component 1: Environment Improvement: Waste water collection and treatment

NO.	Categories
<i>I</i>	<i>Subcomponent 1A</i>
1	Dredging Bau Tram lake
2	Dredging Bau Sau lake
3	Box culvert system along Quang Trung road
4	Box culvert system along Le Hong Phong road
5	Drainage system improvement at Hoang Van Thu road
6	Construction of exhaust port into Thac Gian lake and March 29 lake.
7	Khe Can Box culvert system from Le Trong Tan road to Phu Loc river
8	Construction of drainage sewer and canal from Hoa Khanh Industry Zone to Cu De river
9	Construction of box culvert from Bau Tram lake to Cu De river
10	Construction of drainage box culvert along Tran Quang Khai road
11	Construction of exhaust port to My Khe sea (CX3) and My An (CX4)
12	Da Co bridge improvement at Ton Duc Thang road
13	Improvement of the culvert of Yen The – Bac Son canal on Ton Duc Thang road
14	Improvement and rebuilding the manholes to prevent odors in the central area.
15	Improvement of Yen The – Bac Son culvert system which is extended to Le Trong Tan road
16	Building drainage sewer system from Huyen Tran Cong Chua into Co Co river
17	Building box culvert system from Phuoc Tuong foot mountain to Phuoc Ly lake
<i>II</i>	<i>Subcomponent 1B</i>
1	Construction of collection system, waste water pump station along Phan Lang lakes
2	Construction of sewer system for waste water collection and waste water pumping station along Nguyen Tat Thanh road
3	Construction of transferring sewer for waste water collection from Phu Loc treatment plant to Lien Chieu treatment plant
4	Construction of waste water collection system on Tran Hung Dao road
5	Construction of drainage sewer system around Au Thuyen, Tho Quang
6	Construction of collection sewer system along Hoang Sa road
7	Construction of waste water collection system in My Khe and My An communes
8	Construction of main canal from Ngu Hanh Son Treatment Plant to Hoa Xuan Treatment Plant
9	Construction of sewer system along Han river to Ngu Hanh Son Treatment Plant

10	Construction of sewer system along Co Co river to Hoa Xuan Treatment Plant
11	Construction the connection of waste water collection system lever 03 for 40,000 households
12	Enhance the capacity of Hoa Xuan treatment plant from 20.000m ³ /day to 60.000m ³ /day
13	Construction of Lien Chieu waste water treatment plant with the capacity of 40.000m ³ /day

Component 2: - BRT (Bus Rapid Transit)

Route Alternative: Hoa Khanh Industrial Zone (initial point in the northern city) - Nguyen Luong Bang - Ton Duc Thang Street, Dien Bien Phu - Nguyen Tri Phuong - Nguyen Van Linh, a new bridge over Han River (Dragon bridge) - Ngo Quyen street - Ngu Hanh Son street - Le Van Hien street - Viet - Korea (the last point in the southern city). The system has 37 terminals including stops, initial terminal, last terminal, warehouses, etc.

Component 3: Construction of Strategic traffic routes

In terms of the Extended Nguyen Tat Thanh to Hai Van – Tuy Loan to Hai Van – Tuy Loan private siding: The route is oriented as Northeast - Southwest, from Km2 +715.01 (the initial point) to Km6 +00 (the last point), go through the Hai Van - Tuy Loan and connected to the principal arterial of information technology area. Total route length is 3.3 km.

Southern Ring Road: The initial point: K0 +00 at the intersection of Southern Ring road - Highway 1A-Hoa Quy (Km939 +563.6 1A). The route follows the West – Southwest, after then turns right around 48° to the West - Northwest, crossing Qua Giang River at Km0 +850. The route passes through the railway – the junction with the Provincial Road 605 at Km3 +190, then go to the West, across the Tay Tinh River at Km5 +310, crossing the Danang-Quang Ngai Expressway at about Km5 +900 as in proposal, cross the river Yen at Km6 +220. From there, the route continues to turn right according to West – Northwest direction to the end point of route at the intersection with Highway 14B, at the initial point of Provincial Road 604 at Km25 +483.51 QL14B also at Km1273 Ho Chi Minh road in Bo Ban 1 village, Hoa Phong commune, at the North of the Administrative Center of Hoa Vang District, Da Nang city. Its length is 7.98 km.

2. MITIGATION MEASURES

2.1 OBJECTIVES

The first principle of WB's resettlement guideline is to avoid or mitigate impacts on resettlement and land acquisition. In case it is not feasible to avoid such resettlement, mitigation methods and/or reasonable compensation should be applied for DPs.

As unified in the implementation principles of SCDP Project, the resettlement and land acquisition should be minimized. The Consultant Unit which provides Assessment Reports of Environmental and Social Impacts (Infra-Thanglong) co-ordinated closely with SKM company and the PMU and other stakeholders. Many efforts have been made to minimize impacts on land acquisition right at the stage of project design and completion of the investment report; therefore, the impact scale on resettlement is minimized to the lowest level.

Land acquisition impacts are unavoidable due to the need of land acquisition for the construction of the extended Nguyen Tat Thanh road (in Hoa Lien commune, Hoa Vang district) and Hoa Phuoc – Hoa Khuong road (passing through Hao Chau, Hoa Tien, Hoa Khuong, Hoa Phong roads in Hoa Vang District) and the rehabilitation and construction of the drainage systems in urban districts together with BRT stations. Wide-range consultations between the resettlement consultant (Infra-Thanglong) and local authorities, community-based organizations and especially households, who may be affected by the project, were organized to minimize resettlement impacts. The agreed instruction principles are attempts to finalize optimal options and solutions to avoid moving residents from their existing shelters

2.2 MITIGATION MEASURES

In the project design process, the Resettlement Consultant (Infra-Thanglong) closely coordinated with the technical team of SKM Consultant in an effort of project impact mitigation. Thereby, the plan of building culverts under the existing roads will not affect households and has no permanent land acquisition. Households will be temporarily affected during the construction period. Regarding the construction works of extended Nguyen Tat Thanh road and Hoa Phuoc – Hoa Khuong road, rebuilding and rehabilitation of ditches in city districts and BRT stations and terminals, some cases of affected houses are inevitably, regardless of many mitigation measures (such as designing route direction, building culverts on the existing canals and using public land fund). Therefore, in order to minimize impacts on these families, including those whose houses are partly or indirectly affected during the construction, the Resettlement Consultant proposes the following mitigation measures:

1. *Firstly*, the first action of project impact mitigation is to help households get information locations and benefits of the project as well as estimated impacts in order to establish together a suitable policy framework for minimizing impacts. On the other hand, if households are provided with full information in this stage, they will have spiritual and physical preparation for expected project impacts. The resettlement consultant carried out a community consultancy in the whole project area to publicize (i) project information and (ii) expected impacts as well as land acquisition and resettlement compensation methods. In the consultancy meetings, many opinions were exchanged. In general, people supported the Project and hoped that it will be soon accomplished to solve the flooding situation in the area.
2. *Secondly*, for the Component of strategic traffic route, this component will affect many households. Therefore, during the route identification and preliminary design, an appropriate technical plan has been proposed to avoid residential areas. Avoiding

impacts are the most feasible measures to minimize the project negative impacts effectively and solve the root of adverse effects. In case of inevitable negative effects on property, adequate compensation policy and compensation value guarantying restoration of the damages at least will be given in consistent with the project RPF. Besides, the routes also affect the irrigation system, local roads; which can cause temporary flood to some residential areas. Consequently, many mitigation measures are provided right at the predesign (intersections, work scale which meet local needs, method to prevent agricultural waste, straw which blocked the culvert); The newly formed low-lying areas also provide research appropriate drainage solutions. Trough areas are surveyed for appropriate mitigation measures.

3. *Thirdly*, for the box culverts - most box culverts have been studied and set up in the middle of the road to minimize direct impacts to households living on both roadsides such as the construction of box-culverts in Hoa Minh - Hoa An residential area of Lien Chieu district. Accordingly, remaining impacts after the application of mitigation methods are only temporary impacts in the construction process, especially on the access to business facilities of households living on two roadsides. In addition, as a result of the expected dimensions of box culverts in the project area, the land acquisition for these culverts ranges from 2.5-4.0m while road width ranges from 6- 6.5m. However, in order to minimize impacts on households living along the roadsides, the resettlement consultant conducted consultancy meetings with households living in these wards to get their supports on the construction process. Some temporary impacts (on traffic, business, etc.) will be minimized by the Contractor, in a close cooperation with the community, based on (i) notifying the Contractor's construction plan so that residents can make necessary and suitable arrangements; (ii) the construction activities should finished one by one with fencing/excavation section by section to minimize affects on traffic and business activities of households.
4. *Fourthly*, some cases are close to the natural drainage ditches, which will cause unavoidable negative impacts on assets due to the expansion of drainage channels. Some households at the end point of BRT and some sections of the component of strategic traffic route will also cause unavoidable adverse impacts on assets due to land acquisition. Appropriate compensation and compensation value which ensure least the restoration of loss will be provided according to policies in project's RPF.
5. *Fifthly*, during the construction, there will be some negative impacts on lives in the project area such as house rehabilitation for partly affected households. Technical team was consulted to provide a number of mitigation measures such as defined construction progresses, definite completion of each construction section. With the materials generated in the dismantling of the structures, it is proposed that contractors have to clean up and move the material out of the area.
6. *Finally*, the resettlement consultant held many meetings with the technical group to determine locations of drainage alignment, location of local roads, design measures. At the same time, criteria of impact mitigation during the construction such as working safety plans will be established (in case the construction location is near residential areas), proper arrangement of materials and instruments (project sign boards, making partitions with residential areas, etc.) are made, and construction schedule for temporary impact mitigation is prepared.

In the next phase, research on mitigation measures should be continued to propose solutions for negative impacts on society and culture such as the penetration of social evils, increasing traffic accidents after the project completion ... There will be specific action plans and clear implementation mechanisms(if any through the Consultancy and construction monitoring contracts) to ensure awareness raising or at least retain people's accessibility to the existing systems and enhance benefit capacity from the project to local people. In terms of new component - BRT where the local people and government don't have any experience, the communication campaign should be conducted for awareness raising and safety measure comprehensiveness.

3. LAND ACQUISITION AND RESETTLEMENT

3.1 LAND ACQUISITION SCOPE

As specified in the technical design, SCDP Project will be designed and constructed in 16 wards of 06 districts, Lien Chieu, Cam Le, Hai Chau, Thanh Khe and Ngu Hanh Son and Hoa Vang districts. Major features of the impacts of land acquisition in the project districts are as follows:

3.1.1 Overview of Project Impacts

According to the preliminary design, the most important social impacts of the Project are as follows:

Table 2: Summary of Project Affected Persons

Main impacts	Unit		Affected quantity
1. Affected households:	households	:	2798
Household members	Persons	:	11752
In which:		:	
+ Households whose residential lands are affected	households	:	1001
+ Households whose agricultural lands are affected	households	:	1694
+ Other land (People's Committee manage)	households	:	16 (People's Committee)
+ Households whose houses are affected	households	:	730
		:	
2. Affected area		:	
Of which:		:	
+ residential land	m2	:	192.308
+ agricultural land	m2	:	622.843,28
+ other land (public land)	m2	:	78.757
		:	
+ affected house area	m2	:	29.470
		:	
3. Number of households to relocate, resettle from their residential land	households	:	730
		:	
4. Number of households whose agricultural land is seriously affected (more than 20%)	households	:	1694

DPs will be fully compensated and assisted in accordance with RPF agreed between the Vietnamese Government and World Bank.

3.1.2 Affected Area

Based on the preliminary design, the project is implemented in 2 phases. This report show the project impacts in project, including 16 wards of 06 districts

- Ngu Hanh Son district: Hoa Quy, My An, Khue My wards and Hoa Hai ward
- Cam Le district: Hoa An ward
- Lien Chieu district: Hoa Minh ward and Hoa Khanh Nam, Hoa Khanh Bac ward
- Thanh Khe district: Chinh Gian and Thac Gian ward
- Hoa Vang district: Hoa Chau, Hoa Tien, Hoa Lien and Hoa Phong commune.

In addition to the mentioned direct affects, the project also cause temporary impacts to over 50 households living along the routes and along the existing canals/ditches ... in the construction process. These impacts primarily prevent households from accessing their business facilities when the Project is under construction, where the road is closed and the traffic is cramped

3.2 INVENTORY OF LOSS

Based on the technical design, the Project works may affect 16 wards in seven districts, in which the impact area is divided main categories following, details of impacts are shown in the table below:

3.2.1 Impacts of Residential Land Acquisition

As stated, thanks to the approach of land acquisition and resettlement mitigation in the project design stage, the number of resettled households is minimized. However, there are many households residing in the site clearance area, in which 730 households are resettled, namely

Table 3: Table of Residential Land Impacts

District	Project component	Households whose residential lands are affected (Households)			Affected area (m ²)
		Partly affected	Fully affected	Total	(m ²)
Component 1: Environment Improvement					
I. Regulation pond		0	0	0	0
II. Drainage system		116	131	247	5909.9
Lien Chieu District	Hoa Minh ward	45	0	45	198
Cam Le District	Hoa An ward	35	54	89	3624.5
	Hoa An ward	24	45	69	2034.6
Ngu Hanh Son District	Hoa Hai ward	12	32	44	52.8
III. Waste water collection		0	0	0	0

TOTAL		116	131	247	5909.9
Component 2 : BRT					
Lien Chieu District					
Hoa Khanh Bac ward	Starting point	0	7	7	879.8
Hoa Quy ward	Ending point	0	21	21	2578.9
TOTAL		0	28	28	3458.7
Component 3 : Strategic Urban Roads					
Hoa Vang District					
Hoa Lien commune	Nguyen Tat Thanh extending road	50	149	199	10632.3
Hoa Phong commune	Hoa Phuoc - Hoa Khuong road	50	15	65	14567.8
Hoa Phuoc commune		50	53	103	46738.9
Hoa Chau commune		38	57	95	49874.3
Hoa Tien commune		70	25	95	21925.9
TOTAL		258	299	557	143739.2
Resettlement area					
		0	272	272	19200
TOTAL		0	272	272	19200

Note: Partially means that remaining (non-affected area still enough for reconstruction for house); fully affected including the plot which fully acquired or not fully need but the remaining area (outside of the project area) is not enough to reconstruct for their affected house.

3.2.2 Affected Agricultural Land

This is the main impact of the project. Total 1694 households are affected with agricultural land. Total project affected area is 622.843,28 m²

Table 4: Table of Agricultural Land Impacts

District	Project component	Households whose agricultural lands are affected			Affected area (m ²)
		Partly affected	Fully affected	Total	
Component 1: Environment Improvement					
I. Regulation pond		-	145	145	5679
Lien Chieu District		0	0	0	0
	Hoa Khanh Bac ward	0	145	145	5679
Lien Chieu District	Hoa Hiep Nam ward	0	0	0	0
II. Drainage water		0	50	50	2567.9
Lien Chieu District	Hoa Minh ward	0	50	50	2567.9
III. Wastewater collection		0	68	68	10111.4

Lien Chieu District					
Hoa Minh ward		0	6	6	1300.5
Hoa Khanh Bac ward		0	6	6	2025
Ngu Hanh Son District					
Hoa Hai ward		0	23	23	2956.3
Hoa Quy ward		0	14	14	1567.8
Cam Le District - Hoa Xuan ward		0	19	19	2261.8
TOTAL		0	263	263	18358.3
Component 2 : BRT					
TOTAL		0	0	0	0
Component 3 : Strategic Urban Roads					
Hoa Vang District					
Hoa Lien commune	Extended Nguyen Tat Thanh road	0	74	74	245,845
Hoa Phong commune	Hoa Phuoc - Hoa Khuong road	0	168	168	65,396
Hoa Phuoc commune		0	106	106	45,353
Hoa Chau commune		0	100	100	32,456
Hoa Tien commune		0	93	93	14,846
TOTAL		0	541	541	403,896
Resettlement area					
		0	890	890	200589
TOTAL		0	890	890	200,589

The table shows that the affected volume of agricultural land for the entire project concentrates in Lien Chieu and Ngu Hanh Son ward and Hoa Vang district, where there is the construction of extended Nguyen Tat Thanh and Hoa Phuoc - Hoa Khuong road. Households living here are suburban residents and their income is primarily from cultivation, so the land acquisition will cause certain impacts on their livelihoods and income sources. Thus, in addition to the compensation and assistance following the requirements of the approved Policy Framework, such life recovery programs as vocational training, vocational guiding and loans for business and production should be studied to assist households' early adaptability with the new living environment and to improve their income.

3.2.3 Affected residential housing

Same as the impacts on residential land, project impacts on houses and architectural objects are much, mainly on DPs living along the Nguyen Tat Thanh and Hoa Phuoc - Hoa Khuong road; the ending point of BRT and DPs living along the drainage culverts. The details of impacts on houses and architectural objects are shown below

Table 5: Table of House Impacts

District	Project component	Households whose residential lands are affected (Households)			Affected area (m ²)
		Partly affected	Fully affected	Total	(m ²)
Component 1: Environment Improvement					
I. Regulation pond		0	0	0	0
II. Drainage system		116	131	247	5909.9
Lien Chieu District	Hoa Minh ward	45	0	45	198
Cam Le District	Hoa An ward	35	54	89	3624.5
	Hoa An ward	24	45	69	2034.6
Ngu Hanh Son District	Hoa Hai ward	12	32	44	52.8
III. Waste water collection		0	0	0	0
TOTAL		116	131	247	5909.9
Component 2 : BRT					
Lien Chieu District					
Hoa Khanh Bac ward	Starting point	0	7	7	879.8
Hoa Quy ward	Ending point	0	21	21	2578.9
TOTAL		0	28	28	3458.7
Component 3 : Strategic Urban Roads					
Hoa Vang District					
Hoa Lien commune	Nguyen Tat Thanh extending road	50	149	199	10632.3
Hoa Phong commune	Hoa Phuoc - Hoa Khuong road	50	15	65	14567.8
Hoa Phuoc commune		50	53	103	46738.9
Hoa Chau commune		38	57	95	49874.3
Hoa Tien commune		70	25	95	21925.9
TOTAL		258	299	557	143739.2
Resettlement area					
		0	272	272	19200
TOTAL		0	272	272	19200

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3.2.4 Impacts on Architectural Objects

Impacts on architectural objects including auxiliary works, yards and walls ... are what the households live along the existing culverts/canals/roads have and their yards/ walls are close to the ROW of canals and culverts and roads. Therefore, when the improvement options of roads are established, such area of yards and walls must be acquired for widening the roads.

Table 6: Summary of Impacts on Architectural Objects

No	District	Project component	Affected architectures				
			Kitchen (m2)	Latrine (m)	Wall (m)	Yard, gate way (m2)	Gate (each)
Component 1: Environment Improvement			157.6	197	419	111.8	215
I. Regulation pond			0	0	0	0	0
II. Drainage water			157.6	197	419	111.8	215
	Lien Chieu Distric	Hoa Minh ward	44	24.4	123	6	45
		Hoa Minh ward	0	0	0	0	0
	Cam Le District	Hoa An ward	30.4	13.2	56	34	89
		Hoa An ward	24.3	83	142	56	69
	Ngu Hanh Son District	Hoa Hai ward	58.9	76.4	98	15.8	12
III. Wastewater collection			0	0	0	0	0
Component 2			86.2	57.7	62.5	59	28
Lien Chieu District							
	Hoa Khanh Bac ward	Starting point	32	14	16.8	14	7
	Hoa Quy ward	Ending point	54.2	43.7	45.7	45	21
Component 3			220.00	246	1578	1439.6	557
Hoa Vang District							
	Hoa Lien commune	Nguyen Tat Thanh extending road	86	89	561	563.6	199
	Hoa Phong commune	Hoa Phuoc - Hoa Khuong road	36.08	32.45	53.25	45.86	19
	Hoa Phuoc commune		36.48	43.48	276.88	238.49	97
	Hoa Chau commune		32.90	23.89	303.50	261.42	107
	Hoa Tien commune		28.54	57.18	383.37	330.22	135
TOTAL			463.80	500.70	2059.50	1610.4	800

3.2.5 Impacts on Trees and Farming Products

In SCDP Project, there are many cases are affected with plants because the project mainly locates in the many districts. A few routes affect industrial plants and ornamental plants ... but the affected volume is not significantly.

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Table 7: Summary of Impacts on Architectural Objects

No	District	Project component	Affected Trees and Farming Products						
			Group 1 (longan, jack coconut, mango)	Group 2 (grapefruit, orange, guava and apple)	Group 3 (ornamental plants like peach, tea)	Group 4 (bananas, papayas)	Group 5 (industrial plants, pineapple, sugarcane)	Group 6 (timber trees)	Group 7 (bamboo, cajuput ...)
1		Component 1: Environment Improvement	117	278	109		55		
2		Component 2: BRT							
3		Component 3: Strategic Urban Roads	245	100	145		150	220	
TOTAL									

3.2.6 Impacts on Other Works ¹

In Nguyen Tat Thanh and Hoa Phuoc - Hoa Khuong route, the project affects a cemetery where an estimate of 382 graves will be moved for the project construction (in which there are 250 graves requiring relocation for the construction of Nguyen Tat Thanh extending and 132 graves requiring relocation for the construction of Hoa Phuoc - Hoa Khuong road). According to the discussions with local authorities, due to the large affected volume of graves, the planning of the graveyard should be consulted with the superior authorities (district or city level), but the current plan is to move the graves into cemetery of the city

Besides, no local cultural, religious works are affected by the Project

¹ **Note:** The list of public utilities (electric poles, lighting poles) and underground utilities (such as water supply pipes/ drainage pipes, communication cables, etc.) which should be relocated for the project implementation will not be included in this report.

4. SOCIOECONOMIC CONDITIONS

4.1 OVERVIEW OF PROJECT SOCIO-ECONOMIC SITUATION

Da Nang city is located strategically in the central Vietnam. Da Nang borders Thua Thien-Hue Province in the north, Quang Nam Province in the south and the west, and the Eastern Sea in the east. It has the distance of 759km from Hanoi and 964km from Ho Chi Minh City. Da Nang is considered as one of the important gateways of the central Vietnam in terms of railways, waterways and traffic roads (Highway 1A, 14B) together with international airways.

The total area of Da Nang city is about 1.283 km² in which, the inner city with the area of 241.51 km² has 06 districts including Hai Chau and Thanh Khe, Son Tra and Ngu Hanh Son, Lien Chieu and Cam Le and 02 suburban districts including Hoa Van and Hoang Sa.

The total population of the city in 2010 is 951.929 people, in which the population in the inner city is 829.435 people (accounting for 87%) and that in the suburban zone is 122.494 (accounting for 13%).

The number of labor employed in the city in 2010 was 4620,979 people. In particular, the number of technical workers was 37,914 people; that of qualified employees was 26,039 people who were graduated from high schools, colleges and universities and the number of others was 315,528 people. The labor structure is divided as follows:

Agriculture, forestry and fisheries:	38,830 employees accounted for 8.6%
Industry and construction	: 130,929 workers accounted for 29.7%
Services	: 223,838 accounted for 50.8%
Others	: 10.9%.

Da Nang in recent years has developed the infrastructure and service system quite powerfully. The traffic system of the city is furnished with not only traffic roads but also international airports, sea ports and the national railway. Network traffic in and out of the city is constantly being expanded and upgraded. Many large projects under operation or in the process of completion as Nguyen Tat Thanh, Dien Bien Phu, Ngo Quyen, Bach Dang, Son Tra - Dien Ngoc road, Hai Van tunnel, Han river Bridge, Tuyen Son and Thuan Phuoc bridge create favorable conditions for transportation and tourist development but also creates landscape and change the basic appearance of the most bustling urban center in the Central Vietnam.

The economic structure focuses on service - industry - agriculture development. The proportion of service sector in GDP in 2010 reached 52.98%, industry - construction reached 43.84% and agriculture reached 3.18%.

Da Nang is one of the largest education and training centers of the Central Region and Tay Nguyen Highland and the whole country. Currently, the city has 14 universities, institutes, 18 colleges and 50 professional schools, vocational training centers and more than 200 schools from preschool to higher schools.

Danang has 19 general hospitals and specialized clinics, 11 hospitals and health centers of districts, 47 commune health centers and over 1,000 private clinics. With the establishment of the University of Medicine and Pharmacy and the University of Technical Health in the city, Da Nang aims to become a major medical center of the Central and Highland region and the whole country. Providing human resources and high quality health services serve socio-economic development of the country.

4.2 Socio-Economic Conditions of Affected Households (AHs)

Data on socio-economic situation of the AHs due to the project is collected based on survey results through questionnaire interview for 843 households (HHs) and focus interviews with nearly 50 representatives from households, ward/commune and village staff (including both men and women) and 24 public consultations and group discussions. The selection of HH sample for socio-economic survey is based on the results of inventory losses (IOL) and severely AHs due to the loss of agricultural land, loss of residential land and HHs doing businesses. The formal and informal meetings and group discussions with local authorities and other stakeholders were held during the implementation of socio-economic survey.

The number of surveyed households through questionnaire survey is listed in the following table:

Table 8: Socio-economic survey scale

No.	Project area	Household number
1	Hoa An	48
2	Hoa Quy	21
3	Hoa Hai	12
4	Hoa Khanh	70
5	Hoa Khanh Bac	93
6	Hoa Chau	97
7	Hoa Lien	111
8	Hoa Tien	107
9	Hoa Phong	82
10	Hoa Phuoc	102
11	Hoa Minh	80
12	Binh Hien	20
Total		843

The demographic characteristics of Aps

According the survey sample of 500 HHs living in the project area, all of APs is Kinh (Vietnamese) people. The survey did not recognize any presence of ethnic minority people in the project area. Average number of people in a HH was 4.2 members and the percentage of men was 49.3% and 50.7% was female.

Education

In terms of household headers, most of them were qualified with upper high school. Among them, the people with high school qualification accounted for the highest proportion of 52%;

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followed by intermediate level, college and university level (accounting for 30%). The rate of APs with secondary qualification occupied the lowest rate (18%). There was no case of illiteracy.

Table 9: Education level of Household headers

	Education Level		
	Primary	Secondary	Higher
	150	404	289
Rate	17,8%	47,9%	34,3%

1.2.1 Main income sources and income level of AHs

Income sources

Table 10: Income sources are divided according to communes/wards (%)

TT	Ward/Commune	Agriculture	Aquiculture	Trade	Hired labor	Staff in Governmental offices	Teachers, healthcare officers	Driver	Other	Total
1	Hoa Minh	23	2	14	9	19	2	4	7	80
	%	28.8	2.5	17.5	11.2	23.8	2.5	5.0	8.8	100.0
2	Hoa Khanh Nam	24	1	12	7	16	2	3	5	70
	%	34.3	1.4	17.1	10.0	22.9	2.9	4.3	7.1	100.0
3	Hoa Khanh Bac	32	1	15	7	25	4	2	7	93
	%	34.4	1.1	16.1	7.5	26.9	4.3	2.2	7.5	100.0
4	Hoa Lien	30	2	19	11	30	6	5	8	111
	%	27.0	1.8	17.1	9.9	27.0	5.4	4.5	7.2	100.0
5	Hoa Chau	32	2	16	10	25	2	4	6	97
	%	33.0	2.1	16.5	10.3	25.8	2.1	4.1	6.2	100.0
6	Hoa Hai	6	0	1	1	3	1	0	0	12
	%	50.0	.0	8.3	8.3	25.0	8.3	.0	.0	100.0
7	Hoa An	18	1	8	3	12	1	1	4	48
	%	37.5	2.1	16.7	6.2	25.0	2.1	2.1	8.3	100.0
8	Hoa Quy	3	1	3	4	4	1	2	3	21
	%	14.3	4.8	14.3	19.0	19.0	4.8	9.5	14.3	100.0
9	Hoa Phong	31	2	15	8	15	2	3	6	82
	%	37.8	2.4	18.3	9.8	18.3	2.4	3.7	7.3	100.0
10	Hoa Tien	33	4	17	12	27	2	5	7	107
	%	30.8	3.7	15.9	11.2	25.2	1.9	4.7	6.5	100.0
11	Binh Hien	5	0	3	2	7	1	0	2	20
	%	25.0	.0	15.0	10.0	35.0	5.0	.0	10.0	100.0
12	Hoa Phuoc	26	4	19	12	25	4	5	7	102
	%	25.5	3.9	18.6	11.8	24.5	3.9	4.9	6.9	100.0
Total		263	20	142	86	208	28	34	62	843
	%	31.2	2.4	16.8	10.2	24.7	3.3	4.0	7.4	100.0

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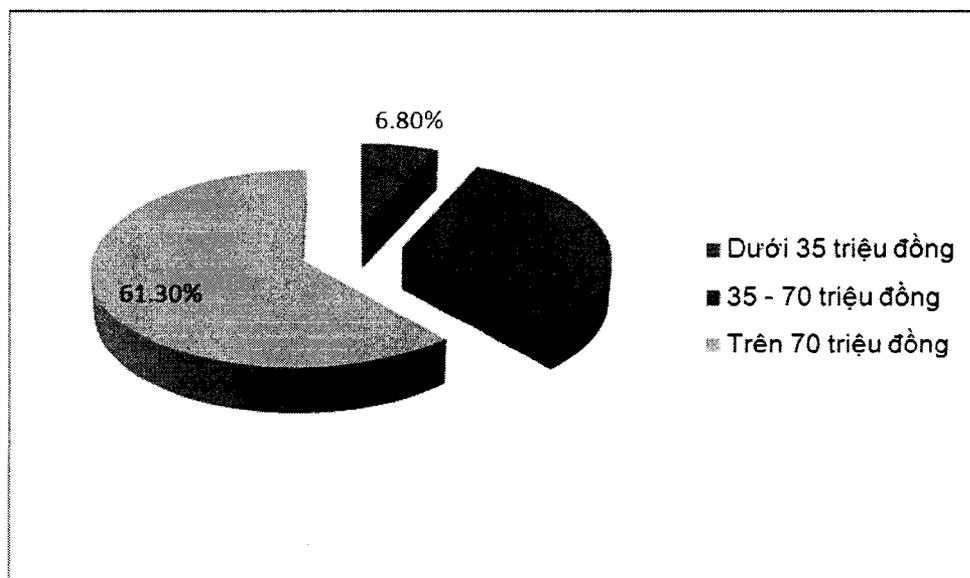
AHs have income sources from various from various sectors such as agriculture and from fisheries, trade, employment, driving and salary. However, income sources are divided according to locations. In communes in Hoa Vang district, such as Hoa Tien, Hoa Lien, Hoa Chau, Hoa Phong and Phuoc Hoa, household income source was mainly from agricultural activities which accounted for the highest rate while those in Southern Hoa Khanh, Northern Hoa Khanh, Quang Tho, Hoa An ward; households had income source mainly from employment. Details of income source are described in the below table:

Survey results also showed that, except for households in which both spouses were working in state agencies, most households have at least two or more different sources of income. For agricultural HHs, the majority of additional income sources could be from employment or state agencies; other households had revenues from small businesses, combined with employment and other payment sources. Many HHs had 03-04 income sources. Through group discussion and public consultation, the household income source has experienced the transformation of agricultural into non-agricultural sources. Number of laborers in the agricultural sector has also decreased, mainly in the age group from 45 to 55. The laborers in under 45 age group mainly work in non-agricultural sector.

Income level

According to survey results, the income levels of AHs mainly belong to the group of more than 70 million VND / household / year (61,3 %), in particular, each household has average income of 1.4 million/month. Next was the percentage of households with income level of about 35-70 million / year (up to 31.9%). Particularly, average income ranges from 700,000 VND to 1, 4 million VND/person/month. Households with incomes below 35 million / household / year accounted for lowest proportion (6.8%).

Graph 1: Income level of HHs (%)

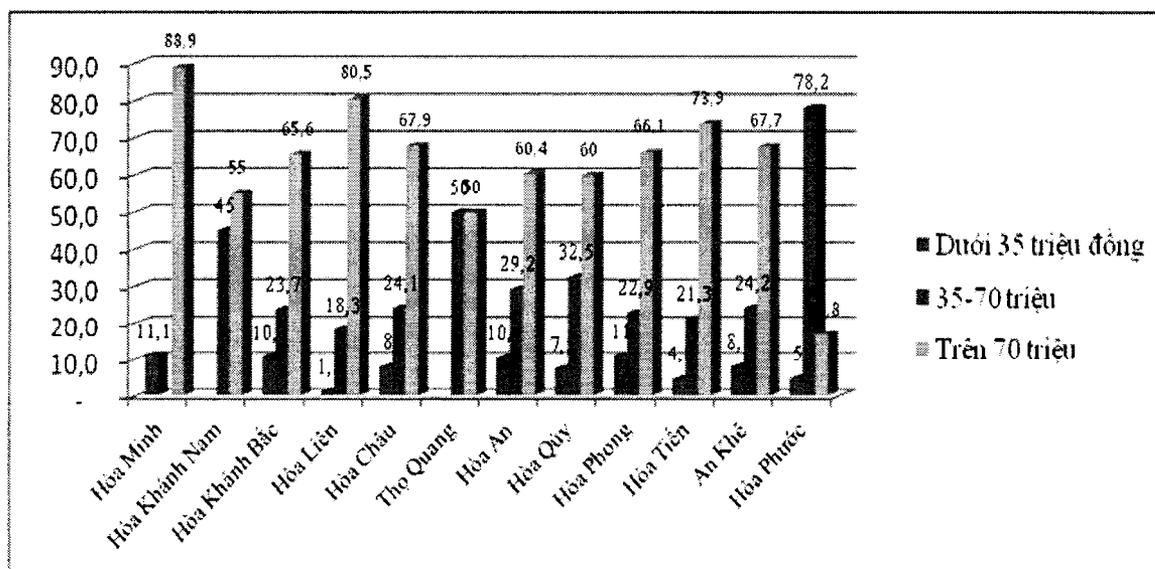


In survey area, there is no great difference of income of agricultural and non-agricultural ward / commune of income from agricultural activities and ward / commune farm (see detail in chart 2). This is due to the transformation into non-agricultural income sources which has mainly taken place in Da Nang. Agricultural households do not depend on only a single source of income but they have income from various activities. Among them, agriculture is only one part of the income structure of the whole family.

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Graph and Table 11: HH income according to project locations

No	Ward/Commune	Below 35 million VND	35-70 million VND	More than 70 million VND	Total
1	Hoa Minh	21	21	52	80
		8.8%	26.2%	65.0%	100.0%
2	Hoa Khanh Nam	1	21	48	70
		1.4%	30.0%	68.6%	100.0%
3	Hoa Khanh Bac	10	22	61	93
		10.8%	23.7%	65.6%	100.0%
4	Hoa Lien	3	35	73	111
		2.7%	31.5%	65.8%	100.0%
5	Hoa Chau	8	22	67	97
		8.2%	22.7%	69.1%	100.0%
6	Hoa Hai	0	7	5	12
		.0%	58.3%	41.7%	100.0%
7	Hoa An	5	14	29	48
		10.4%	29.2%	60.4%	100.0%
8	Hoa Quy	1	6	14	21
		4.8%	28.6%	66.7%	100.0%
9	Hoa Phong	11	18	53	82
		13.4%	22.0%	64.6%	100.0%
10	Hoa Tien	4	18	85	107
		3.7%	16.8%	79.4%	100.0%
11	Binh Hien	2	2	16	20
		10.0%	10.0%	80.0%	100.0%
12	Hoa Phuoc	5	83	14	102
		4.9%	81.4%	13.7%	100.0%
Total		57	269	517	843
%		6.8%	31.9%	61.3%	100.0%

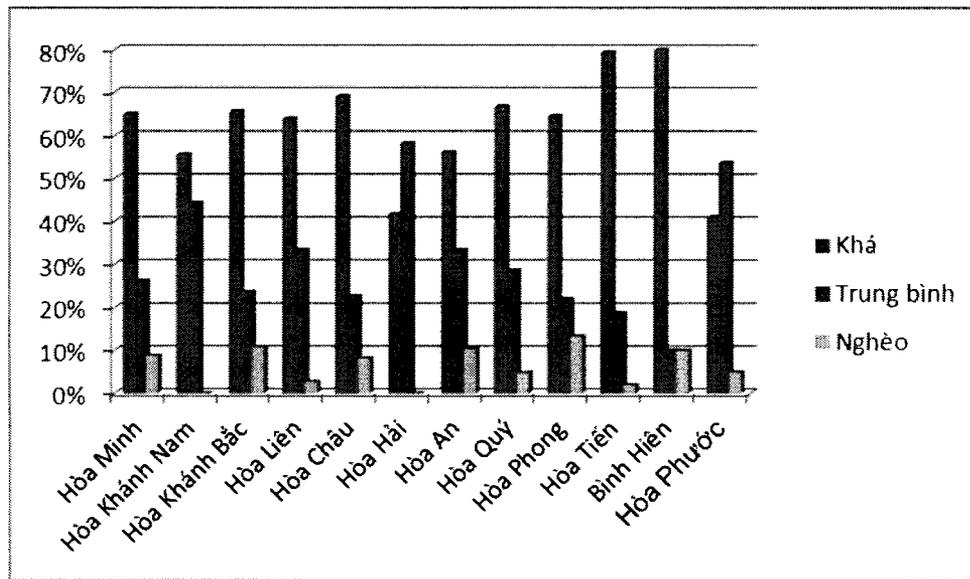


4.2.4. Expenditure

According to survey results, the expenditure of households focused on the range of over 70 million VND / household / year, accounting for 60.3%. Next was the HH group which has the spending rate of 35-70 million VND / household / year (accounting for 28.4%). Spending level below 35 million VND / household / year accounted for lowest percentage (to 12.3%).

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Graph 3: Household Expenditure



4.2.5. Employment

The main employment of AHs in the project area includes agriculture, business, industry, government officials, professional workers, hired labor etc; which can be divided in 02 main groups including agricultural and non-agricultural income source. The survey with 843 households showed that the hired labor accounted for highest proportion (about 24.6%). The second highest proportion is households with agricultural income source (more than 23,8%). Households with income source from small business accounted for 16,6%. The unemployment rate was only less than 1%; which focused on the youth without vocational training.

Table 12: Household income source

		Agriculture	Aquaculture	Trading	Driving	Hired labor	State agencies	Teachers, healthcare	Unemployed	Retired, homemaker	Total
1	Hòa Minh	19	2	13	7	21	11	4	1	2	80
		23.8%	2.5%	16.2%	8.8%	26.2%	13.8%	5.0%	1.2%	2.5%	100.0%
2	Hoa Khanh Nam	22	1	13	7	15	4	3	1	4	70
		31.4%	1.4%	18.6%	10.0%	21.4%	5.7%	4.3%	1.4%	5.7%	100.0%
3	Hoa Khanh Bac	13	1	15	5	22	33	2	0	2	93
		14.0%	1.1%	16.1%	5.4%	23.7%	35.5%	2.2%	.0%	2.2%	100.0%
4	Hoa Lien	38	2	18	11	25	4	5	1	7	111
		34.2%	1.8%	16.2%	9.9%	22.5%	3.6%	4.5%	.9%	6.3%	100.0%
5	Hoa Chau	29	1	16	7	24	11	4	0	5	97
		29.9%	1.0%	16.5%	7.2%	24.7%	11.3%	4.1%	.0%	5.2%	100.0%
6	Hoa Hai	0	0	1	1	7	3	0	0	0	12
		.0%	.0%	8.3%	8.3%	58.3%	25.0%	.0%	.0%	.0%	100.0%
7	Hoa An	1	2	8	4	17	11	2	0	3	48
		2.1%	4.2%	16.7%	8.3%	35.4%	22.9%	4.2%	.0%	6.2%	100.0%
8	Hoa Quy	1	1	3	4	3	5	3	0	1	21
		4.8%	4.8%	14.3%	19.0%	14.3%	23.8%	14.3%	.0%	4.8%	100.0%
9	Hoa Phong	21	1	15	7	15	17	2	0	4	82

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		25.6%	1.2%	18.3%	8.5%	18.3%	20.7%	2.4%	.0%	4.9%	100.0%
10	Hoa Tien	30	4	17	12	27	7	5	0	5	107
		28.0%	3.7%	15.9%	11.2%	25.2%	6.5%	4.7%	.0%	4.7%	100.0%
11	Binh Hien	1	0	2	2	7	6	0	0	2	20
		5.0%	.0%	10.0%	10.0%	35.0%	30.0%	.0%	.0%	10.0%	100.0%
12	Hoa Phuoc	26	0	19	12	24	9	5	0	7	102
		25.5%	.0%	18.6%	11.8%	23.5%	8.8%	4.9%	.0%	6.9%	100.0%
Total		201	15	140	79	207	121	35	3	42	843
		23.8%	1.8%	16.6%	9.4%	24.6%	14.4%	4.2%	0.4%	5.0%	100.0%

Households involved in farming are mainly located in communes of Hoa Vang and Lien Chieu District such as: Hoa Lien Hoa Chau, Hoa Tien, Hoa Phong and Hoa Phuoc. Direct survey and interview people in the commune also shows that the cultivated area owned by local people was still available however cultivation is not only source of people's income. Number of households with income source form are evenly distributed in the survey area, which includes staff in state agencies, workers in factories around the city or in service sector. Number of household with income source from trading mainly have business places at markets or tourist areas.

4.2.6. Living standards and family facilities

Living standard: According to Decision No.09/2011/QĐ-TTg, the poverty line for the urban area is 500.000 VND/person/month (or from less than 06 million VND/person/year). A near-poverty line in urban areas will have average income from 501.000 VND to 650.000 VND/person/month. According to this standard, among 843 surveyed households, there are 54 poor households (accounting for 6, 4%). There is no household who is particular poor and starveling. There are 283 prosperous households (accounting for 33, 8%). There are 504 households who have average living standard (accounting for 60%).

Facilities in the family: According the survey result, the HH facilities are rather sufficient and modern. Most of facilities include furniture, color TV, motorbikes, telephones, refrigerators, air conditioners, and cars etc. Details are described in the following table

Table 13: Facilities of affected households

Furniture	59.4	Refrigerator	73.2
Motorbike	99.9	Washing machine	71.8
Bicycle	85.7	Air Conditioner	51.4
Color TV	100	Car	1.8

Housing conditions

Survey results show that the rate of permanent housing accounted for 75.6%, followed by the semi-permanent housing with the rate of 24.4%. There was no Ahs living in temporary housing. The average area of household housing was about 60-80 m²/HH with the highest proportion of 38.7%, followed by the percentage of houses with area of 80 m²/HH, accounting for 28.9% and housing area less than 60 m² accounted for lowest proportion with

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only 16.6%. Most of the houses were self-constructed by the HHs (accounting for 45.6%), followed by the inherited houses (25.1%) and rate of rented HHs accounted for only 0.8%.

4.2.7 Housing and landowner

Most houses of the surveyed households are permanent (one or two stories), accounting for 59.8%; followed by the percentage of semi-permanent houses (houses, tiles or concreted roof -the level 4 house) accounting for 0.2%. There is no thatched household. The average housing area of the households ranges from 60 to 80 m²/household accounting for the highest proportion with 38.7%; followed by the proportion of houses with area of more than 80m²/household, accounting for 28.9%. The area less than 60 m² accounts for lowest percentage only 16.6%.

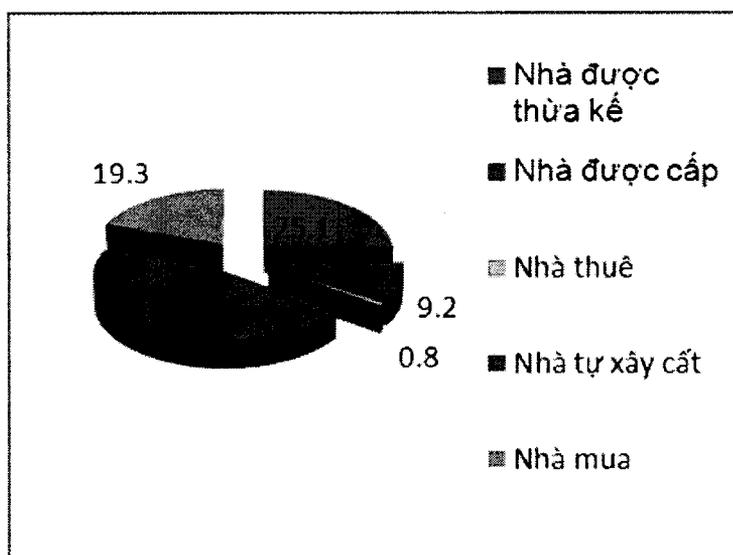
Table 14: House types of displaced people

No.	Ward	House type		Total
		Permanent	Semi-permanent	
1	Hoa Minh	52	28	80
		65.0%	35.0%	100.0%
2	Hoa Khanh Nam	39	31	70
		55.7%	44.3%	100.0%
3	Hoa Khanh Bac	61	32	93
		65.6%	34.4%	100.0%
4	Hoa Lien	71	40	111
		64.0%	36.0%	100.0%
5	Hoa Chau	67	30	97
		69.1%	30.9%	100.0%
6	Hoa Hai	5	7	12
		41.7%	58.3%	100.0%
7	Hoa An	27	21	48
		56.2%	43.8%	100.0%
8	Hoa Quy	14	7	21
		66.7%	33.3%	100.0%
9	Hoa Phong	53	29	82
		64.6%	35.4%	100.0%
10	Hoa Tien	85	22	107
		79.4%	20.6%	100.0%
11	Binh Hien	16	4	20
		80.0%	20.0%	100.0%
12	Hoa Phuoc	14	88	102
		13.7%	86.3%	100.0%
Total		504	339	843

Houses are mainly constructed themselves; accounting for 45.6%, followed by is inherited houses with 25.1%. The rent house accounts for only 0.8%.

Through the field survey and public consultation with local governments, most of the houses are built on legal land with landuse certificate. Impermanent houses mainly belong to poor households and households living in areas at risk of clearance or relocation according to master plan.

Graph 4: House forms in the project area (%)



According to project planning, project items are designed and built in various locations in Da Nang city. However, according to the survey results, agricultural land in this region has been cultivated stably for a long time under the landuse certificates. have cultivated stable for a long time. In recent years, the economic restructuring has experienced the transformation of agriculture into industry and services / small business; which contributes to economic changing in the project area. Therefore, requisition of agricultural land here will not negatively affect household livelihoods.

4.2.8 Utilities and services

Electricity use: According to the survey, 100% of the surveyed households use state power grid with separate meters. Electricity consumption of an average household costs around 250,000 VND / household / month.

Clean water: In the project area, there is no case of using water from ponds, rivers and lakes for residential activities. There are three main water sources of the households are tap water, water from dug and drilled wells. Households in Hoa Lien, Hoa Phuoc, Hoa Phong, Hoa Tien, and Hoa Chau mainly use water wells and dug wells. Most of wards within the city mainly use tap water.

Toilet: 100% of households have sanitary toilets. Most of households have used toilets with septic tank, accounting for about 80% of households. Household using two – compartment toilets accounts for 20%. There is no case of using public toilets or no toilets

Solid waste collection: Currently 100% of communes in the project area has solid waste collection system which has been being operated quite effectively with the frequency of 1-3 times /day.

Environmental sanitation: People's assessment of pollution is represented that 86.7% of people said that their living area were slightly polluted. A number of households living around the lakes which have not been rehabilitated heavily are suffering the pollution.

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4.2.9 Healthcare and Education conditions

Healthcare: In the project area, many households a medical examination every six months or once a year. Most families are usually treated at city hospitals (49.8%) or buy medications themselves (31.4%). In addition, other health services such as district health centers, clinics and medical stations at wards are also popular to the local people. Besides, according to city general program, the health healthcare, population and family planning of wards have been implemented comprehensively.

Education: Each ward or commune have preschools, a primary school and a secondary school. Most of communes and wards are 100% universalized primary and secondary education level. The rate of graduate education level is rather high.

5. LEGAL FRAMEWORK AND ENTITLEMENT POLICY

5.1. Legal Framework

Following Da Nang People's Committee guidelines for implementing the next steps and completing the RAP according to the current regulations, making basis for the project compensation and site clearance, the framework for preparing the RAP is based on the following legal documents:

Policies of the Government of Vietnam applied in the RAP:

- The Constitution of Vietnam promulgated in 1992 which confirms the citizen's right to own and protect their own house.
- Land Law 2003 promulgated on November 26, 2003.
- Decree No.181/2004/ND-CP, dated October 29, 2004, guiding the implementation of the amended Land Law 2003.
- Decree No.197/2004/ND-CP, dated December 3, 2004 on compensation, assistance and resettlement when the State recovers land.
- Circular No.116/2004/TT-BTC, dated December 17, 2004, guiding the implementation of Decree No.197/2004/ND-CP, dated December 3, 2004, on compensation, assistance and resettlement when the State recovers land.
- Decree No.188/2004/ND-CP, dated November 16, 2004, on methods of determining land prices and land price framework.
- Circular No.114/2004/TT-BTC, dated November 16, 2004 guiding the implementation of Decree No.188/2004/ND-CP.
- Decree No.17/2006/ND-CP, dated January 27, 2006, on amending and supplementing some articles of the Decree guiding the implementation of the Land Law and Decree No.187/2004/ND on transferring state-owned companies into joint stock companies.
- Decree No.84/2007/ND-CP, dated May 25, 2007, additional regulations on granting land-use rights certificates; land acquisition; implementing land-use rights; settling land claims; and orders and procedures for compensation and resettlement when the State recovers land.
- Decree No.17/2006/ND-CP dated 27th January 2006 of the Government on amendment and supplementation to a number of articles of the decrees guiding the implementation of the Land Law and Decree No.187/2004/ND-CP on conversion of State-owned companies into joint-stock companies;
- Decree No.123/2007/ND-CP, dated July 27, 2007, amending and supplementing some articles of Decree No.188/2004/ND-CP, November 16, 2004, on methods of determining land prices and land price frames.
- Government Decree 69/2009/ND-CP, dated August 13, 2009, regulating additional planning of land-use, land prices, land acquisition, compensation and resettlement assistance.
- Circular No.06/2007/TT - BTNMT issued on 15th June 2007 by the Ministry of Natural Resources and Environment guiding the implementation of Government's Decree No.84/2007ND-CP issued on 25th May 2007 regarding additional regulations on granting land using certificate, land acquisition, implementation of land using,

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procedures for compensation, assistance and resettlement when the State acquires land and settles complaints on land.

- Circular No.145/2007/TT-BTC dated 6th December 2007 guiding on the implementation of Government's Decree No.188/2004/ND-CP dated 16th November 2004 on methods of determining land prices and land price frame.
- Circular No.14/2009/TT-BTNMT on January 10, 2009 of the Ministry of Natural Resource and Environment, regulating detailed regulations on compensation, assistance and resettlement and procedures of land acquisition, land allocation and land lease

Policies of Da Nang People's Committee: The current policies of Da Nang People's Committee on the compensation, assistance and resettlement when the state acquires land are expressed, which are references for the project land acquisition and compensation as follows:

- New decision 44/2010/QD-UBND dated December 17, 2010 of Da Nang People's Committee on compensation, assistance and resettlement when the State acquires land in Da Nang city ;
- Decision 36/2009/QD-UBND dated December 24, 2009 of Da Nang People's Committee on compensation, assistance and resettlement when the State acquires land in Da Nang city.
- Decision 50/2009/QD-UBND dated December 30, 2010 of Da Nang People's Committee on amending, adding some contents of Annex and compensation, assistance and resettlement when the State acquires land in Da Nang city, promulgate together with Decision 36/2009/QD-UBND dated December 24, 2009 of Da Nang People's Committee
- New decision 35/2011/QD-UBND dated December 24, 2011 of Da Nang People's Committee on compensation, assistance and resettlement when the State acquires land in Da Nang city
- Other concerned documents.

Update of Compensation Policy

This RP is submitted based on regulations of resettlement policy framework of the Project, regulations of Vietnam Government and guidelines of World Bank on Involuntary Resettlement Safeguard Policy.

Besides, with the promulgation of Government's Decree 69/2009/ND-CP dated August 13, 2009 regulating the additional planning of land-use, land prices, land acquisition, compensation, assistance and resettlement, the Government's resettlement policies and legal framework have many contents appropriate to the principles of the World Bank's policies. The updated and supplemented policies are shown in Section 5.3: Entitlement policy.

Main Gaps between Viet Nam and World Bank Policy

There are a number of ways in which the approaches of the Vietnam Government - either in policy or practice – are compatible with the World Bank guidelines. The most important compatibilities are:

- On the issue of land tenure and the legal right to compensation, the Government and World Bank approaches are compatible. Vietnam has a process whereby people without legal land rights may meet conditions of legalization and receive

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compensation for losses up to a rate equal to 100% of land price minus the taxes and fee for land use right registration from 15 October 1993 (Article 42, 49 and 50 of 2003 Land Law)

- Permanent residents are provided with options that include relocation to an improved site, or cash, or a combination of the two
- Resettlement sites offer not only better improved infrastructure and services but represent a higher standard of living
- Allowances are provided to help the DPs in the transition period and there is an institutional structure through which people are informed, can negotiate compensation, and can appeal.
- On the issue of land ownership and entitlement to compensation, the approach of Vietnam Government and World Bank is consistent. Government regulations allow occupied land without legal documentation can be legalized; this land can be compensated at 100% of the land but shall exclude taxes and fees for the application of land use rights from 15/10/1993. (In Article 42, 49 and 50 of the Land Law 2003).
- Compensation at replacement cost is ensured in Article 6 of Decree 197/2004/ND-CP dated December 3rd, 2004 that "...people who have land being acquired shall be compensated with land of similar land use purpose. If there is no land for compensation, cash compensation equal to land use rights value at the time of land acquisition shall be applied. If there is many differences in value, in case of compensation by new land or house, such difference shall be settled in cash" and Article 19 in the same Decree states that "...house and structure of domestic use of household or individual shall be compensated with the value of construction of new house, structures of similar technical standard".

However, with the promulgation of the 2003 Land Law and the adoption of Decrees No. 197/2004/ND-CP and No. 188/2004/ND-CP, Decree 17/2006/ND-CP, Decree 84/2007/ND-CP, and Decree 69/2009/ND-CP the policies and practices of the Government have become more consistent with WB's social safeguards policies. Nonetheless, provisions and principles which were adopted in the project will supersede the provisions of relevant decrees currently in force in Viet Nam wherever a gap exists, consistent with Decree No. 131/2006/ND-CP on ODA management. The main gaps between national policy and OP 4.12 on involuntary resettlement of the World Bank are as follows.

- The 'significance' of impact is triggered by a loss of 30 per cent or more agricultural land in Decree 197 shall be supported for life stabilization, in the RPF the trigger is a loss of 20 per cent or more of productive land, also gets this support.
- Houses and structures will not be compensated if they have been constructed without permission, constructed in contravention of a land use plan, or if they have encroached upon a demarcated safety protection corridor. However, based on resettlement framework, all houses and structures shall be compensated 100% of new construction values.
- Decree 197 also supports businesses or economic entities or business households as only if they hold a business certificate. However, the resettlement framework supports business households without any business certificates
- 69/2009/ND-CP Decree on Aug 13, 2009 issued by the Government on regulations of land use planning, land prices, land acquisition, compensation and resettlement assistance, Section 2 Article 17 stipulates that "Assistance for stabilizing life and production and support to job transformation and job exchange in case of agricultural land acquisition";

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- The requirements for consultation in the Land Law and Decree 197 are limited to “informing” DPs and seeking feedback from those affected while the resettlement framework requires direct and continuous consultations to affected households in order to meet their maximum expectation and correct requirements.

5.2 PRINCIPLES OF ENTITLEMENT AND COMPENSATION

The objective of the WB policy on voluntary resettlement (OP 4.12) is to study all options to minimise or avoid involuntary resettlement. Where resettlement is inevitable, there must be a plan for compensation and support to restore living conditions of DPs to the same or better level as before the Project implementation. This policy is applied when land acquisition causes loss of residence and all or part of productive assets; or the loss of access to production and income-generating sources.

Necessary measures to achieve the best resettlement results include:

- Consultation with DPs on feasible measures for compensation and preparation of RAP
- Proposal of options for DPs for resettlement and the restoration of their livelihood
- Participation of DPs in planning and selecting the options
- Full compensation of replacement costs for damages caused by the Project
- Resettlement locations should have the same necessary infrastructure and services as DPs’ former residences
- Providing allowances, support, vocational training and income support to facilitate the relocation and restoration of their livelihood.
- Identification of and special assistance for vulnerable groups
- Setting up an institutional and organisational structure to help the process of compensation and resettlement.

Principles set out in WB policy 4.12 (OP/BP 4.12) have been applied in the resettlement plan including the following:

- (a) Minimize the impact of land acquisition on other assets and the resettlement of people.
- (b) All DPs who live, work, do business or farm in bridge and road right of ways at the time of the survey will be provided with full economic recovery measures to improve, or at least maintain, their living standard and ability to generate income at the same level as before the Project implementation. *The lack of legal rights to affected properties will not preclude DPs from entitlement to economic recovery measures.*
- (c) Rehabilitation measures including: (i) compensation at the replacement cost without considering depreciation or materials that may possibly be re-used to construct new houses and other structures; (ii) agricultural land will be compensated by cash at the replacement cost; (iii) residential land will be compensated by cash at the replacement cost; households and individuals whose land is acquired totally or the remaining area after being acquired is not enough to live, if there are demands, will be allocated for resettlement; iv) transportation costs, allowances, and support; and (v) any other necessary measures to assist the DPs in maintaining or raising their living standard and income at the same level as prior to the Project implementation.

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- (d) The replacement land for residential and agricultural land should be acceptable to the DPs and as close to the Project acquired land as possible.
- (e) Moving time for resettlement should be minimised and allowances and support for DPs must be made one month before the scheduled commencement date for the Project's work in each area.
- (f) Land acquisition, compensation and support should be planned with the participation of DPs to minimise disturbance. Benefits must be provided to DPs before the scheduled commencement of the work in each Project area.
- (g) The available public services must be maintained or improved.
- (h) Financial and material resources for resettlement should be prepared to meet any necessary demands.
- (i) Ensure the design, planning, consultation and implementation of the RAP is effective and on schedule.
- (j) Conduct timely and effective monitoring and evaluation of the RAP .

Those, who must change their residence or are affected by the Project are eligible for compensation as follows:

- a. Those who have legal rights to land or other assets;
- b. Those who currently have no legal rights to land or other assets but who have submitted declarations for legal land-use rights certificates according to the State regulations based on archives and documents such as invoices for land-tax payment, certificates of residence status, or permission for residence and use of the land affected by the Project from the local government;
- c. Those who have no legal rights or declarations for legal land-use certificates for the land on which they are living.

Persons covered under (a) and (b) are compensated for their land and other affected assets at replacement cost and provided other assistance. Persons covered under (c) are given Resettlement Assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off date determined in each RAP. Persons who encroach on the area after the cut-off date determined in each RAP are not entitled to compensation or any other form of resettlement assistance (though they may be entitled to some support stipulated in current policies)

Valuation and compensation for losses: Methods used for the valuation of losses in Bank funded projects are based on replacement costs. For this project, the losses consist of damages to land, structures and other assets. The replacement cost of land includes the land value as defined in accordance with the prevalent market price plus the fee for obtaining a certificate of land use rights. For affected houses and other structures, the valuation is based on the market price of construction materials to build a replacement house of equal or better quality and area to that affected. For works partly or wholly affected by the project, the compensation usually includes the market price of building materials plus costs for transportation, labour and contractor fees, registration fees and transfer taxes. Asset depreciation and the value of materials that can be salvaged by DPs, are not deducted from the compensation.

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5.2.3 Cut off date

The date is officially approved and announced by the relevant authorities of the government and Da Nang authorities and the landmarks are made on the ground for the project components.

Affected persons who move to the project area after the cut off date will not be entitled to receive compensation.

5.3 Entitlement Policy

Those who are affected by the project will be entitled to the compensation policies (compensation and assistance) in compliance with the regulations of Vietnam and WB. Project affected persons will not be considered to receive the compensation or assistance when entering the project area after the publication of the cut-off date of the project.

The Compensation and Resettlement Committee, for special cases (such as poor households, policy households) who are certified by local authorities, shall consider additional assistances case by case:

The compensation policy of the project is as follows:

5.3.1 Compensation Policy for Residential Land

Legal Residential Land

Residential land of each family includes houses and structures serving for their living activities. The affected households will choose the mode of compensation and assistance for their affected land and structures as follows:

- (i) Land users, who are eligible for the compensation of acquired land (legal and legalized land) are entitled to the payments of compensation and assistance for their area acquired either by cash payments at replacement costs, or by respective land replacement areas acceptable for them with full rights. The structures affected by land acquisition will be compensated by replacement cost (excluding salvage material, depreciation). In case, a remaining area of land, after the land acquisition, is not large enough for building houses and structures, if APs choose the compensation of the whole land (including the remaining area), they will receive a respective area of land of the same value or receive cash for the lost land by 100% replacement cost.
- (ii) Land users, who are eligible for compensation for land acquisition (legal and legalized land), will be compensated at 100% of replacement cost.
- (iii) Land users, who are eligible for the compensation of acquired land (legal and legalized land) but such acquired land is in dispute, shall be compensated at 100% replacement cost only when their disputes are resolved.
- (iv) Land users, who are not eligible for the compensation, but who have been living in the project area since October 15th, 1993 to the project cut-off date and having no dispute on the land ownership, will be considered for the support in cash at 50% replacement cost.

5.3.2 Compensation and Assistance Policy for affected Houses and Structures as well as people whose structures are affected

This case includes houses / buildings and other assets - regardless of the conditions of ownership and use will (i) be compensated for 100% replacement cost (excluding the

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material advantage or depreciation, (ii) Rate of compensation is based on the actual affected area and is not based on the using area

5.3.3 Compensation and Assistance Policies for Agricultural Land

Households using agricultural land are eligible for the compensation will give priority to the option of land by land. However, Da Nang CPC has no agricultural land fund for to allocate to HHs so the project can only compensate by cash at 100% replacement cost. The project will apply under the following circumstances:

- (i) If a required land is less than or equivalent to 20% of their total agricultural landholding and the remaining part of that land meets the household's minimum economic efficiency, the household will be compensated by cash equivalent at 100% replacement cost.
- (ii) If a required land is lost 20% or more of their total agricultural landholding and the remaining part of that land does not meet the household's minimum economic efficiency, the household will receive compensation by cash equivalent at 100% replacement cost and assistance to income restoration.

Those who are not eligible to be compensated (or illegal) will be considered to compensate at the rate of 50% or 60% of the replacement cost.

5.3.4 Compensation Policy for Graves

The compensation for displaced graves includes all costs for digging, moving, burying and others logical costs. The compensation cash will be paid to each affected household and new graveyard location will be consulted with DPs before relocating. The project will ensure that all religious rituals or costumes are respected and related costs paid

5.3.5 Compensation Policy for Equipment

The household equipment (water tanks, electric meters ...) is affected by the project will be compensated by 100% replacement cost at market prices which do not differentiate land use right and house ownership.

5.3.6 Compensation for Crops, Plants

With regard to affected annual farm produces and perennial trees, cash compensation will be paid to DPs who are currently doing farming based on the market prices for farm produces and/or replacement costs for perennials.

5.3.7 Compensation for Temporary Effects in Construction Stage

For temporarily affected land and properties on land, project affected households are entitled to:

For residential land to be temporally lost:

- (i) Compensation for all assets on affected land according to regulated price list;
- (ii) Restoring to the original condition or improving land quality.

For cultivation land to be temporally affected:

- (i) Compensation for one harvest of crops/plants fully by market price.
- (ii) Indemnification for losses of income for the next crops during the time that land is occupied by the Project.
- (iii) Restoring land as the status quo or improving soil quality equal to or better than its original status before the project.

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For temporary impacts on business and production:

- (i) Compensation and assistance for the losses of income for production households, cooperatives of households, private enterprises in the project construction period.
- (ii) Compensation for all assets on affected land by replacement costs.

Compensation for damages to household's works or public works caused by contractors during the construction

The Contractors will diligently restore damaged structures as their original condition or better after the construction is finished.

According to the terms and conditions of the construction contracts, Contractors are required to be diligent enough to avoid damaging people's properties during their construction. When damages occur, the contractors must compensate immediately for the right families, community groups, or state agencies under the applicable compensations to other properties damaged by the Project. Moreover, recovering damaged properties as their previous quality must be done right after completion of construction.

Compensation for affected public utilities

If some public facilities as schools, bridges, factories, water sources, roads, electricity, water supply, or drainage etc. are affected, the Project shall certify that these structures are restored or repaired for each specific case, and the community has not to pay for such costs.

Project has to minimize the impacts of land acquisition to cultural works. In case, it cannot be unavoidable, the project must take measures to resolve in each specific case. If the cultural works such as churches, temples, pagodas, shrines managed by the local government must be relocated, the CPC must decide this based on the public consultation with Committee of Compensation and Land Acquisition and Local Government as well as local people.

5.3.8 Subsidies and Assistance to Restoration

In addition to the compensation costs for affected land, property and infrastructure as stated above, DPs are entitled to other allowances, including:

Relocation support

Support transportation cost 2,000,000 for households moving to new areas within the same district; Support transportation cost 3,000,000 for households moving to new areas in other districts but within Da Nang city; and Support transportation cost 7,000,000 for households moving to new areas in other provinces.

Assistance for Life Restoration

DPs will be assisted for daily activities in cash which is equivalent to 30kg rice/person/month in 06 months. Affected households who have to rebuild house on the remaining area will be also assisted in cash (equivalent to 30kg/person/month in 03 months for all members in households).

Specific Assistance for Life Restoration for households whose agricultural land is acquired

Assistance for life restoration to HHs and individuals who are directly involved in agricultural production when the State acquires agricultural land including garden and pond land (except for the aquaculture land, 5% public land and the land which commune/ward PC assign the HHs/individuals for private use) will be VND 6,000 / m² but assistance can not exceed the area of 4,000 m²/HH.

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Allowance for Job Transformation

The support for changing job/ occupation transformation for agricultural labors and HHs whose agricultural land is affected are eligible to the compensation will be provided that, their family members at the working age are trained for occupation change. The assistance level is in cash at 1.5 times higher than the agriculture land price.

HHs who are not entitled to the compensation but received assistance for affected agricultural will received allowance for job transformation according to allowance for affected land (about 50-60% of the above allowance level).

In case, HHs who have demand of vocational training, they will be assisted to participate in vocational training inside city and they do not pay for any fee (including primary, secondary school and training) for individuals who are in working age (not apply for individual who participate in course outside of city)

Support for Tenancy

Households who have their shelters affected will be assisted to rent a house in the project resettlement area. If project house is not available, they will be received assistance in cash with the amount of 1,200,000 VND/HH/ month. The period of assistance will be defined as when the DPs hand over land until they receive resettlement house according to the notification of stakeholder, plus 6 months of tenancy cost in the process of house rebuilding².

In case, above assistance is not enough for house rebuilding, these household will be receive difference (compared with actual hired cost)

Special Social Support

Poor households, who are certified by the local government as poor households, will be supported 2,000,000 (two million dong) per household. For those who resettle in place or move belong to the vulnerable groups and being granted with social subsidies, they will be entitled to special support no less than VND 1,000,000.

Bonus

Organizations, households, who well execute the policy of self-dismantling and transferring land for the Project on planned schedule, will be awarded:

- (i) 5% of the asset compensation value (houses, structures, trees) for organizations, households whose compensation value is less than VND 50,000,000.
- (ii) 8% of the asset compensation value (houses, structures, trees) for organizations, households whose compensation value is more than VND 50,000,000 but not exceeding VND 80,000,000.
- (iii) The bonus level equals 50% of the general regulation but not exceeds VND 2,500,000 for affected, tents, small shops, gardens.

The Entitlement Matrix for different types of losses and categories of DPs is shown in **Annex 1** with number of DPs in each category indicated.

The relevant decisions of Da Nang city on compensation, assistant and resettlement will be attached to this RAP as sub-annexes to the matrix entitlement

² In project, transmission period is estimated about 9 months.

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Table 15: ENTITLEMENT MATRIX

NO.	TYPE OF LOSS	APPLICATION	TYPE OF AFFECTED PERSONS	COMPENSATION POLICY	IMPLEMENTATION
1	Agricultural land is permanently acquired	Households whose agricultural land is permanently acquired.	People who are eligible for the compensation of agricultural land	<p>(a) The DP whose agricultural land is acquired will be compensated by cash equivalent to 100% of the replacement cost. If the remaining land is not economically viable, as requested by DP, the entire area will be acquired. In addition to a cash compensation, there will be other supporting policies (refer to Article 5.3.10. Assistance to DPs whose agriculture land is acquired.</p> <p>(b) Gardens and ponds in the same parcel of land with houses of families/individuals in residential areas, which is not recognized as residential land; gardens and ponds in the same parcel of land with separate houses; gardens and ponds in the same parcel of land with houses along the canals and along the roads; are eligible for compensation as prescribed, when the State recovers land, the whole acquired area is compensated by the price of garden land pond. Also a support of 50% the price of land in the same parcel of land will be provided accordingly with the acquired area but is not exceeding 02 times of the limit of new land allocation.</p> <p>(c) For agricultural land which is defined by the boundary of a parcel of land which has houses at the most outside in a village, hamlet, similar residential area or in an administrative boundary of a ward; or who are acquired with agricultural land which is defined by the boundary of a parcel of agricultural land adjacent to the administrative boundary of a ward or adjacent to the boundary of a population area, in addition to the compensation of perennial prices at the position 1, will be supported equally with 20% of the average residential land price in such region. The support area is not exceeding 5 times of the local land allocation limit.</p>	<p>-Assistance to compensation for agricultural land as per relevant Articles defined in the Decrees 197/2004; 84 /2007 and 69/2009.</p> <p>- Effort need to be made by land for land compensation of the replacement land is available in the locality.</p>

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			People who use bidding land or rent public land:	Cash compensation for acquired land equal to the amount invested on that land, or the remaining value of a rental contract (or 30% of land price).	For households that rent land from other households or individuals, this will be paid to the land owners.
			Land users who are not eligible for compensation according to Article 8 ND 197/2004/CP	For DPs who have agricultural land affected directly including agricultural land, ponds (except for the aquaculture, land, 5% land, land managed by the Commune/Ward PC and assigned to household/individual) is at VND 6,000 / m ² according to Da Nang PC' s policy.	If households accidentally occupy public land for cultivation, they will be compensated for affected farm products and trees according to replacement prices but they will not be compensated for the land.
2	Residential land is permanently acquired	Residential land is acquired which is legal and legalizable for land compensation.	a. All households with land to be acquired	<p><u>A/ Land Compensation:</u> <u>Legal:</u> Compensation for residential land by cash at 100% of the replacement cost. <u>Legalizable:</u> - Residential land, which is allocated incompetently is supported 100% of such residential land price for the acquired area which is equal with the allocated area; its remaining area or its area, that land use fees are not paid, will be supported 100% of such residential land price but deducted the land use fees to be paid. - Land, which is used stably without disputes before the planning time but has not any legal papers of land-use (i) before 15/10/1993 is compensated 100% of such residential land price for the actual used area equally with one time limit of land allocation. The remain, in addition to the compensation based on garden and pond prices, will be supported by 50% of such residential land price for the actual used area but must not exceed 01 time of the limit of land allocation. And the rest (if any) will be supported in accordance with regulations of Da Nang People's Committee. (ii) Residential land used from 15/10/1993: Land is being used but does not exceed 01 time of the new allocation of residential land area will be compensated at 100% of land price for the using land area in the new</p>	Assistance to land compensation will be applied with the policy of Da Nang city.

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				allocation of residential land with the deduction of land use fee ³ . The area that exceeds the allocation of residential land and the area of gardens and ponds on the same parcel of land which is not recognized as residential land shall be compensated accordingly to the price of perennial crops in position 1.	
			b. Households who have to be relocated	<p><i>B/ Resettlement:</i> If households must relocate:</p> <p>b.1 In addition to compensation by cash based on replacement cost, resettlement for households will be arranged as follows:</p> <ul style="list-style-type: none"> + Resettlement land for one household will be allocated with a minimum of 40 m² per household. + Those who are allocated resettlement houses will be exempted from fees for land surveys, land registration and certificates of land use rights and home ownership (these fees will be paid by the State). <p>b.2. If the DPs provide the necessary commitment and choose to voluntarily arrange their resettlement they will be (i) compensated by cash for the replacement cost of all residential land, and (ii) supported with an allowance for relocation equivalent to 20% of the value of the compensated land.</p>	Resettlement site development for the households who prefer to plots of residential land. The site must be developed with the physical infrastructures and social services.
	Residential land is permanently acquired	Residential land is acquired and the DP is illegal for land compensation.	All households on lands to be acquired	<p><i>A. Land Compensation</i></p> <p>Land to be used as actual residential land with houses and other structures which violates Item 4, Article 14, and Decree No 84/2007/NĐ - CP will be supported as follows.</p> <p>(i)Land used before 15/10/1993 will be supported 50% residential land price for the used area equally to the on time new limited allocation of residential land.</p> <p>(ii)Land used after 15/10/1993 will not be compensated but supported 30% residential land price regulated in annual table of City PC for using area.</p>	

³ It is based on stipulation in Item a, Article 8, Decree 198/2004/ND-CP and Article 4, Circular No 14/2009/TT-BTNMT dated 01/10/2009 promulgated by MONRE.

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			DPs who must relocate	B. Resettlement Households, who are not entitled to compensation for residential land but have no other land/house will be provided with land plot in resettlement sites, if they get certification of their homelessness from local authorities. In case, relocated DPs cannot afford, they will be indebted.	
3	Housing, structures and graves	Affected Housing and structures	The affected structures are owned by DPs	100% Support based on the price for new construction and the relevant administrative costs.	
		Affected graves	Households whose have affected graves	Principle: Compensation is based on the cost of excavating, covering, and moving graves, and reconstructing them the same as before. Compensation unit price: Pursuant to the decisions of Da Nang city PC.	
4	Affected farm products and trees	Affected farm products	Owners of Affected farm products	Households will be compensated for affected farm and aquatic products based on market prices at the time of land acquisition.	Households will be informed several months before the land acquisition. Farm produce growing after the announcement of land acquisition will not be compensated.
		Affected trees	Owners of affected trees	Households will be paid for affected trees based on the replacement costs for the type, age and profitability of the trees. Trees that can be relocated will be compensated based on actual loss and damages plus transportation fees.	The method to calculate replacement prices of farm products and trees is based on the regulations in 24 Decree No.197/2004/ND-CP.
5	Affected income and production or business facilities	Lost income sources and production or business properties	The DPs whose income/business lost.	(i) Households running licensed business will be supported by cash for their losses equivalent to 50% their annual income after tax as determined by an average of their income for the three previous continuous years and certified by the tax agency (equivalent to 100% of the average income of 06 months). (ii) Affected persons who operate small business or services at home but do not declare income to the taxation	Households will have priority to do business along national and inter-commune roadsides and canals and near bridges to enable them to continue running their business. Allowances will be adjusted

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				agency will be provided with an allowance equivalent of 6 months average incomes. (iii) If business locations must be moved, households may be provided with a replacement business location or compensated by cash plus the costs of relocating their production and/or business facilities.	based on escalation at the time of compensation.
6	Indirectly affected (secondary affected)	Land and properties to be acquired for the development of resettlement areas.	Land users	People who are indirectly affected are impacted the same as those who are directly affected and they are entitled to the same compensation and assistance policies as directly affected people.	
7	Support for recovering	Support for recovering of resettlement area	DPs finding new resettlement areas by themselves.	Households whose lands are acquired, and are eligible for land and house compensation and meet the resettlement criteria but choose to arrange their relocation by themselves will be supported by 20% of the value of their land compensation at a minimum and a maximum support value per household as per the policy of Da Nang city or similar to investment cost for a plot in resettlement site (Decree 69/2009).	
			DPs allocated land in resettlement areas.	Households moving to resettlement site will be supported for stabilizing their life and production and with the allowance of 5,000,000VND per household.	
			Relocated DPs	In case, compensation/ assistance amount is less than minimum price of resettlement land plot, the DPs will be supported with the price variance; if land plot arrangement in project resettlement site is not their option, assistances in cash will be provided to DPs, equivalent to that price variance.	
		Transportation assistance	Households to be relocated	Affected households who must relocate will be supported by 3,000,000 VND per household in the city, and 5,000,000 VND per household in other provinces.	Allowances will be adjusted based on escalation at the time of compensation.
		Allocation for living stabilization.	Households to be relocated	Relocated households whose family members are named in the family record book and actually live with the families at the time of the Decision of the land acquisition will be subsidized with an allowance of 2,000,000 VND per person to stabilize their living	

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		Support for renting houses	Households who must relocate	<p>1. Relocated households will be supported for five months of temporary residence from the time they receive compensation, assistance and resettlement land by 5,000,000VND per household.</p> <p>2. If the Project delays the arrangement of a resettlement area, the costs to extend a household's temporary residence will be added. The extension amount is determined from the delivery date of household's land to the delivery date of the resettlement area. It must reflect the actual prices of house rental in the acquired area: 800,000VND per month for rural districts and towns, and 1,000,000VND per month for urban districts.</p> <p>3. Households who are not eligible for resettlement criteria but have no houses to live in will be supported by 50% of the above levels for temporary residence.</p>	
		Support for recovering income sources	Households whose existing agricultural land is affected	<p>Support with vocational training and job change: For agricultural land acquired, the allowance is from 1.5 to 5 times of entirely acquired agricultural land price as per a requirement in the Decree 69/2009, and in the case the household has the demand for training, a training course or vocational guidance which are free of charge will be provided for people who are in working ages.</p> <p>Support for stabilizing household living standards: affected households with over 30% of their agricultural lands acquired will be compensated with money equivalent to 30 kg of rice/person/month at local market price, including: (a) : Affected households with from 30% to 70% of their agricultural lands acquired will be assisted for living stabilization for 6 months if they do not need to resettle and in 12 months in case of resettlement. (b) Affected households with more than 70% of their agricultural lands acquired will be assisted for living stabilization for 12 months if they do not need to resettle and in 24 months in case of resettlement.</p>	Households should be consulted about the specific type of support needed to meet their actual demands and help them recover their most efficient production and income.
		Social support	Households who are benefitted by social policy	<p>1. Households who affected with residential land loss and are benefitted by social policy and must relocate will receive the following social support:</p> <p>(i) Families of martyrs, wounded and sick soldiers, heroes</p>	

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				<p>of the people’s armed forces and labor, and families who sacrificed to the Revolutions. (ii) Support families with the Agent orange (iii) Poor households .</p> <p>2. Households who affected with agricultural land loss, and are benefitted by social policy and affect 10% or more of their agricultural land will receive the following social support: (i) The wounded and sick soldiers, heroes of the people’s armed forces and labor, and families who sacrificed to dedicate to the Revolutions will be supported. (ii) Support families with the Agent orange. (iii) Poor Households and farm dependent poor households will be supported.</p>	
		Bonus	Households that hand over the site on time or before schedule	Land users who abide by the inventory and hand over land on schedule, meeting the employer’s requirements of the project schedule are awarded: VND 2,000,000 per household for agriculture land impact and VND 5,000,000 VND per household for residential land impact.	

6. RESETTLEMENT AREAS

6.1 Measures for building resettlement Area

6.1.1 Objective

When resettlement is unavoidable, Board of Project management needs to consider all possible options for building resettlement site with careful consultation of DPs as well as current residents of resettlement site in order to minimize and/ or reduce disadvantageous impacts because of relocation in particular and involuntary resettlement (IR) in general.

The project's DPs are mainly living in the city neighbourhood; therefore, new location needs ensuring equivalent chances of careers, infrastructures and production. However, more important thing is that DPs must accept that location through consultative process. Hence, consulting with DPs when preparing resettlement area is an important factor. Consultation will reduce unnecessary conflicts and tenseness. Resettlement's location is built as planned, building standards for urban and basic infrastructures are built before DPs move in. And, the nearer old residence resettlement site will be, the better.

Relocation is an indispensable part of IR plan. Poor relocation plan can lead to serious impacts for both current residents and DPs that move in. Thus, it is necessary to implement these following actions:

- a. Consider all methods and build replacement relocation's strategy having careful consultation with DPs.
- b. Select suitable resettlement location, if necessary, as a part of feasible research report;
- c. Encourage DPs and community of resettlement site take part in decisions on selecting location, arrangement diagram, designing and developing resettlement site;
- d. Consult women and women group about settling model including communication, social services, cultural site and other civil comforts' development;
- e. Establish aims and build relocation plan having consultation and participation of potential DPs;
- f. Ensure resettlement site to complete with full comforts before moving in;
- g. Develop programs that bring benefits to both DPs and residents of resettlement site to strengthen long-term social integration.

6.1.2 Resettlement Policy Framework

Resettlement policy

- a. Households and individuals, whose area of acquired houses and land or the remaining area after the acquisition is lower than limit of new allocated land, DPs (1) will be provided resettlement land; and (2) if their land compensation cost is lower than a land plot cost in a resettlement area, the Project will provide the difference in cash, which does not exceed the difference between the land compensation and the local minimum resettlement rate.
- b. If land users are not the subjects to the land compensation but have no other places to live; and (1) have certificate of local government on their current status, they shall be considered to be allocated the minimum plot in resettlement area for house building and (2) have to pay the landuse fee but in case of unaffordability, DPs will be considered to provide a debt.
- c. Indirectly affected people due to land acquisition for the construction of resettlement area are entitled to be compensated and assisted as affected households due to the construction of main project categories.

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- d. Relocation options: there are two (02) main relocation options, including: (1) Concentrated relocation focus is the layout of land plots for house construction apartments in the resettlement areas displaced households due to the project and (2) Free resettlement for households who are entitled to compensation for the land loss and who wish to find a new other resettlement places. .
- e. Based on demands of resettlement, the PMU will arrange resettlement land at resettlement areas of the city or build project resettlement areas for displaced households who are eligible for resettlement and have needs of resettlement in the proposed areas. These resettlement areas need to ensure life for resettled people about social and technical infrastructure system. The new life must be ensured that to be at least similar or better than that in the old places.

Entitlements and liabilities of DPs:

Entitlements of DPs

- a. Register the resettlement through documents
- b. Are prioritized to population registration for themselves and other members of the families at the new place and are prioritized to move schools for children at school-age.
- c. Can refuse the resettlement site if it cannot ensure the conditions as in public announcement;

Liabilities of DPs

- a. Displaced persons must move to the resettlement area as scheduled, build houses and take other obligations in accordance
- b. Building houses and works according to master plan and conduct other liabilities according to legal regulations.

6.1.3 Relocation demands

According to the survey results, total sub-project impacted households is 730. The resettlement areas are expected to construct in Thanh Khe Tay, Hoa Quy ward and Hoa Lien, Hoa Phong and Hoa Chau communes. The resettlement sites meet the subproject objectives of minimizing adverse impacts. In particular, they are (i) impacts mainly on agricultural and forest land where very few households settled down, (ii) the resettlement areas are not far away from the project communes which makes it convenient for resettlement households.

According to the survey results, there are currently 730 households who are eligible for relocation in the project resettlement site, in which 272 households need to be relocated. However, there will be a situation that households will be separated into many secondary households. Therefore, the summary table expects that the contingency cost at the implementation time will be 20%.

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Table 16: Summary of Resettlement Needs

No	Component	Resettled households			
		No. of households relocated by losing house	Sub-households (being separated)	Contingency	Total resettlement land plots
1	Component 1	131	13	27	171
2	Component 2	28	3	5	36
3	Component 3	299	30	60	389
4	Resettlement area constructing	272	37	54	363
	Total	588	83	146	959

6.1.4 Consultation results and selection of resettlement site

The Consultant Unit in charge of RP preparation has carried out 02 public consultation phases on April and August, 2012 with 730 affected households. Consultations were implemented in many forms such as community meeting, questionnaire interview, direct DPs interview and group discussion. Besides, the Consultant has organized meetings with local authority at all levels, local social organizations (for example, Women association, Farmer association, Veteran association, Youth union, etc.). In these meetings, the PMU in co-ordination with the Consultant Unit comprehensively informed the local authority, DPs and concerned parties about characteristics of resettlement site, infrastructures and social services that would be served, principles of compensation, land lots' classification and relocation to new area as well as aim of consulting towards resettlement's plan and implementation, etc. Consultative votes were popularized to each DPs. This consultative vote included major information about resettlement site, compensation policy and DPs' opinions and aspirations on compensation options (land lots at resettlement site or receiving compensation money and self-arranging new residence). The aim of this consultation in resettlement site is to collect DPs' opinions about following matters:

- (i) DPs' choice towards resettlement sites (land for land or land for apartment) or self-relocation (compensate in cash);
- (ii) Develop infrastructures and social services for resettlement site;
- (iii) Structures, procedures of compensation and relocation

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Table 17: Survey results for DPs' resettlement aspiration

	Project location	Resettlement measures			
			On-site relocation [1]	Build collective zone	Distribution measure
A	Component I	131	42	21	68
B	Component II	28	6	5	17
C	Component III	299	51	68	180
D	Resettlement area constructing	272	56	32	184
	Total	730	155	126	449
	Rate (%)				

Expectations for infrastructures at resettlement site

According to project's detailed planning of resettlement site, apart from proposal of high-rise apartments or land plot distribution, the remaining area will be used for technical works such as transportation, water supply, water drainage, power supply, not including social infrastructures such as school, health, etc. Therefore, in the process of designing survey form, some information which needs to be consulted with local people has been researched and applied.

According to survey results of expectations for infrastructures at resettlement site, some essential works have been selected by DPs. 59% of households selected resettlement site with market, 53% of households selected education services such as schools, 40% of households selected health services, 20% of households selected bus service, etc. Besides, some public works such as playground, park, community meeting room, and restaurant were selected although their rates were not high.

In conclusion, according to consultative result from displaced households, some essential services that attracted most attention were market, school, and health service. They are essential infrastructure works that will serve any new urban area of the city.

Implementation process

Steps will be as below:

- a. DPs consult about resettlement sites (including Khe Can, Hoa Lien 5 and Hoa Phong gold area, number 1 area - ĐT605 and the north of the south road are);
- b. Concerned Departments (Institute of City Planning and Architecture, Department of Construction, Department of Planning and Investment, Department of Natural Resources and Environment) consider and propose Da Nang People's Committee to approve resettlement site (detailed planning approved for Hoa Lien 5, number 1 area - ĐT605 and the north of the south road area
- c. Detailed design of resettlement site;
- d. Compensate house and asset for DPs;
- e. Selected contractors will implement construction of resettlement site;
- f. Classify land lots and/ or apartments at resettlement site under principle having consultation from affected households;
- g. Transport DPs to resettlement site and measures for restoring life.

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To ensure that DPs will build house at the distributed land lots and move to resettlement site timely, compensation in cash for affected households for building and other assets will be paid in phases basing on numbers of houses. Compensation payment will apply a resettlement card as follow:

Expected resettlement card:

1. Owner
2. Address: Group.....Ward.....District
3. Affected area
4. Time of distributing land lot for household: Date// Month// Year
5. Requested time for completing building house: Date// Month// Year
6. Final deadline for moving out project's affected area: Date// Month// Year
7. Compensation money and other resettlement's assistances:
 - Payment phase 1: Amounts of money (Amounts of money, Date// Month// Year, Signature)
 - Payment phase 2: Amounts of money (Amounts of money, Date// Month// Year, Signature)

Similar procedures will be applied to self-relocation households

6.2 Resettlement measures

Orientation of building and developing resettlement site at Khe Can, Hoa Lien 5 and Hoa Phong gold area, number 1 area - ĐT605 and the north of the south road area includes three measures for implementing building as below:

Measure 1: Distribute land lots for each household. This is the measure that is now applied the most in compensation and land clearance for project current resettlement sites.

Measure 2: Measure for building collective zone. This is the measure that is often applied at places with little land fund; people have stable jobs as in industrial zones, industrial cities and big cities.

Measure 3: Combination measure. This is the measure combining both of above measures.

6.3 Resettlement site development

Project's resettlement site will be implemented building on the area of Thanh Khe Tay with total area of 5,8 ha, the area of Hoa Quy with total area of 7,5 ha, the area of Hoa Chau commune with total area of 4,11 ha, the area of Hoa Phong commune with total area of 9,04 ha, the area of Hoa Lien commune with total area of 7,2 ha. According to result of socio-economic investigation and asset's inventory, it is estimated that 272 households with 890 HHs will be affected by project on building resettlement site. The area of land acquisition serving building resettlement site is mainly agricultural land, mountain land. Besides, some small area is pond, tombs, and other non-agricultural land.

According to investigation result, it is estimated that about 730 relocated households (including 458 displaced households due to SCDP and 272 displaced households due to the construction of the resettlement areas). It is expected that there will be 900 land plots for resettlement (including apartments and land lots) provided by 05 expected resettlement areas. Therefore, in general, resettlement plots will meet sufficiently demands of resettlement of local people. According to

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expectation survey of resettlement options and plan, the below table compares the resettlement expectations with its plan :

Table 18: Resettlement site arrangement plan

No.	Item	Demand survey (household)	Implementation plan (household)
1	On-site resettlement	155	
2	Build collective zone	126	325
3	Measure for land lots distribution	449	575
	Total	730	900⁴

Regulations on resettlement: Displaced people which are eligible to resettle at resettlement sites are legally land users, house owners whose land is required acquisition and who have demands of resettlement must move away is that they own legal house and housing land being completely taken and need resettling. Cases of using land that do not belong to project's land compensation, and if there is no other place to live, must have local authority's verification. Compensation Council at all levels report to city's People's Committee to consider each specific case in order to buy, hire or transfer resettlement land followed by area standard and regulated price.

To detail above regulations, standard and condition towards resettlement households of SCDP Project have been developed as below:

- ✓ Households that have land completely taken, house completely released and have no other place to live;
- ✓ Households that have remaining land area after acquisition smaller than 60 m²

Cases that do not have eligible conditions for resettling include: (i) households that live on other people's land; (ii) households that hire State's house but being completely acquired but have no other place to live; and (iii) other cases that are considered and solved by Board of Project's Management and Council of Compensation and Land Clearance.

6.4 Resettlement site planning

It is planned that there are 05 resettlement areas which will serve Da Nang SCDP are located in Thanh Ke Tay, Hoa Quy wards and Hoa Lien, Hoa Phong, Hoa Chau and Hoa Phu communes. In particular, they are described as follows::

6.4.1. Residential area No.01 at DT605 highway is communes of Hoa Chau, Hoa Tien, Hoa Vang district, Da Nang city

The Resettlement Area No. 1 at DT605 highway at Hoa Chau and Hoa Tien communes, Hoa Vang district, Da Nang city.

- The East borders with the agricultural land
- The West borders with DT 605 highway
- The North borders with agricultural land
- The South borders with the existing residential area

⁴ Số lượng trong kế hoạch thực hiện bao gồm cả số lô dự kiến cho các hộ dân ảnh hưởng và thuộc diện được giao đất tại khu tái định cư (ảnh hưởng thứ cấp), ước tính khoảng 272 hộ.

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Total planned area for the resettlement area is 112.224m², among them, the resettlement area for SCDP is 4,11 ha. Its general detailed layout has been approved through the Decision No. 7991/QD-UBND on Oct 17, 2005 of Da Nang CPC.

Resettlement site No. 1 DT 605 aimed to serve the resettlement for DPs by the construction of the Southern ring road Hoa Phuoc - Hoa Khuong. The construction of this resettlement site will required agricultural land acquisition from 250 households.

Da Nang Institute of Planning and Architecture has provided then planning for the resettlement areas as follows

Table 19: Planning area is divided into the following functional areas

No.	Content	Measure ment	Area (m ²)	Ratio (%)
01	Kindergarten land	m2	2.664	2.37
02	Residential land plot	m2	58.491	52,12
	Garden land plot	m2	51.532	
	Townhouse land plot	m2	6.959	
03	Planned land	m2	470	0.42
04	Green park land	m2	7.349	6,55
05	Traffic land	m2	43.250	38,54
	Total	m2	112.224	100,00

Area for housing land

1. Area for housing land is a total of 58.491 m² making up 52,12 %. Living form, area, building density, land use indicators, average height of each land lot are regulated as below:

No.	Land type	Area (m ²)	Ratio (%)	Avera ge height	Buildin g land (%)	Land use indicat or	Numb er of lot
	Land plots	58.491	52,12	6	90%		200

2. In the implementation process, project leader must absolutely comply with stringent criteria for building density, land use indicator, height, cube according to planning document and architectural façade form of design pattern approved by authorized agency to ensure beautiful looking and overall unification of project's urban area appearance. Local authority and City's planning Management Company supervise building at project's area to prevent unsystematic building, not abiding by planning approved by authorized agencies

Land area for public works

1. Land for public works has total area of 2664 m² making up 2.37%.
2. Criteria for managing building public works: include 02 two-floor kindergarten buildings with area of 2664 m², building density 30%.

Land area for green trees and sports

1. Land for green trees has total area of 7349m² making up 6,55%
2. Harmoniously connect public works with houses to create airy space for total area

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Urban traffic

Traffic routes in the research area include:

- Road 50,5 m : (arterial road)
 - + Road for mechanical vehicles : 2x11.25m
 - + Road for non-motorized vehicles : 2x3.0m
 - + Pavement at two sides : 2x7.5m
 - + Median separating strip : 3m
 - + Two side separating strip : 2x2.0m
- Road 41.0 m :
 - + Road for mechanical vehicles : 11.25 m
 - + Pavement at two sides : 2x3.0m
 - + Road for elevated railroad: 14m (out of project's boundary)
 - + Small lane with road bed 3.75m and two side pavement : 2x3.0m (out of project's boundary)
- Road 21.0 m :
 - + Road bed : 11.0 m
 - + Pavement at two sides : 2x5.0m
- Road 13.5 m :
 - + Road bed : 7.5m
 - + Pavement at two sides : 2x3.0m
- Road 12.0 m :
 - + Road bed : 6.0 m
 - + Pavement at two sides : 2x3.0m

Construction of traffic routes must strictly abide by technical requirements and comply with cross section and building line under approved planning.

6.4.2. The Northern Resettlement Area at the Southern ring road in Hoa Quy ward, Ngu Hanh Son district, Da Nang city

- The North borders with the Khai Tay 2 resettlement area (the extended Ba Tung area).
- The South borders with the city Southern ring road
- The West borders with Vinh Dien river
- The East borders with Khai Tay 1 resettlement area (the extended Ba Tung area).

Total planned area is 949.018 m² . Among it, the area for Da Nang SCDP is 7.5 ha. Its general detailed layout has been approved through the Decision No. 1247/QD-UBND on Feb 15, 2011 of Da Nang CPC

This resettlement site aimed to serve the resettlement for DPs by the construction of the Southern ring road Hoa Phuoc - Hoa Khuong and a part of Component 2 - SCDP. The construction of this resettlement site will required agricultural land acquisition from 250 households.

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Da Nang Institute of Planning and Architecture has provided then planning for the resettlement areas as follows

Da Nang Institute of Planning and Architecture has provided then planning for the resettlement areas as follows:

No.	Categories	Square (m ²)	Rate (%)
1	New planned land	152.411	16,06
	Adjoining Building Land Plots	49.623	32,56
	Garden Building land, villa	70.231	46,08
	Residential appartments	32.557	21,36
2	Public land for services	289.747	30,53
	Kindergarten land	9.620	3,32
	Primary school land	8.240	2,84
	Secondary school land	14.845	5,12
	Market land	15.115	5,22
	Public work land	241.927	83,50
3	Relic land	5.464	0,58
4	Reserved land for development	199.601	21,03
5	Park land	18.135	1,91
6	Land for trees and reservoir	101.202	10,66
7	Water surface	7.211	0,76
8	Transportation land and technical ditches	175.247	18,47
	Total	949.018	100,00

6.4.3. Hoa Lien 5 resettlement area in Hoa Lien commune, Hoa Vang district

- The Northern East borders with the planned road B = 48m
- The Southern West borders with the existing residential area
- The East borders with the Extended Nguyen Tat Thanh road
- The Northern West borders will planned area for trees and ditches

Total planned area is 293.914 m², among it, the planned area for SCDP is 9,42 ha. Its general detailed layout has been currently approved through Decision No.8770/QD-UBND on Oct 11, 2011 of Da Nang CPC. Using part of Hoa Lien resettlement area has been approved in

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Decision 2145/QD-UBND on March 22, 2012 of Da Nang CPC; which will serve DPs due to Da Nang SCDP.

Hoa Lien 5 **resettlement area** aims to serve DPs due to the construction of Northern ring road. Due to its construction, there will be 216 households who have their agricultural land affected.

Da Nang Institute of Planning and Architecture has provided then planning for the resettlement areas as follows:

No.	Categories	Plot number	Square (m ²)	Rate (%)
1	Kindergarten land	01	2.354	0,80
2	Commercial and service land	17	60.486	20,59
3	Population meeting land	01	1.120	0,38
4	Planned residential area	01	29.656	10,09
5	Building land plots	1.010	106.707	36,31
6	Parcel land	01	55	0,02
7	Villa land			
8	Green park land	06	7.521	2,56
9	Transportaiton land and technical ditches		86.015	29,26
	Total		293.914	100,00

6.4.4. Hoa Phong Resettlement Area at Hoa Phong and Hoa Phu commune:

- The East borders with a creek
- The Southern East borders with mountain and hill land
- The West borders with mountain and hill land
- The Southern West borders with the ring road

The total area is 190.583 m² . Among it, land fund for SCDP is 9.04 ha. Currently, this resettlement is under process of planning.

Hoa Phong Resettlement Area aims to serve resettlement of DPs due to the construction of Southern ring road. Ther will be 174 households who have their agricultural land affected due to the construction of this site.

Da Nang Institute of Planning and Architecture has provided then planning for the resettlement areas as follows:

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No.	Categories	Plot number	Square (m ²)	Rate (%)
1	Public works	03	16.055	8,42
2	Mixed land	01	3.890	2,04
3	Land for landfund of ring road	02	19.465	10,21
4	Building land	558	61.769	32,41
5	Adjoining building land plots	558	61.769	
6	Land for green trees and parks		35.443	18,60
	Total		190.583	100,00

6.4.5. Khe Can Resettlement area in Thanh Khe Tay ward

- The South borders with the railway
- The West borders with the residential area
- The East borders with the residential area
- The North borders with the residential area

Total acquired land for the resettlement area of SCDP is 5.8 ha. This resettlement area is under the process of planning.

Khe Can Resettlement Area aims to serve resettlement of affected households due to the construction of the Component 1 – SCDP. There will be 272 households who have their residential land affected.

Currently, this resettlement is under the process of designing and has not been approved by the Da Nang CPC.

Other infrastructure works.

1. Technical preparation for site plan:

- Have to obey requirements for direction, line, height of surface drainage system
- Subgrading solution: At levelled area, according to principle, water flows from land lots to traffic routes itself and follows exit ramp in the drainage direction of arterial roads.
- Levelling height:
 - * Estimated ground elevation: +4.2<÷4.5m.
 - * Dip into detention reservoir in the South of the area
 - * Levelling material is black sand.
 - * Earth fill's requested density K=0.9

2. Water supply system:

- Have to abide by position and technical requirements for direction, line and height of work's items of water supply system.

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3. Electric supply system:
 - Supply electric power for housing areas, public works with electric network 0,4KV
 - Use compact transformer substation for step-down station to ensure safety and urban beautiful looking.
 - Have to comply with position and technical requirements for direction and line of electric power supply system.
4. Rain drainage system:
 - Separated rain and waste water drainage.
 - Have to abide by position and technical requirements for direction, line and height of sewer and channel system, and rain discharge position.
 - Pipe network system is located along traffic roads
 - Rain branch sewer is put on the pavement with diameter D500÷D600
 - Locate sewer D1000 on the arterial road of Road 50,5m with direction to detention reservoir.
5. Waste water drainage and environment:
 - Have to abide by position and technical requirements for direction, line and height of waste water drainage system.
 - Domestic waste is collected by private sewer system with diameter D600÷D1000 and is brought to sewage disposal plant in the project's area.
 - In the coming phase, when sewage disposal plant has not been built yet, domestic waste will be treated by septic tank in each work and flow into area's public sewer.
6. System of garbage collection:
 - Garbage is collected and managed in the area.
 - Public area must put garbage can.
 - Collected garbage will be transported to City's waste treatment area.
7. Communication system:
 - Communication system must be put underground inside pipes on the pavement.
8. Construction of infrastructures must be synchronously implemented and ensures connection to project's outside area.

6.5 Host Community

Five resettlement areas had developed master plan of which are including the proposed location and resettlement areas. In the process of planning the resettlement sites for the SCDP project, PPMU consulted and informed opinions of people in wards. Since April 2012, during preparation of RPF and RP for SCDP project. The characteristics scale and work conditions at these resettlement areas as well as the positive and negative impacts during the construction period have been adequately informed to residents. Basically, the investment works items of the two resettlement sites covers both technical infrastructure including electricity, roads and drainage, and water supply, and social infrastructure such as kindergarten, school, and health care clinic. Resulting from above mentioned community meeting in the project affected area, the affected household and non-affected households agree with the study results and construction works in these resettlement areas. They as

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expected to contribute to upgrade the existing infrastructure and improve environmental conditions in the region

6.6 Arrangement of Resettlement Area

Resettlement criteria and procedures: As stated above, an estimate of about 730 households must be displaced for the project implementation (in which 458 households need to relocate their house by SCDP implementation and 272 households are affected by resettlement area constructing). The Project plans the breakground in 1/2014. The site clearance and resettlement for these households, therefore, must be completed before 6/2013 (6 months prior to project implementation). To catch up the progress, the PPMU and related agencies will immediately begin the necessary activities for the site clearance and resettlement. Some criteria to assess DPs' eligibility for resettlement are:

- Households whose legal houses and residential land are entirely acquired and their remaining area is not enough for their livelihood re-stabilization;
- Households, whose houses and residential land are not legally entitled but have no other place to live, should apply for allocation of resettlement land with certifications of the local authorities.

When asked, most of affected people expect to resettle at resettlement sites which are near the location of their current living areas. Therefore, the PMU (or other agencies) will consult / discuss more with households on design and planning details of the resettlement area before site clearance and resettlement layout, at the same time, will collect opinions about the resettlement plan (plot, apartment, etc.) on demand through the application form for land resettlement.

After basic summary, the PMU will arrange plots/apartment on the basis of the people affected by the project as stated in the application at, and then determine the plot / apartment specific resettlement.

Priority criteria in resettlement arrangement:

1. *Priority 1:* Households have affected land and the remaining area is not enough for house construction.
2. *Priority 2:* Households have many inhabitants and have more than one family living together.
3. *Priority 3:* Households don't have enough valid documents but have no shelter and require resettlement arrangements.

Estimated construction cost of resettlement sites: Based on the number of displaced households (according to survey data) and the size and scope of construction of resettlement areas are 35,86 ha, the estimated construction cost of resettlement areas in 5 locations is shown in the below table:

RESETTLEMENT PLAN**Table 20: Summary of Affected Persons by resettlement area construction.**

No	Resettlement area	No. of hh are affected residential land	No. of hh are affected agricultural land.
I	Hoa Lien 5 resettlement area		216
II	The Northern Resettlement Area at the Southern ring road		250
III	Residential area No.01 at DT605 highway		250
IV	Hoa Phong Resettlement Area		174
V	Khe Can Resettlement area	272	
	Total	272	890

7. LIFE RESTORATION PROGRAM

7.1 OVERVIEW

Life restoration is an important part of the resettlement when DPs lost production and business facilities, employment, or other sources of income, whether they lost their homes or not. However, damaged cases of housing and income sources are subjects to have highest risks caused by the project. When the project effects to people are negative, people may be worse off and bankruptcy of the resources to create life. This can lead to loss of land, loss of job, loss of homes, to be separated from the social marginalization, illness, lack of food, loss of the use-right of public properties and they are at the risk of becoming social order disturbing elements, including crimes and thieves. Therefore, measures to restore life are the core of the resettlement and require maximum attention. Measures to restore life will be designed with extensive consultation from the project affected persons. The general purpose of this program is to restore the livelihoods of affected persons same as or higher the rate before there is the implementation of the Project, and will ensure that affected people adapt to new conditions in shortest time.

Recovery of income are taken into account as an important part in the consideration of livelihood accessibility or improvement of the DPs' economic circumstances, which aims to improve skills or to create more opportunities for poor households, households with difficult economic circumstances and households belonging to the vulnerable groups.

To perform the next step of the Resettlement Plan (RP), the Project Management Unit of Da Nang Priority Infrastructure Investment Project will combine with local government agencies at all levels such as the social organizations: Da Nang Women's Employment Service Center, Da Nang Employment Center... to conduct the operations to restore DPs' incomes. The activities here are mainly vocational training and job introduction. The specific contents, forms and schedules of implementation are shown below.

7.2 ANALYSIS OF DEMAND

According to the survey results, there are 1104 households whose land/houses and other works and structures are affected, including 730 relocated households. In addition, there are 1694 households, whose agricultural land is heavily affected households (over 20% of agricultural land). The affected households here mainly earn for living by agricultural works along the proposed road. According to the survey, an estimate of 51% households are currently living in agricultural occupations, but about 85% of their income recently have not depended on agriculture but from other revenue sources such as business, services and freelance and a few government staffs... In general, DPs mostly live in the suburban, which are in the urbanization conversion process.

The DPs have been consulted and investigated through the questionnaires and community consultations, their views and opinions to the life restoration after resettlement is shown as follows:

Expectations for life stabilization: This is a big issue because most households' sources of livelihood are directly related to their present living locations (in the communes as Hoa Lien, Hoa Tien, Hoa Phuoc, Hoa Phong).

When asked about the project impacts, approximately 75% households said the project had significant impacts on their lives. Namely, about 35.8% households will have no land for

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production; about 30% said the project will disturb their family life; 12.9% said their family economic life will be affected and influenced more or less.

People living in the project area expect the project's assistance of job training or vocational orientation. Specifically, 42.5% wants vocational training; 32.9% needs job introduction; 23.4% wants credit loans. The details of people's expectations are shown in the following table:

Table 11: People's Expectation for Assistances

No.	Locations	ASSISTANCE FOR LIFE STABILIZATION				Total
		Vocational training	Credit loan	Job introduction	Others	
	<i>Percentage (%)</i>	42,5%	23,4%	32,9%	1,2%	100%
	Priority	1	3	2	4	

7.3 PROPOSAL OF LIFE RESTORATION PROGRAM

7.3.1 Budget source

Income recovery is seen as an especial component if affected households can recover their sources of income or improve their economic situation. People with low incomes are defined as those who do not have skills or opportunities to improve their earning. The resettlement program looks for optimistic possibilities to ensure that all resettlement areas are in such positions that create favorable conditions for improvement of DPs' skills and income increase, or ideally it can combine both the improvement of their skills and income increase.

Budget for the life recovery program will be deducted from the city counterpart fund and is attached in the total compensation cost of the project.

7.3.2 Description of the Program

According to the survey results and community consultations, both for residential land and agricultural land affected households, the majority of households wishes the assistance of vocational training and employment for their children at the working age.

Vocational Training

Currently, in the city of Da Nang, two functional agencies which give vocational training and job recommendations are (1) Da Nang Employment Center and (ii) Da Nang Women's Employment Service Center.

Da Nang Women's Employment Service Center: Through working with representatives of Da Nang Women's Employment Service Center, we know that the organization is enrolling students in diversified job training without free for adult children of families whose land is acquired by the projects in Da Nang city. The choice of career depends on the choice of people.

Job fields: The job training enrollment of the Center includes: Civil sewing, industrial sewing, cooking, and beauty care.

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Objects: The labor includes those who enjoy the preferential policies, those who contributed to the revolutions, poor households, households whose production land is acquired and must relocate for site clearance, and labor who are ethnic minorities and disable people...

Expenditure: The level of free vocational training for elementary level is as follows:

Industrial sewing:	3 months	1,000,000 VND/student
Civil sewing:	4 months	1,400,000 VND/student
Cooking:	3 months	1,100,000 VND/student
Beauty care:	3 months	900,000 VND/student

Da Nang Employment Center: The Center is applying free vocational training program for subjects like Da Nang Women's Employment Service Center, careers and training time are expressed as follows:

Civil electricity	4 months	Free of charge
Industrial electricity	4 months	Free of charge
Industrial sewing	3 months	Free of charge
Electronics	6 months	Free of charge
Mechanics	5 months	Free of charge

Also, depending on the nature of each project, the projects call for the Centers' coordination in training organization for affected households to recruit their adult children to the factories and industrial parks in the region ... Adult children of project affected households are generally worked in the factories.

Job placement

Referring to the list of enrollees to the training courses and basing on the need of each participant, the Project Management Unit of Da Nang Priority Infrastructure Investment Project will cooperate with the vocational training centers and under the direction of the City People's Committee to work with the industrial parks in the region for job recommendations for the students.

7.3.3 Institutional arrangement

The Project Management Unit (PMU): Based on the actual needs of households, the PMU Expert Bureau will conduct detail surveys of training needs of each household then contact the training centers to organize training courses.

Vocational training centers: These centers will organize training courses for students in need and coordinate with the PMU in the job placement/and introduction for them.

Households: Households will participate in the surveys, training courses and follow the instructions of the PMU and training centers.

7.3.4 Cost Estimation

As noted above, the Centers' vocational training cost is free for students who are adult children of the families whose land is acquired in Da Nang city

8. CONSULTATION AND PARTICIPATION

8.1. Objectives And Policies

The main objectives of consultation and participation are to:

- a) Ensure that all DPs and related agencies participate together in issuing decisions on involuntary resettlement matters;
- b) Minimize negative impacts caused by involuntary resettlement; and
- c) Avoid possible conflicts during Project implementation.

As regulated in WB policy, DPs shall be fully informed and carefully consulted on resettlement and compensation plans. Consulting DPs is the starting point for all activities related to resettlement. DPs may be afraid that they will lose their livelihood and community, or that they are not well prepared for complicated negotiations on their rights. Participation in creating the RAP and its management will help DPs relieve their worries and give them the opportunity to participate in what will affect their lives; implementing resettlement without consulting DPs is an improper and ineffective strategy. DPs may object to the Project if they are not consulted, and create difficulties that could delay or even halt the Project and increase its costs. If DPs are consulted any objections to the Project can be dealt with at the beginning and changed with constructive participation.

- Important steps towards increasing democracy at the grass roots level in Vietnam is Instruction No. 30-CT/TW by the Central Committee of the Vietnamese Communist Party on the “Construction and implementation of a basic democratic regime,” and Decree No. 79/2003/ND-CP on the same topic. The key basis of this legal document is the well-known slogan: “people know, people discuss, people do, people check.”
- Ordinance No. 34/2007/PL-UBTVQH11 points out matters that need the comments from local authorities and communities before the relevant authority issues a decision including the preparation of compensation, assistance and RAPs related to projects and works in the wards/communes.

Article 39, clause 2 of the 2003 Land law requires matters related to resettlement, such as reasons and plans for land acquisition, relocation, general compensation and site clearance plans to be published for DPs.

Even so, consultation and participation is a new innovation in project implementation in Vietnam, and both local residents and officers in charge of project implementation lack experience in this field. The following points need to be focused on to encourage relevant agencies to participate in the Project's consultation process:

- a. Determining and encouraging all related agencies, and especially DPs, to join in consultation and participation;
- b. Establishing strategies for them to participate in project planning, implementation, monitoring and evaluation;
- c. Explaining strategies and details for disseminating necessary information and propaganda, and establishing procedures to enable DPs to negotiate their entitlements;
- d. Attracting related agencies to participate in making decisions at the different steps of Project implementation (e.g. modes of compensation, consulting DPs on compensation and implementation schedules, etc);

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- e. Setting up a schedule for activities such as providing information; compensation levels and modes; and establishing interests, locations and the relocation plan;
- f. Establishing procedures for redressing grievances.

8.2 Procedure OF Consultation And Participation

Information disclosure and dissemination is an obligatory and essential phase in preparing and implementing the Project. Disseminating information to households affected by the Project and to concerned agencies, and gathering comments from relevant people and social and political organizations at every stage, will create the foundation for planning the Project and reveal contradictions and difficulties to be dealt with to avoid delays. This will facilitate the design of resettlement and restoration work in a comprehensive programme and meet the expectation of the Project and affected people. Dissemination information to DPs includes:

Project Items: These include information about where people can acquire further information on the Project.

Project Impacts: These are impacts on those living and working in the area affected by the Project, including explanations of why land needs to be acquired for each part of the Project.

Interests and entitlements to compensation for DPs: This involves regulations for the DPs including land acquisition due dates. Interests and entitlements to compensation for all types of impacts DPs should be clearly explained, including compensation for those who lose their businesses, occupations and incomes; policies on land-for-land and cash compensation; related plans for individual re-organization and resettlement, and the terms, conditions and benefits of each plan; and entitlement to support for recovery and occupational opportunities related to the Project.

Complaints mechanisms and procedures: DPs will be informed that the Project's policies and procedures are designed to ensure their living standard will be recovered to the same level as before the Project implementation. They will be informed to go to their commune/ward or the City Resettlement Committee for explanations and answers to their questions about any aspects of the Project. Should they have any questions about land acquisition, compensation, resettlement, and/or the process of recovery, including their level of compensation, they have the right to complain and all their complaints will be handled by competent agencies. DPs will also be guided on the procedures for filing complaints.

Entitlement to Participation and Consultation: DPs will be informed of their entitlement to participate in the planning and resettlement process. DPs will send their representatives to participate in CRCs in their rural/urban districts and wards/communes, and these representatives will be present at CARC meetings to ensure their participation in all aspects of the Project.

Resettlement Activities: All affected persons will have full explanations of compensation calculation, payment, and monitoring processes, including interviews, relocation to independent resettlement /self-resettlement areas, and preliminary information on construction processes.

Responsible Organizations: DPs will be informed about the responsibilities of all organizations and local governments concerned with resettlement, and the names and functions of relevant government officers along with their telephone numbers, office addresses and working hours (if any).

Implementation Schedule: DPs will be informed of the estimated schedule for major resettlement activities, and that construction can only begin when resettlement activities are completed and DPs have moved out of the Project area. It is necessary to emphasize that DPs

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must move once they receive all compensations for their affected assets. Compensation Councils/Committees at all levels will be provided with maps and implementation schedules.

Publication: The Compensation, Assistance and Resettlement Policy Framework will be posted for DPs and their community in public places such as the PMU, City PC, and urban/rural district and commune/ward PCs once they are approved by the Government.

After RAPs are approved by the City PC, they will be posted in public spaces such as the PMU, urban/rural district and commune/ward PCs, and on websites of WB information centers in Hanoi and Washington, D.C.

The RAP and the Compensation, Assistance and Resettlement Policy Framework will also be broadcast widely through media such as local radio and TV, and in newspapers, posters, leaflets, etc. Furthermore, the PIB will be needed for distribution in this phase.

Community Consultation and Participation: Disseminating information is essential during the Project implementation to gather feedback to assess resettlement impacts, and propose recommendations/options to reduce or eliminate potential Project related adverse effects on the community, and to cope with any issues that may arise.

The methods of information dissemination and community consultation may include Participatory Rural Assessment (PRA) through family visits, site visits, community meetings, group meetings, focus group discussions, and socio-economic surveys.

At the beginning of the preparation stage, local authorities and other government leaders at various levels will be informed about the Project, its objectives and activities. They will be consulted and actively participate in discussions about the demand for development and the priorities in their hometowns. They can also contribute comments and ideas about possible adverse effects of the Project and how to mitigate them and increase their community's interest in the Project. Local authorities will also be consulted about their consensus and commitment to the resettlement policy in the Project Framework that reflects the policies of both the WB and the Vietnamese Government. The mass media, including central and local television and the press, will broadcast the Project's objectives, components and activities in public areas once they have been approved.

During the Project implementation, the PMU and the Project consultants will consult with the community about the Project. They will be responsible for:

- Providing information about the councils for compensation and land acquisition at all levels through training workshops which will detail Project policies and implementation procedures.
- Providing information and consultations for DPs during the Project.
- Updating unit prices issued by the City PC, and re-affirming of land acquisition and impacts on assets based on the DMS created with the participation with DPs.
- Assigning the rural and urban district CRCs to fix the prices, define compensation entitlements, and complete a plan for asset compensation and assistance for each affected household. The district PMU or the rural/urban district CRCs will then announce this information in community consultations to those who are directly affected by the Project.
- Having DPs sign the plan for asset compensation, stating the number of affected assets and compensation entitlements for each household, to certify their consensus and agreement with the assessment. Any questions from the DPs on the contents of the plan must be acknowledged at this time.

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- Sending letters and/or questions relevant to resettlement options to all DPs to (a) inform them of resettlement options (with clear explanations of each option), (b) request that they choose an option for resettlement and affirm the location of a resettlement site, and (c) request that they clearly state the services they are currently using, such as education, health care, and markets, and the distance they travel to access such services.
- Consulting with DPs about their expectations for recovery support and applying this to affected and vulnerable persons. The rural/urban district CRCs will inform the DPs about the plans and entitlements to technical assistance before asking them to state their expectations for recovery support.

Community Meetings: Prior to the detailed design, community meetings should be organized in each affected commune or ward to provide more information to DPs and create an opportunity for them to participate in open discussions on resettlement policies and procedures. Notification or invitations to the DPs must be sent at least two weeks prior to the meetings. The purpose of these meetings is to clarify information up to the date of the meeting, create an opportunity for discussion, and clarify information. In addition to letters to individual households, information should be disseminated through posters in public areas of communes and wards, and rural/urban districts where DPs are living, and/or via radio, newspapers, etc, to inform DPs and the community. Men and women in affected households and other people in the community are encouraged to participate in meetings where the Project will be explained, the interests and entitlements of households will be clarified, there will be the opportunity for people to speak their concerns. Such meetings will be held periodically during the process of the Project. Textual and visual information will be provided for the DPs in the meetings and copies of such information will be available in the City and concerned communes/wards in the Project area. The meetings should include:

- Textual and visual explanations, including printed information and tentative drawings of The Project's for its different items.
- Facilitating DPs in expressing their opinions, answering their questions, and encouraging them to contribute their ideas to the recovery plans.
- Rural and urban district CRCs preparing a complete list of affected households that participate in the meetings.
- Rural and urban district CRCs preparing a comprehensive list of questions, comments, ideas and decisions that arise during the meetings and consultations and reporting all the meetings to relevant PMUs.

8.2.1 Consultation in the Preparation Phase

At the beginning of project preparation, local authorities and administrative leaders at all levels were informed about the proposed project and the objectives and its various components. They were thoroughly consulted and actively participated in discussions about their demands for development and their priorities, as well as their awareness of the project's objectives. DPs were consulted about impacts and applicable measures to minimize negative impacts and improve the benefits for local residents. Local authorities will also be consulted about their agreement with and commitment to implementing the resettlement policies.

8.2.2 Consultation in the Project Implementation

During the Project's implementation, PMUs shall undertake the following with the support of the Project consultants:

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- a) Providing information for district CRCs at all levels through training seminars and providing detailed information about the Project's policies and implementation procedures.
- b) Organizing information dissemination and consultation with DPs during Project implementation.
- c) Comparing annual unit prices and the Project's tentative compensation unit prices; and reaffirming the scale of land acquisition and impacts on assets based on the results of the DMS and consultations with DPs
- d) District PCs will publish Project land acquisition policies and invite households to participate in popularizing the Project and its legal basis.
- e) Each household will in turn participate in the measuring and inventory of assets, and sign the drawings of the acquired housing/land and inventory of lost assets.
- f) Households will be involved in reviewing the draft plan for compensation, the calculation tables, and the amount of compensation for each household.
- g) Each household has the right to reflect, raise their questions about the calculation of compensation and have their questions answered satisfactorily according to their specific situation, including issues related to resettlement such as prices, installment payments and procedures for documenting ownership in the new place.
- h) Household will participate in the review process for draft compensation plan, spreadsheet and estimate the compensation payment to each household.
- i) After that, district CRCs will calculate compensation based on the agreed prices and complete the compensation plan for affected assets. The PMU will present information on entitlements for DPs in the next consultation with households.
- j) The plan for compensating assets shall clearly state affected assets and the compensation to which DPs are entitled, and this shall be signed by the DPs to show their agreement with the evaluation results. Any questions DPs have on the contents of the plan shall be noted at this time.
- k) Sending DPs letters and/or questions related to the RAP to inform them about the plans and clearly explain the consequences of each plan, if any.
- l) Requesting DPs confirm their choice of RAP and get their preliminary confirmation of the location of the resettlement area. Displaced households will visit the proposed resettlement areas to make their selection.
- m) Requesting DPs to clearly state services they are currently using such as education, health care, and markets, and the distance they travel for these services.

Affected and vulnerable DPs will be consulted about their desires regarding restoration assistance in the RAP. Project compensation boards will inform DPs about the plan and their entitlement to technical assistance before requesting them to clearly present their desires for restoration assistance.

Community Meetings

Before starting detailed designs, the resettlement advisory group will conduct community meetings in affected wards/communes to provide additional information for DPs and create opportunities for them to participate in open discussions about resettlement policies and procedures. Ward PCs or residential groups will hold meetings to consider and resolve issues related to details of the Project, compensation policies, household land use status, and land use origins.

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8.2.3 Information Disclosure

In addition to public announcements for DPs and their communities, the RAPs will be available in departments of the City, Project affected district/ward PCs, the Info Shop in Washington, D.C., USA, and the WB's Vietnam Development Information Center (VDIC) in Hanoi.

8.3 Community Consultation Results

The consultant conducted public consultation on compensation and resettlement with stakeholders including officers from ward PC, population group leaders and local residents in affected area.

Before the survey, the consultant had a meeting with the leaders of wards/communes in order to notify project implementation and the implementation of the survey and IOL. From that point, the local governments are required to coordinate with proposed activities.

After the survey, the consultant had a meeting with local governments in order to report all survey results. At the same time, the consultant collected relating information, the advantages and disadvantages, lessons and proposed measures for resettlement plan and building a temporary organization in order to monitor and continue implementation in next phases.

From 2/4/2012 to 7/4/2012, the consultant conducted public consultation on project policies as well as project benefits that the local residents would received. The specific program is described as follows:

Table 12: Public consultation on land acquisition and resettlement

No.	Location	Time	Content/Program
1	Hoa Phong	3-4-2012	1. Introduction of objectives and participants;
2	Tho Quang	3-4-2012	2. Introduction of SCDP;
3	An Khe	3-4-2012	3. Introduction of proposed categories in wards/communes,
4	Hoa Lien	14/6/2011	4. Proposed mitigation measures;
5	Hoa Lien	4-4-2012	5. Proposed compensation measures, organization and implementation plan, proposed price list;
6	Nai Hien Dong	4-4-2012	6. Discussion: 04 main points
7	Hoa Tien	4-4-2012	✓ Socio-economic conditions (jobs/income/poverty/residency status) and land owner;
8	Hoa Khanh Nam	4-4-2012	✓ Impacts and mitigation measures
9	Hoa Tho Dong	5-4-2012	✓ Proposed price list and demands of assistance options;
10	Hoa An	5-4-2012	✓ Proposed resettlement zone
11	Hoa Quy	5-4-2012	
12	Ho Hiep Nam	5-4-2012	
13	Ho Minh	6-4-2012	
14	Ho Phuoc	6-4-2012	
15	Hoa Khanh Bac	6-4-2012	

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Content and results of public consultation include the follows:

1. Local residents agreed with project implementation and plan of land acquisition. In terms of 03 categories, local residents assessed that all proposed categories were necessary because they will improve living conditions, facilitate the transport and make the environment cleaner. Local residents were aware of the project importance, most of local residents agree with land acquisition and resettlement.
2. APs wanted reasonable compensation to affected land. Land acquisition should avoid small fragmented plots because the remaining land is insufficient to produce. The land acquisition process should be disclosed and clarified. Beside the compensation for losses, the local residents also want payment for assistance for life stabilizing after the project implementation.
3. Compensation options and price list should be notified to the local people. An agreement among local communities should be reached before conducting public consultation on land acquisition and compensation. Apart from the official staff, representatives from commune/wards also participate in monitoring process of compensation, assistance and resettlement such as commune/ward leaders, land officials, representatives of mass organizations, population group leaders and representatives of AHs.
4. Most residents request convenient resettlement area to avoid any life disorder. Proposed resettlement area ensure the short distance to the previous area of local people.
5. Project and the authorities oriented training schemes for HHs who are required land acquisition to avoid emerged social problems and social evils. Assistance measures are proposed to support HHs stabilize their lives after the land acquisition, especially the solitary HHs, elderly HHs and groups of people over 40. A proposed rehabilitation program needs to assist business loans, job training and job introduction to children of AHs in order to enhance their adaptation capacity to new life, especially in terms of HHs who are required agricultural land acquisition. Business locations are arranged to avoid impacts on income sources and employment.
6. Most of opinions recommended that the project ought to provide specific plan and soon implementation. During the project implementation, the project should ensure the schedule to avoid impacts on local lives, especially ensure no impact on irrigation system in the fields.
7. Representatives of the PMU and stakeholders should consult directly with affected HHs and collect their feedbacks on compensation policies and other expectations. The consultations should be conducted regularly even when under the construction. During the project implementation, all feedbacks should be considered to adjust the construction which needs to be appropriate to people's expectations.

Besides, HHs raised many questions regarding compensation price list, assistance to poor HHs, the project criteria for resettlement of severely affected HHs. The opinions of the households in the consultation process have been recorded, synthesis and recommended in report. Details of this refer to the Chapter: The resettlement and income restoration program.

9. COMPLAINT AND GRIEVANCES

9.1 Responsibility

Agencies in charge of implementing the procedure for handling complaints during compensation and land acquisition include the City PC; relevant Departments; compensation and land acquisition councils at all levels; and local PCs in Project affected areas. Depending on the functions and tasks at each level, the mechanism for handling complaints by DPs will be regulated in accordance with legal documents promulgated by the State.

Detailed procedures on handling complaints will be established for the Project to ensure that DPs have the opportunity to present their complaints about compensation and resettlement; the objective is to quickly settle their complaints according to the established procedures. This mechanism will be designed to be simple, understandable, quick and fair. Handling complaints at each Project level will facilitate the smooth implantation of the Project. DPs who do not agree with the decision on compensation, assistance and resettlement are entitled to raise complaints based on the legal regulations.

Handling complaints against compensation, assistance, land acquisition and resettlement decisions, and with the responsibility for resolving complaints, and validation and settlement procedures shall be implemented in accordance with Article 138 in Land Law 2003, and Article 63, 64 of Government Decree No. 84/2007/ND-CP, dated May 25, 2007, and regulations on handling complaints in Decree No. 136/2006/ND-CP.

While awaiting complaint settlement, people whose land is acquired must follow the decision on land acquisition and hand over land on schedule in accordance with the plan decided by competent state agencies.

Grievances against administrative decisions on land management shall comply with regulations and laws on settling complaints as regulated in Article 162, Decree No. 181/2004/ND – CP.

9.2 Complaint Procedure

The DPs are entitled to file complaints regarding their interests and responsibilities in the Project implementation, entitlement to compensation, compensation policy, unit prices, land acquisition, resettlement and other issues related to the support program. DP complaints should be presented as written documents, and they can report their complaints to the PMU and commune, ward, rural and urban district GRCs free of charge.

The Grievance Redress Committee (called GRC) at 03 levels (commune/district and provincial level) will be established at the time of the project announcement publicly. At each level, the committee members will include 5-7 representatives from PMU, CRC (1-2 persons at each 03 level), mass organization/civil society/CBOs/NGOs (1-2 persons), Lawyer Union/associations ... and DP representatives , which is a positive way to resolve issues that concern DPs.

If it is impossible to solve their complaints at the commune or ward level, DPs can take the following steps:

Procedures and Steps to Resolve Complaints: Resolving complaints related to the RAP, including determining the area and value of affected assets will be conducted as follows:

Step 1. Persons who are unsatisfied with any issues in the program of economic recovery and resettlement can report verbally or in writing to their Ward/Communal GRC that will be responsible for resolving their complaint in writing within 15 days.

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Step 2. In case, no response is made from the GRC at ward/commune level or DPs who are unsatisfied with the decisions of the ward/communal level in Step 1 can appeal to the District GRC within 15 days of the date of the decision in Step 1. The District GRC will be responsible for resolving the complaint within 15 days.

Step 3. If no response is made from the GRC at district level or DPs who are unsatisfied with the decisions at the district level, DPs may appeal to the Da Nang City GRC within 15 days of the decision in step 2. The City GRC will give their decision on the complaint within 15 days.

Step 4. If no response is made from the GRC at city/provincial level or DPs who are unsatisfied with the decision at the city level, they may present their petition to their district court for a decision within 15 days of the decision by the GRC at the city level.

Persons filing a complaint will not be charged administration or complaint fees.

10. INSTITUTIONAL ARRANGEMENT

10.1 Institutional Framework

Agencies related to land acquisition and resettlement include:

- People's Committee of Da Nang City
- Project Management Unit
- District People's Committees
- District Compensation Boards
- Project ward People's Committees
- Representatives of the DP community
- Independent Monitoring Agency

10.2 Responsibilities Of Related Agencies

Implementing compensation, assistance and resettlement requires the participation of local organizations and agencies at city, district and ward/commune levels. The City PC shall take general responsibility for the Project's compliance with provisions in the approved Resettlement Policy Framework and Resettlement Plan. Compensation, assistance and resettlement councils will be established at the district level in accordance with the provisions of Decree 197/2004/ND-CP and Decree 17/2006/ND-CP and the hierarchy of City PC. Provisions and the PRF policies will be the legal basis to implement the Project's compensation, assistance and resettlement in Da Nang city.

Da Nang City PC: This is the most powerful agency that issues regulations; resolves issues related to guidelines and policies; directs the Project implementation; and provides the link between the Project's functional units during implementation. Decision No. 1609/2010/QD-UBND dated, September 30th, 2010, specifies that district PCs will be authorized to implement compensation, support and resettlement when the State acquires land within the city area. The City PC shall be responsible for:

- a. Promulgating regulations specifying the legal mechanism for compensation, support and resettlement policies in accordance with the city's actual situation.
- b. Directing district departments, branches and People's Committees in:
 - Preparing construction investment projects for resettlement areas that satisfy the requirements of compensation for land clearance and land acquisition.
 - Preparing compensation, assistance and RAPs within their jurisdiction.
 - Approving compensation, assistance and RAP.
- c. Deciding or authorizing the Chairmen of district PCs to force unwilling cases to comply with the land acquisition decision, within the power of the city.
- d. Inspecting and handling violations in compensation, assistance and resettlement.

District PCs are responsible for:

- a. Directing, organizing, disseminating propaganda and motivating all concerned organizations, households and individuals to comply with the compensation, assistance, resettlement policies, and implementing site clearance in accordance with the decision of competent State agencies;

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- b. Leading compensation councils of the same level to establish, appraise and approve compensation, assistance and RAP as assigned by the City People's Committee; and implementing the compensation, support, and resettlement for projects promoted by the Land Fund Development Centre under the Department of Natural Resources and the Environment.
- c. Appraising and verifying copies of land origin documents issued by commune People's Committees.
- d. Coordinating with departments, branches, organizations and investors to set up and implement construction investment projects for resettlement areas as assigned by City People's Committees.
- e. Settling citizens' claims and complaints regarding compensation, assistance and resettlement within their competence; making decisions to organize and force site clearance and land acquisition involving unwilling cases within their power or as authorized by the City People's Committee.

District Compensation, Assistance and Resettlement Councils (District CARCs): The body assisting district/rural district PCs in organizing the implementation of compensation, assistance and resettlement. The Council is established by district PCs and its members consist of:

- a. Leaders of district PCs - Chairpersons of the Council
- b. Leaders of the Natural Resources and Environment Division – Standing Vice Chairpersons of the Council
- c. Leaders of the Compensation and Site clearance Committee (where there is such a committee) - Standing Vice Chairpersons
- d. Leaders of the Finance and Planning Division - Standing Vice Chairpersons of the Council
- e. The employer - Standing member
- f. Commune PC Leaders of communes where there is acquired land - Members
- g. Head of residential areas where there is acquired land
- h. Representatives of households whose land is acquired (one or two people who understand the law and are able to mobilize the public) as selected by the commune PCs
- i. Other members nominated by district PC chairpersons based on local conditions. In cases considering land allocation and resettlement housing, the District CRCs will add representatives from relevant departments and divisions e.g. Labor, War Invalids, Social, Tax, Police, Fatherland Front, and the Veterans' Association.
- j. Chairpersons of District CRCs can establish mission teams to help the Council implement each project.

District CARCs are responsible for:

- a. Preparing compensation, assistance and RAP to submit to the competent authority for approval, and then organizing its implementation.
- b. Together with members of mission teams established for each project in every specific project area, being responsible for the accuracy and legality of compensation, assistance and resettlement; the source of the land; inventory data;

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and the legality of assets associated with affected land that may or may not be eligible for compensation or support.

- c. Solving beneficiaries' petitions related to compensation, assistance and the RAP; and reporting cases beyond their power to the district PCs for settlement.
- d. Giving instructions to the employer and local government on implementing payment for compensation, assistance and resettlement.
- e. Coordinating with the Centre of Land Fund Development, (Department of Natural Resources and the Environment) for compensation, assistance and resettlement of investment projects in the area.

Ward/Commune PCs are responsible for:

- a. Organizing propaganda about the objectives of land acquisition, and the policy of compensation, assistance and resettlement for affected people.
- b. Coordinating with agencies in charge of implementing compensation, assistance and resettlement to guide affected households in enumerating and certifying their inventory of land and assets associated with the land.
- c. Preparing and taking responsibility for the accuracy of documents concerning land sources, family members, registered members, social policy beneficiaries, and proposals for DP resettlement.
- d. Together with the Employer, implementing payment of compensation, assistance and resettlement for affected households and creating favorable conditions for Project site clearances.

Project Management Unit: The PMU is the agency that assists the Employer and directly manages the project implementation. The PMU shall be responsible for the implementation of the Project Resettlement Plan and its main tasks are:

- a. Coordinating to organize and monitor Project resettlement activities; making detailed plans for site clearance; and signing contracts with concerned agencies for implementing compensation, assistance and resettlement.
- b. Preparing an RAP or updating the approved RAP (if necessary) to conform to this policy framework and submitting it to the City PC and WB for approval before implementation.
- c. Preparing a land fund and resettlement areas for displaced households in advance, or requesting that the city PC prepare resettlement areas; and paying the costs of infrastructure construction and housing projects in resettlement areas, as stipulated by law.
- d. Participating in rural and urban district compensation and resettlement committees; providing necessary information relating to the Project and the compensation plan; and supporting assessments and appraisals of the rural and urban district compensation and resettlement councils.
- e. Offering guidelines for implementing the policies of the Project Policy Framework and RAP.
- f. Preparing an efficient and timely budget to meet the costs of preparation and payment of compensation, assistance and resettlement to affected persons and related administrative costs, and costs for forced site clearance (if any). Organizing the direct payment of compensation, assistance and resettlement to affected households in coordination with the rural and urban district land acquisition committees and commune and ward PCs.

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- g. Appointment of professional appraiser to conduct Replacement Cost Surveys (RCS). This survey must be carried out at the initial stages of DMS preparation. The TOR for the RCS is included in the Annex.
- h. Appointment of External Monitoring Agency. The TOR is included in the Annex. External monitoring reports should be prepared every quarterly and submitted to the PMU, with a copy to the WB directly.
- i. The PMU will be responsible for standardized data management system in the project. In this respect, it needs to prepare standardized formats for DMS and tabulation of data on impacts and socioeconomic characteristics and for entitlements. These standard formats should be provided to all the districts / communes to follow. The PMU will begin work to prepare these formats as soon as possible and if ready, these should be provided in the annex.
- j. Planning for internal monitoring of resettlement activities and ensuring their compliance with Project policies.
- k. Creating a database of affected persons for each component and the entire Project that will be accessible to all concerned agencies.
- l. Receiving the handing over of land and delivering land to the construction companies.
- m. Periodically reporting to the WB on resettlement activities.

External Monitoring Organization: An independent agency/organization, or research institute specializing in social sciences is required to determine and employ to carry out socio-economic surveys, and monitor and evaluate the implementation of Project RAP, and the PMU will sign a contract with the selected Independent Monitoring Agency. Costs for the independent monitoring of the Project's resettlement activities will be deducted from the Project's ODA loans. The independent monitoring agency will report periodically on the progress of implementation and make recommendations for solutions to any problems they discover.

Social Safeguard Implementation Consultants: the Consultant will be responsible for (i) in cooperation with PMU to internally monitor all project implementation of land acquisition, compensation; (ii) provide all necessary assistances aimed to resolving all shortcoming and other remaining issues during compensation and resettlement implementation and (iii) in coordination with IMA hired by PMU to monitor all DP's income restoration, if not the consultant will be responsible to propose and prepare a further special package, submitted to PMU and DNPC for approval, then implement in the project area, for their living condition to be restored.

11. IMPLEMENTATION

11.1 Main Activities

Pursuant to the land acquisition, compensation, assistance and resettlement by the Government of Vietnam and the requirements of the policy framework, the main activities in land acquisition and site clearance are as follows:

1. ***Land Allocation Procedures:*** After reaching an agreement regarding the principles of the Vietnamese Government and the WB on the loan agreement, the PMU will prepare the documents and submit them to the City PC for approval. Since, the Da Nang's PC will issued official document that assign area of land inside the project land acquisition boundary as required to the Project owner (s).
2. ***Establishing Compensation, Assistance and Resettlement Committees (CRCs):*** Within 15 days of receiving the land allocation documents from the Employer, district PCs will establish CRCs for the Project and assign tasks and functions to concerned agencies and units. The PMU will assign a representative to be a permanent member to these councils on behalf of the Employer. The district Compensation and Land Acquisition Committee is a permanent agency of the district PC responsible for implementing works and reviewing documents to submit the urban and/or rural district PC for approval.
3. ***Land marking for Project Site Clearance:*** After the land acquisition decision is approved by the City and urban/rural district PCs, land will be handed over to the PMU for Project implementation. The PMU will coordinate with the Department of Natural Resources and the Environment (DONRE) and a professional cadastral agency contracted by the PMU to identify Project site clearance landmarks, plant landmarks at the site, deliver the site for clearance, and implement procedures for the compensation, assistance and resettlement of DPs to clear the site for the Project. The Natural Resources and Environment Division and the concerned ward/commune PCs will assign specialists to participate in these works.
4. ***Training resettlement staff:*** After the establishment of rural/urban district CRCs, all staff in charge of resettlement under the PMU, rural/urban district CRCs, and ward/commune officers will be trained by resettlement specialists. The PMU will take the main responsibility for organizing resettlement training on topics including:
 - i. RAP objectives;
 - ii. The main principles, policies and compensation entitlements stipulated in the RAP;
 - iii. Methods of consultation and information dissemination;
 - iv. Steps of implementation, procedures and schedules;
 - v. Mechanisms to redress grievances; and
 - vi. The liabilities and entitlements of individuals and organizations participating in the implementing the RAP.
 - vii. The use of these formats and setting up of computerized data management system should also be one of the areas
5. ***Information campaign before detailed inventory and measurement:*** Competent State agencies (in this case the PMU and the urban/rural district PCs involved with the Project) shall notify DPs in writing explaining the reasons to acquire land, the time

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and schedule of relocation, and the master plan for compensation, site clearance and resettlement. The DPs shall be notified at least 90 days before the commencement of land acquisition if it concerns agricultural land, and 180 days before land acquisition for non-agricultural land.

Before the IOL, the PMU, together with the rural/urban district and ward/commune authorities, will provide people in the Project area with information about the Project prior to the detailed inventory and measurement phase. Information will be disseminated through community meetings and local loudspeakers as well as mass media (radio, newspapers, TV, leaflets, letters to households, etc).

Meetings to disseminate information will be organized in Project affected wards to inform the affected community about:

- The scope and scale of the Project;
- Impacts of the Project;
- Policies and entitlements for compensation for damages and losses;
- The implementation schedule;
- Organizational responsibilities; and
- Complaint redress mechanisms.

Informational documents (pictures, photographs, brochures, etc) about Project implementation will be prepared and distributed to all affected wards/communes at the meetings.

Besides that, Public Information Booklet (PIB) will be prepared prior to the start up of resettlement implementation activities to facilitate information dissemination in the project.

6. ***Survey of replacement prices:*** a professional consultant (appraiser) would be appointed by the PMU to conduct Replacement Cost Survey (RCS) to validate or otherwise the rates established by the City authorities and to ensure that the compensation rates reflect prevalent market prices. The RCS should be carried out prior to the preparation of the General Plan for Compensation, Assistance and Resettlement
7. ***Detailed survey, measurement and compensation plan preparation:*** District compensation and site clearance committees will collect detailed measurements and inventory data for each type of asset or business affected by the Project when the detailed design is available. The results will be the basis for the Project's compensation, assistance, and update of the RAP. The updated resettlement plan will be submitted to the PPC and the World Bank.
8. ***Preparing a general plan for compensation, assistance and resettlement:*** the Project Owner, with help from Social Consultant will be responsible for preparing a general compensation plan for each affected ward or commune.
9. ***Compensation and assistance:*** The payment of compensation and allowances will be supervised by representatives from the rural and urban district CRCs, commune governments, and DPs.
10. ***Awarding the construction contract:*** When all DPs in each segment of each Project item have been compensated and assisted in accordance with the RAP policies, construction units will receive the site and begin construction as per approved designs.

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A Grievance Redress Committees at city/province, district and commune levels with participation by civil society/NGOs, and representatives of the DPs will be established prior to the project announcement of the land acquisition.

11. **Internal and independent monitoring:** Monitoring should begin as early as possible as after the updated RAP is approved and continue throughout the construction of the Project. An independent monitoring organization (IMO) will conduct a survey of conversion prices before or during the detailed measurements and survey (DMS) to update information on replacement prices and recommend that the Department of Finance consult the City PC about adjusting the compensation prices if there are significant differences between the compensation and market prices.

The IMO will also conduct a survey and assessment within 6-12 months of the completion of compensation and resettlement activities.

11.2 Implementation Steps

Basic compensation and resettlement activities will be implemented based on the abovementioned legal decrees, and organization and coordination among concerned agencies, as follows:

Step 1: Determine And Announce Land Acquisition Policy

The determination and announcement of land acquisition policies are based on the appraisal of land use demand from the Department of Natural Resources and the Environment submitted to Da Nang city for approval. The City PC then issued documents on the land acquisition policy or a document accepting the investment location.

District PC is responsible for steering and spreading land acquisition policies and regulations on land acquisition, compensation, allowance and resettlement, when land is acquired by the State for national defense, national interests, public utilities and economic development.

Ward PCs are responsible for openly posting the land acquisition policy at ward PC headquarters and in residential zones where land will be acquired land, and announcing it publicly on ward radio stations (if any).

Step 2: Prepare Cadastral Documents For Acquired Land

According to the land acquisition policy of the City PC, the Department of Natural Resources and the Environment shall instruct land use rights registration offices at the same level to prepare cadastral documents.

Adjust and abstract official cadastral maps to suit the current status for places with official cadastral maps, or create an official cadastral map for places without one.

Correct and make copies of cadastral documents (cadastral books) to submit to the DRC.

Make a list of land lots to be acquired with following contents: map and lot identification marks, name of land users, area of the lot with the same purpose, and other land use purposes.

Step 3: Prepare, Appraise And Approve The General Plan For Compensation, Assistance And Resettlement.

The project Owner, with help from social consultant prepare a general plan for compensation, assistance and resettlement (hereinafter called the General Plan) based on current data and documents supplied by the Department of National Resources and the Environment and submit one set to the Financial agency for appraisal. The General Plan shall contain the following:

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- a. The basis for preparing the plan;
- b. Synthesized statistics on all land types in the area, agricultural land levels, number of map pages, number of plots; and estimated value of assets on the land;
- c. Synthesized statistics on the number of households, population, and laborers in the acquired land area, which clearly specify the number of DPs and laborers changing jobs;
- d. Estimation of compensation and assistance rates; estimated location and area of resettlement sites or houses and modes of resettlement;
- e. Estimation of supporting measures to resolve employment and training plans for job changers;
- f. List of works, scope of governmental works, religious organizations, displaced communities, and the expected place of relocation;
- g. Number of displaced graves and the expected place of relocation;
- h. Estimated costs for realizing the plan;
- i. Financial sources to realize the plan;
- j. Progress of plan implementation.

Step 4: Construct Resettlement Sites.

Based on the local socio-economic development plan, the land use plan and planning approved by competent authorities, the local real land budget and the Project's specific requirements, District People's Committees (PCs) together with the Client direct the preparation of the construction plan of resettlement sites in order to meet the resettlement demand. This construction plan will be submitted to Department of Construction, Department of Natural Resources and Environment, Department of Planning and Investment and relevant organizations for appraisal and to the City People's Committee for decision as stipulated.

Step 5: Lay Site Clearance Landmarks.

After the investment project has been approved by competent authorities, the Client will implement the laying of site clearance landmarks based on the basic design and hand over to the Organization in charge of compensation, management and implementation of next steps in site clearance. During the preparation and examination stage of the technical design (or the shop drawing design), if the scope of site clearance is adjusted, the Client has to cooperate with the Organization in charge of compensation to provide timely correction and inform the locality immediately about the adjusted contents.

Step 6: Replacement Cost Survey (RCS)

The implementation of replacement cost survey is as following:

1. The PMU will mobilize an Authorized Independent Consultant to implement RCS
2. The selected consultant will conduct RCS. The methods for RCS is based on GoV regulation, (including direct comparison method, income method, depreciation method, suRAPLus method and others)
3. The RCS result will be submitted to PMU, then the PMU will be responsible for making consultation with district level and DPs, for proposing project unit rate for compensation, and finally submit to DNPC for approval.

Step 7: Prepare The Compensation, Assistance And Resettlement Plan.

1. Field inspection and enumeration.

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Based on the land acquisition policy and the site clearance landmarks of the project, the Organization in charge of compensation prepares the detailed enumeration report for each land acquisition case (called the compensation quantity enumerating report, for short). The report has to present specific contents, including names, places of permanent address registration, places of temporary address registration, current addresses of acquired land owners, the number of household members, the number of labourers and social policy beneficiaries (if any); the area and the location of the acquired land lot; the quantity of crop plants and domestic animals; the shape, the dimension, the quantity, the structure and basic features of assets currently on that land; emerging and underground works associated to the acquired land.

2. Identification of the origin of each acquired land lot.

The organization in charge of compensation co-operates with the Land Use Rights Registration Office and Ward People's Committees to identify the origin of each acquired land lot and the legal owner of the land lot based on documents related to the land use, cadastral documents, cadastral maps, inventory documents, cadastral books, statistics registration books, monitoring books of land use right certificates granting and tax registers of the acquired land.

3. Preparation of the compensation and assistance plan.

Pursuant to the compensation quantity enumerating report, the origin of each acquired land lot, unit prices and compensation policies as stipulated, the Organization in charge of compensation implements the preparation of the compensation and assistance plan with following contents:

- Name and address of the owner of the acquired land;
- Area, type, location and origin of the acquired land;
- Calculation bases for the money amount of compensation and assistance such as the compensated land price, the house price, the compensated works, the number of household members, the number of labourers in the working age, and the number of social benefits beneficiaries;
- Amount of compensation and assistance money;
- Resettlement arrangement;
- Relocation of governmental works, religious organizations and communities;
- Graves displacement.

4. Collection of comments on the compensation, assistance and resettlement plan:

- The compensation, assistance and resettlement plan is openly posted at ward PC headquarters and at residential activities places where land is acquired so that the land users and relevant people can give comments;
- The posting must be made in written form confirmed by representatives of ward PCs, Ward Committees of Fatherland Front and acquired land owners;
- The period of posting and receiving comments lasts at least twenty (20) days as from the date of posting.

5. Finalization of the compensation, assistance and resettlement plan:

- At the end of the plan posting and comments receiving period, the Organization in charge of compensation and site clearance will be responsible for written synthesis of comments, including a clear statement of agreement, disagreement and other

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opinions towards the compensation, assistance and resettlement plan. This Organization is also responsible for finalizing the plan and sending the finalized plan and the collection of contributed comments to the Natural Resources and Environment agency for appraisal.

- In case there are a lot of disagreement opinions towards the compensation, assistance and resettlement plan, the Organization in charge of compensation and site clearance will need to clarify or review and adjust the plan before it is sent to the Natural Resources and Environment agency for appraisal.

Step 8: Appraise And Submit The Compensation And Assistance Plan For Approval

The Department of Natural Resources and Environment is responsible for providing directions and co-operating with relevant district agencies to appraise the compensation and assistance plan as stipulated. This Department is then responsible for submitting the plan to the District PC for approval as stipulated.

Step 9: Land Acquisition Decision And Settlement Of Complaints

Based on the notice of land acquisition, the compensation, assistance and resettlement plan prepared and appraised by competent authorities, the cadastral abstract or measurement quotation of the land lot, the City PC gives land acquisition decision for religious organizations, Vietnamese people having overseas permanent residence as well as foreign individuals and organizations. The District PC gives land acquisition decision for households, individuals, communities and Vietnamese people having overseas permanent residence and allowed to buy houses with land use rights in Vietnam.

During the implementation of land acquisition, if there are any complaints from residents, ward PCs will collect their opinions and letters of complaint and send them to relevant higher agencies for consideration.

Land acquisition will proceed even if there is no decision on claims settlement. If the competent agencies settling complaints conclude that the land acquisition is illegal, the land acquisition will be obliged to stop and the governmental agencies that issued the land acquisition decision shall cancel the decision and compensate for losses (if any) caused by it. If the competent agencies conclude that the land acquisition is legal, the owners of the acquired land must comply with the land acquisition decision.

Step 10: Approve and Publish The Compensation, Assistance And Resettlement Plan.

The District PC approves the compensation, assistance and resettlement plan as stipulated.

Within no more three (03) days as from the receipt date of the approved compensation, assistance and resettlement plan, the Organization in charge of compensation and site clearance is responsible for co-operating with ward PCs to publish and openly post the Decision on approving the compensation, assistance and resettlement plan at ward PC headquarters and residential activities places where land is acquired and send to the owners of the acquired land the decision on compensation, assistance and resettlement with a clear statement of compensation and assistance rates, resettlement land arrangement (if any), time and place of compensation and assistance payment as well as time of handing over the acquired land to the Organization in charge of compensation and site clearance.

Step 11: Implement Compensation, Assistance And Resettlement Payments

The compensation, assistance and resettlement committee implements the payments after there is the decision on approving the compensation, assistance and resettlement plan.

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Step 12: Resettlement Arrangement.

1. The Organization in charge of compensation co-operates with ward PCs to execute following tasks:

- Receiving letters of asking for resettlement land granting submitted by the owners of the acquired land. Ward PCs are responsible for confirming the number of inhabitants and the current situation of houses and land of those who own the acquired land and the letters of asking for resettlement land granting;
- Preparing documents and lists of objects with sufficient conditions for resettlement land granting; Preparing the resettlement land arranging plan;
- Openly posting the resettlement plan at ward PC headquarters and residential activities places where land is acquired;
- Receiving comments contributed by the owners of the acquired land and relevant parties, finalizing the resettlement plan as stipulated and submitting it to the Department of Natural Resources and Environment for appraisal;

2. The Department of Natural Resources and Environment co-operates with relevant district agencies, the Organization in charge of compensation and ward PCs to:

- Investigate and verify object standards and conditions for each case of asking for resettlement land granting as stipulated.
- Appraise the resettlement plan as stipulated.
- Submit the resettlement plan to the District PC for approval and decide to grant resettlement land to each approved object.

3. The Organization in charge of compensation publishes and openly posts the approved resettlement plan and decision on resettlement land granting as stipulated.

4. The Department of Natural Resources and Environment directs and co-operates with the Organization in charge of compensation and ward PCs to grant the resettlement land as stipulated.

5. The District Tax Department instructs land use payments and other financial duties of the resettlement land granted people. The District State Treasury is responsible for collecting money as stipulated.

Step 13: Forced Land Clearance

Within twenty (20) days as from the date when the Organization in charge of compensation and site clearance has completed compensation and assistance payments for the owners of the acquired land based on the approved plan, the owners of the acquired land have to hand over the land to the Organization in charge of compensation and site clearance.

In case the owners of the acquired land do not follow the land acquisition decision, PCs at competent levels issuing the land acquisition decision will issue the decision on forced land acquisition. The forced land acquisition will be implemented based on regulations in Article 32, Decree No. 69/2009,ND-CP dated 13 August 2009 by the Government.

11.3 IMPLEMENT SCHEDULE

Table 13: Implementation schedule

Main activities of resettlement plans	Schedule
Resettlement plan	
Predesign and setting out the clearance site	Oct, 2011
Sign on the contract and mobilize the consultants for reports	Dec, 2011
IOL for affected people and prepare compensation tables (replacement cost survey if necessary)	May, 2012
Community meetings, public consultation with affected people and Resettlement Plan	July, 2012
Resettlement plan is submitted to the PMU for consideration	Oct, 2012
The PPC and the WB approves Resettlement Plan	Dec, 2012
Resettlement plan	
Compensation payment	Dec, 2013
Restoration measures (if any)	June, 2013
Site clearance	Sept, 2013
Construction contract	Dec, 2013
Đánh giá sau tái định cư	June, 2014
External monitoring	
CPMU signed on the contract and mobilize the IMO	Dec, 2014
IMO participates in IOL and conduct basic data survey on socioeconomic	Jan, 2015
IMO conducts survey and initial monitoring report	July, 2015
IMO conducts survey and second monitoring report	Jan, 2016
IMO conducts survey after resettlement and final monitoring report	July, 2016

12. MONITORING AND EVALUATION

Monitoring is the continuous process for assessing the Project implementation, including the approved implementation schedule, the use of inputs, Project infrastructure and services. The monitoring agency provides all stakeholders with regular information about the implementation and identifies the reality, potential for success and difficulties that may arise so that may be adjusted as soon as possible in the Project's operation phase. Monitoring has the following purposes:

- a. To verify whether the project activities comply with the plan and are completed effectively in regards to quantity, quality and time.
- b. To detect arising problems in the process of implementation, propose settlement methods to ensure conformity with the policy framework, and ensure the rights of DPs.
- c. To assess whether resettlement activities achieve the Project goals and objectives, and at what level.

12.1 Internal Monitoring

Internal monitoring of the RAP implementation is the responsibility of the implementing agencies, with the assistance from the Project consultants. The Consultant will be responsible for (i) in cooperation with PMU to internally monitor all project implementation of land acquisition, compensation; (ii) provide all necessary assistances aimed to resolving all shortcoming and other remaining issues during compensation and resettlement implementation and (iii) in coordination with IMA hired by PMU to monitor all DP's income restoration, if not the PMU, with help from the consultants will be responsible to propose and prepare a further special package, submitted to DNPC for approval, then implement in the project area, for their living condition to be restored. The implementing organizations will be regularly monitored and checked by the PMU together with district/commune PCs through progress reports on the RAP preparation and implementation. Findings will be recorded in quarterly reports and submitted to the Provincial PC and WB.

The objectives of internal inspection and monitoring are:

- a. To check whether the basic information from DPs is implemented and evaluate damaged assets; and review compensation, land acquisition and resettlement based on regulations in the RAP and RAP.
- b. To check whether the implementation of the RAP complies with the approved design and planning; that technical assistance, transportation, payment of benefits and relocation support is guaranteed; and that revenue recovery and entitlement to restoration assistance is properly implemented.
- c. To monitor capital sources for Project implementation provided for the PMU at the local level (provincial/district level) to ensure they are on time and enough for the set purposes, and that the capital is implemented by the PMU in accordance with the RAP.
- d. To record, closely follow and settle complaints, and ensure that all complaints are handled in a timely manner.
- e. To coordinate and complete all resettlement activities and award construction contracts.

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The Internal monitoring and supervision will have the following objectives and monitoring indicators as following:

- (a) Make sure that compensation costs issued by the PPC are at the replacement cost or at market values and will be updated at least every year.
- (b) Make sure that the DMS records all affected properties as well as all relevant information of the affected persons in order to determine for their entitlement.
- (c) Compensation and other entitlements are computed at rates of replacement and procedures as provided in the approved RAP, with no discrimination according to gender, vulnerability, or any other factor;
- (d) Affected households are paid their compensation and other entitlements at the time as per approved RAP (required as in the entitlement matrix), ensuring that all entitlements are delivered as planned and agreed, including compensation in cash or in kind, allowances, replacement land, resettlement sites developed and people moved to the sites;
- (e) Income restoration programs designed and delivered including modifications in the programs and provision of additional cash and in-kind assistance to the participating affected households as and when necessary;
- (f) Public information, public consultation and grievance redress procedures are followed as described in the approved RAP;
- (g) Affected public facilities and infrastructure are restored promptly; and
- (h) The transition between resettlement and commencement of civil works is smooth and that sites are not handed over for civil works until affected households have been satisfactorily compensated and resettled.

The PMU shall submit an internal monitoring report on the implementation of the Resettlement Plan to the WB as part of their quarterly reports. Internal monitoring reports must contain the following information:

- Number and type of DPs affected by Project components and the situation of compensation, relocation and income recovery payment for each item.
- Allocated fund for activities or compensation, and disbursement costs for each activity.
- The final result of complaints and any outstanding issues that require settlement from management agencies at all levels.
- Issues arising during the implementation.
- Updated actual progress of RAP implementation.

12.2. External Monitoring

The PMU will hire one independent monitoring and assessment organization (IMO) for the implementation of the RAP. The independent organization may be a research institute/agency, non-governmental organization, an independent consulting company, etc, but it must specialize in social sciences and have experience in independently monitoring resettlement programs. The IMO will begin work immediately after the Project commences.

The overall objective of independent monitoring is to provide periodical evaluations and independent reviews of the implementation of resettlement; changes in living standards and employment; the recovery of DPs' incomes and social bases; efficiency, impact and

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sustainability of local people's entitlements; the need for additional mitigation measures for damages (if any); and to draw strategic lessons for planning and policy making in the future.

Apart from verifying information provided in evaluation reports - the PMU's internal independent monitoring agency will conduct sample testing once every six months. The survey sample may be 100% of relocated DPs and at least 10% of the remaining households under each RAP in order to:

- a. Determine if the procedures for DPs' participation, compensation and recovery are implemented in accordance with the RAP and RAP;
- b. Project implementation processes and procedures for consultation and information dissemination, compensation policy publication;
- c. Evaluate if DPs' living standards and income are at least the same as before the Project in accordance with the Project framework's objective;
- d. Collect quantitative indicators of the Project's socio-economic impacts on DPs;
- e. Propose modifications to the implementation of the RAP, if necessary, to achieve the principles and objectives of the RAP.
- f. Assess and record the level of satisfaction of affected persons with different aspects of the RAP. The handling of complaints and speed of resolution will also be monitored.
- g. Observe and investigate living standards throughout the process of implementation. Any potential problems in living recovery must be reported.

The IMO must submit periodic reports every six months and describe their findings. The monitoring report will be submitted to the PMU, and the PMU will submit the report to the WB in the form of an Appendix on progress reports.

Indicators: The following indicators will be monitored and evaluated by the External Monitoring Consultants:

- (a) Payment of compensation will be as follows: (a) full payment to be made to all affected persons sufficiently before land acquisition; (b) adequacy of compensation payment to replace affected assets.
- (b) Provision of technical assistance for house construction to DPs who are rebuilding their structures on their remaining land, or building their own structures in new places as arranged by the project, or on newly assigned land plots
- (c) Provision of income restoration assistance.
- (d) Public consultation and awareness of compensation policy: (a) DPs should be fully informed and consulted about land acquisition, leasing and relocation activities; (b) the monitoring team should attend at least one public consultation meeting to monitor public consultation procedures, problems and issues that arise during the meetings, and solutions that are proposed; (c) public awareness of the compensation policy and entitlements will be assessed among the DPs; and (d) assessment of awareness of various options available to DPs as provided for in the RAP.
- (e) Monitoring for relocation process: (a) To check with the affected people who are entitled to be relocated to a resettlement site if they are being or have been consulted on the location of the site, site design and plot allocation on the site; (b) To check if the affected persons are receiving or have received all their

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entitlements and in a timely manner; (c) To check if the affected people who are relocated to a resettlement site have been consulted at least three months before resettlement and if other adequate information has been provided.

- (f) Affected persons should be monitored regarding restoration of productive activities.
- (g) The level of satisfaction of DPs with various aspects of the RAP will be monitored and recorded. The operation of the mechanisms for grievance redress, and the speed of grievance redress will be monitored.
- (h) Throughout the implementation process, the trends of living standards will be observed and surveyed. Any potential problems in the restoration of living standards will be reported.

Methodology and Approach

Sample Survey

A socio-economic survey will be required before, during and after resettlement implementation to provide a clear comparison of success/failure of the resettlement plan implementation. Monitoring will be on a sample basis. The sample size should be 100% of relocating households and at least 10% of all other households. The sample survey should be conducted twice a year.

The survey should include women, elderly persons, and other vulnerable target groups. It should have equal representation of male and female respondents.

A Post-Resettlement Evaluation will be carried out 6 to 12 months after completion of all resettlement activities. The IRMC will take activities including but not limited to: (i) compensation documents checking and (ii) working with compensation board and local authorities to collect all the necessary data and information;

Database Storage

The MO will maintain a database of resettlement monitoring information. It will contain files on results of independent monitoring, DPs data will be updated based on information collected in successive rounds of data collection. All databases compiled will be fully accessible by the PMU, implementing agencies, and the Bank.

Monitoring Report Follow-Up

The monitoring reports will be discussed in a meeting between the IRMC and PMU held immediately after submission of the report. Necessary follow-up action will be taken based on the problems and issues identified in the reports and follow-up discussions.

13. COST ESTIMATE

13.1 FUNDING

The resettlement plan will cover the detailed costs of compensation and restoration assistance, resettlement costs for specific land (agricultural land, residential land ...), types of work and other impacts. The project resettlement costs is prepared based on the updated compensation unit prices issued by the City People's Committee, which reflect the market value of all affected properties at the compensation time.

The financial source for different activities of resettlement programs is mentioned in the table of estimation cost. The cost for the implementation of Resettlement Plan (Cost for compensation and assistance ...) will be the counterpart fund taken from the credit.

The budget for the RP implementation will be a part of counterpart fund of the Vietnamese government (from Da Nang People's Committee. Da Nang city will provide counterpart fund for the compensation and resettlement and this cost will be included in the total investment costs of the Project.

The PMU will disburse this fund for land acquisition, assistance and resettlement of the project through the city CRC, which will pay directly for the project affected households.

13.2 Replacement Price Survey

The method used for valuation of losses in the WB projects is based on the "REPLACEMENT COST". In this Project, the losses consist of damages to urban land, structures and other assets. Urban land of the same area and using value should be determined by replacement costs in the consideration of the public structures and social services plus registration costs and transferable taxes. For houses associated with other structures, their value is determined by market prices of building materials to build a replacement house of the same area and quality at least, or to repair the affected structures, plus transport material costs, labor costs, bidding cost, registration fees and transferable taxes. Asset depreciation and material value that can be salvaged by affected households are not deducted

Compensation Unit Price

For reference purpose, the Consultant collected land unit prices for land on the roadsides on the real estate market from many different sources:

- a. Decision 35/2011/QD-UBND December 24, 2011 of Da Nang People's Committee regulating on land prices in Da Nang city
- b. Information from the real estate transaction center;
- c. Consultation with local government and households affected by the project.

Some unit prices of land in the project area are determined based on the results of replacement cost surveys, through working with local authorities, and the information on the market transactions. The determination of replacement cost is based on the coefficient, namely, the compensation rates will be calculated accordingly to the price coefficient, which is compared with the regulated prices issued by Da Nang People's Committee. The rates for identified areas are as follows:

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Table 14: Proposed replacement costs for land compensation

No.	District/ward	Unit prices based on Decision 35/2011	Coefficients	Proposed unit price
1	Ngu Hanh Son district			
1.1	Hoa Quy ward	950.000	1.5	1.425.000
1.2	Hoa Hai ward	1.000.000	1.5	1.500.000
1.3	Khue My ward	836.000	1.5	1.254.200
1.4	My An ward	836.000	1.5	1.254.000
2	Thanh Khe district			
2.1	An Khe ward	1.850.000	1.5	2.775.000
2.2	Thanh Khe Dong ward	1.650.000	1.5	2.475.000
3	Lien Chieu district			
3.1	Hoa Khanh Nam ward	1.200.000	1.5	1.800.000
3.2	Hoa Hiep Nam ward	684.000	1.5	1026.000
3.3	Hoa Khanh Bac ward	1.200.000	1.5	1.800.000
3.4	Hoa Minh ward	1.100.000	1.5	1.650.000
4	Hoa Vang district			
4.1	Hoa Lien commune	1.300.000	1.5	1.950.000
4.2	Hoa Phong commune	836.000	1.5	1.254.000
4.3	Hoa Phuoc commune	1.500.000	1.5	2.250.000
4.4	Hoa Tien commune	1.000.000	1.5	1.500.000
4.5	Hoa Chau commune	1.500.000	1.5	2.250.000

Compensation prices for architectural works

The feature of the houses in the project area is house grade 3 and 4, temporary house and insignificant number of solid brick houses. In addition, there are some other structures such as: Yards, gardens, living areas ... and some temporary structures. For houses associated with other structures in the project area, their value is determined by market prices of building materials to build a replacement house of the same area and quality at least, or to repair the affected structures, plus transport material costs, labor costs, bidding cost, registration fees and transferable taxes. Asset depreciation and material value that can be salvaged by affected households are not deducted.

Through the review of Da Nang's new compensation policy for architectural works, the PMU proposed the compensation unit prices for architectural works, properties on land in the project area accordingly to Decision No.35/2011/QD-UBND on 24/12/2011 by Da Nang People's Committee relating unit prices of houses and structures, graves, plus 20% inflation for such architectural objects. The prices for architectural items and the compensation prices for trees and crops are in the attached appendix. Based on the proposed rates, the estimated cost for compensation and assistance shall be determined in the following pages: Cost Estimate.

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13.3 COST ESTIMATE

Costs for compensation and resettlement including RP preparation and implementation costs and administrative and management costs are estimated based on the following items⁵:

- The costs for affected land and property compensation in the project area;
- The costs for the program of income restoration and special support for vulnerable groups (policy families, families deserving for the revolutions, family owned by women, disabled people, poor households etc.);
- The allowances, subsidies, bonuses for affected people to move out of the project areas as scheduled;
- The cost for recruitment of domestic resettlement specialists and independent consultant;
- Contingency cost: The new Land Law, every January, the city People's Committee will issue the unit prices of land. Experiences shows that in most cases, land prices increase gradually each year.

The detailed statistical analysis of impacts and cost estimates will be divided into categories and represented in the pages below.

Table 15: Cost estimate

No.	Item	Description/Unit price	Quantity
A	Land	Appendix 1	522,856,065,240
	Affected residential land		517,873,319,000
	Affected agricultural land		4,982,746,240
B	Architectural works	Appendix 2.1	66,394,032,500
1	House (m2)		62,952,291,000
2	Kitchen (m2)		389,128,200
3	Auxiliary woks (m2)		420,087,300
4	Wall (m)		617,850,000
5	Yard (m2)		104,676,000
6	Water tank (m3)		-
7	Grave (unit)		1,910,000,000
C	Affected trees/farm produces	Appendix 2.2	3,842,681,040
1	Trees:		485,190,000
2	Rice, crops		3,357,491,040
D	Subtotal 1	D = A+B+C	593,092,778,780

⁵The cost for CRCs at city, districts levels and local authorities for the implementation of the RP are disbursed from the city budget, which is not included in this Item.

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E	Life Recovery Program		74,307,449,200
1	Relocation support	2,000,000 VND/household	1,404,000,000
2	Support for temporary residence of DPs	600,000 VND/main household	280,800,000
2	Support for Life Stabilization	30kg /person/month x 6 month	63,180,000,000
4	Vocational training	15,000VND/m2	9,342,649,200
5	Support for poor households	2,000,000 VND/household	100,000,000
F	Subtotal 2	F = D + E	667,400,227,980
G	Overhead cost		46,718,015,959
1	Independent monitoring cost (2%)	Equivalent to (2%)	13,348,004,560
2	Contingency cost (5%)	Contingency 5%	33,370,011,399
H	Total	H = F + G	714,118,243,939
	Rounded		714,200,000,000

Thus, the total cost of compensation, assistance and resettlement of SCDP Project is VND 714,200,000,000 VND.