

HANOI DEPARTMENT OF TRANSPORT
HANOI URBAN TRANSPORT DEVELOPMENT PROJECT MANAGEMENT UNIT

HANOI URBAN TRANSPORT DEVELOPMENT PROJECT
(HUTDP)

RESETTLEMENT ACTION PLAN
UPDATED IN 2013

Hanoi, 2013

1. INTRODUCTION OF THE PROJECT:

1.1. Introduction

The Hanoi Urban Transport Development Project (HUTDP) is financed by ODA loan from World Bank, grant fund from Global Environment Facility (GEF) through World Bank and counterpart fund of Government of Vietnam according to the Project Credit Agreement No. 4374-VN and No. TF058293-VN signed between Government of Vietnam and World Bank on November 22, 2007, validated from April 22, 2008, the first expiration date is December 31, 2013, it is expected to be extended additional 18 month to June 2015. After being restructured, the Project has divided in to 3 components as below:

Component 1: Development of a Bus Rapid Transit (BRT) System: Development of BRT system along the Giang Vo – Lang Ha corridor (from the Kim Ma interchange to the Yen Nghia terminal in the length of 14,1 km); constructing and procuring of devices installed in BRT stops, interchange stations, terminals and maintenance facilities and the acquisition of 50 BRT vehicles. This component would also support the establishment of a modern BRT management system and finance the implementation of a public consultation, communications and media strategy for disseminating information on the BRT system.

Component 2: The Road Infrastructure and Sustainable Urban Planning: (i)supports for the construction of a section of the Second Ring Road (RR2) from Nhat Tan Bridge to Cau Giay in the length of 6,1 km and a 556-apartment resettlement site for households that would be affected by project, (iii) with support for sustainable urban development and transportation planning in Hanoi.

Component 3: The Institutional Development Component (ID): finances the technical assistance (including equipment to: (a) strengthen Air Quality Management; (b) support traffic safety; (c) support establishment and strengthening of a new Public Transport Authority and support transport planning and policy development; (d) finance replication activities that have been designed to address GEF's priority on replication; and (e) support project management for the GEF project and enhancement of project monitoring skills.

The compensation and resettlement of the Project is implemented according to the Resettlement Policy Frame approved by WB, which was approved by the Government of Vietnam at the Document No. 169/TTg-CN, dated January 30, 2007 and the Resettlement Action Plan (RAP) approved by Hanoi People Committee at the Decision No.1256/QD-UBND dated April 5, 2007.

Updated contents of RAP up to 2013 are described as follows:

2. THE PROJECT'S IMPACTS:

The project is restructured, in which some items are adjusted such as cancellation of the second line (Giai Phong) BRT and CT5 resettlement area, reducing the land acquisition area at Bui interchange, Dao Tan interchange etc. that leads to the affected area of the project is minimized, specifically as follows:

Component 1- Development of BRT component (BRT): Total land acquisition of this component is 124.927m², including:

- 121 227 m² of land for current roads and the median strip will be used to build BRT with length of 14.1 km and stop stations on the route.

- 3,700 m² of public land at Kim Ma bus station which is used for building BRT interchange, has been completed the site clearance, land acquisition through provision of construction cost support for the management agency-Transerco.

Under this component, there is no resettlement.

Component 2- The Road Infrastructure and Sustainable Urban Planning:

Ring Road 2: The total area of land to be acquired for ring road 2 is **458,447m²**, the affected area includes 4 districts (Tay Ho, Cau Giay, Ba Dinh, Dong Da), including:

- **142,860 m²** of residential land used by 974 households will be recovered through compensation, support and resettlement. Through surveys, there will be about 780 households to have their all or a major proportion of land to be recovered, they will have to move, resettle and 248 households' land to be recovered partly and not resettled.

- **170,461m²** of agricultural land being managed and used by 506 households will be recovered through compensation and support and resettlement apartments will not be allocated for these households.

- **63,849 m²** of land for special purpose that the Government allocated for 26 agencies, organizations to use will be recovered through support for construction cost. Compensation or support is not necessary when implementing the land acquisition.

- **81,227m²** public land of greenfield and current roads will be used for construction of the ring road 2 without compensation and support.

Resettlement Site CT1 The total area for these buildings is **20,900m²** located at the urban area of "Exchange city", Tu Liem district. This area is received from investors, who build the urban areas from 2009 through the payment of construction investment costs of building technical infrastructure (total \$27 billion).

Summary of the land acquisition and resettlement at the following table

Table 2.1. Impacts of land acquisition of the project

Unit: m²

No.	COMPONENT	Total land area	In which:			
			Residential land	Agricultural land	Specialized land and office land	Greenfield and current road land
	TOTAL	604,274	142,860	170,461	67,549	223,404
1	BRT component	124,927			3,700	121,227
2	Ring Road 2	458,447	142,860	170,461	63,849	81,277
-	Tay Ho district	211,998	13,711	146,208	49,861	2,218
-	Cau Giay district	56,075	25,783	24,253	999	5,040
-	Ba Dinh district	174,300	96,889		10,159	67,252
-	Dong Da district	16,074	6,477		2,830	6,767
3	Resettlement Site CT1	20,900				20,900

Table 2.2 Impacts of resettlement of the Project

Unit: site clearance options

No.	List	Total	In which				
			Residential land	In which		Agricultural land	Office land
				With relocation	Without relocation		
	TOTAL	1,508	974	780	194	506	28
A	BRT COMPONENT	1	-	-	-	-	1
	- Kim Ma bus station	1	-	-	-	-	1
B	RING ROAD 2 COMPONENT	1,506	974	780	194	506	26
1	Tay Ho district	585	165	120	45	411	9
2	Cau Giay district (Nghia Do ward)	361	261	220	41	95	5
3	Ba Dinh district	487	480	326	100	0	7
4	Dong Da district (Lang Thuong ward)	73	68	60	8	-	5
C	CT1 RESETTLEMENT SITE	1	-	-	-	-	1

Note: No relocation for the office land and agricultural land .

- 100 apartments are arranged additionally to serve the cases that are allowed to buy more apartments. Total number of resettlement apartments is 780+1000= 880 .

3. RESULT OF SITE CLEARANCE, RESETTLEMENT UP TO July 1st, 2013:

3.1. Completed resettlement activities:

- **BRT Component:** Completed the full resettlement, land acquisition of **100%** area to implement this component(124,27m²), of which the compensation for the works constructed in 3,700m² of land at Kim Ma bus station is paid for the Transerco with value of 1,367 million VND.

- **CT1Resettlement Site:** Completed the resettlement, land acquisition of **100% area (20,900m²)** for construction in 2009 with total amount of 27,000 million VND paid for infrastructure investment to the Employer of the Urban area of "Exchange city".

- Ring Road 2:

+ Land acquisition has achieved 56,8% of the total area (**260,392 m²** of 451 options, including: 445 households and 6 offices with the total amount of compensation and support: 532,458 million VND; 30 households were moved to **CT13** building, Nam Thang Long Southern urban area).

- The number of resettlement apartments to serve for relocation and temporary livings for HHs affected by the project have been arranged more than the demand of the project with total of 939 apartments, specifically as follows:

+ Resettlement apartments for 120 HHs in Tay Ho district: 150 apartments of CT13- Thang Long Southern urban area (invested by UDIC cooperation; Completed resettlement of 3,000 m²

agricultural land in 2006; currently there is no obstacle in the resettlement and land acquisition; completed construction and put into operation in November 2012).

+ Resettlement apartment for 220 HHs in Cau Giay district: 233 apartments of N01-17 building of University of Commerce, invested by Cau Giay District; completed resettlement of 4,300 m² agricultural land in 2007, currently there is no obstacle in the land acquisition; the building is under finalization - it is expected to complete construction and put into operation in 2013).

+ Resettlement apartment for 386 HHs in Ba Dinh (326 HHs) and in Dong Da district (60 HHs): 566 apartments of CT1A, CT1B, CT1C buildings - CT1 Resettlement site, the Urban Area of Exchange city (this project is a sub-project of Hanoi Urban Transport Development Project funded by World Bank and invested by DOT. It is expected to complete construction and put into operation in the third quarter, 2013).

+ At the same time, HPC has ready prepared 100 apartments to be available at B10 Building at Trung Yen South Urban Area (Document No. 2616/SXD-PTN issued by DOC, dated 20/4/2010) to serve for temporary livings for HHs when construction of the resettlement apartment has not yet completed. However, with current progress of resettlement and progress of resettlement building construction, the possibility of using temporary apartments will not be happened.

Table 3.1 Completed Resettlement activities to 1/7/2013

No.	Table of content	Total Quantity of Resettlement		Completed quantity of resettlement		Remaining quantity of resettlement	
		Total number of households and offices	Land area (m ²)	Total number of households and offices	Land area (m ²)	Total number of households and offices	Land area (m ²)
		<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5=(1-3)</i>	<i>6=(2-4)</i>
	TOTAL	1,509	604,274	453	406,219	1,055	198,055
1	BRT component	1	124,927	1	124,927	0	0
-	Ben Kim bus station	1	3,700	1	3,700	0	0
-	Greenfield and Current road land.		121,227	0	121,227	0	0
2	Ring Road 2	1,506	458,447	451	260,392	1,055	198,055
-	Residential land	974	142,860	67	5,561	907	137,299
-	Agricultural land	506	170,461	378	122,040	128	48,421
-	Office land	26	63,849	6	51,514	20	12,335
-	Greenfield and Current road land.		81,277	0	81,277	0	0
2	Resettlement CT1	1	20,900	1	20,900	0	0

3.2. In-progress land clearance and resettlement activities:

Up to July 1st, 2013, the quantity of resettlement is completely implemented as followings: 100% of site clearance for BRT; 100% of CT1 resettlement; 56,8% of the ring road 2; of which, the remain quantity of the site clearance accounts for 43,2% of the ring road 2 (198,055 m²). However, this area is cultivated and used by 1.055 organizations, individuals, HHs(including: 907 HHs of residential lands, It is expected to offer 750 resettlement apartments; 128 HHs of agricultural lands; 20 organizations), the implementation of site clearance takes a lot of time under many procedures and regulations.

Table 3.2: In-progress land clearance and resettlement activities:

Unit: Land clearance options

No.	Table of content	Total of option in process	Of which			
			Investigation and measure in details	Identifying the origin of land, capita profile	Preparation, evaluation, publicizing options	Approval of the options
	TOTAL	1,045	810	721	558	7
1	Tay Ho district	134	134	124	124	13
-	Residential land	98	98	88	88	6
-	Agricultural land	33	33	33	33	7
-	Land for agencies	3	3	3	3	0
2	Cau Giay district (Nghia Do ward)	361	361	361	361	
-	Residential land	261	261	261	261	
-	Agricultural land	95	95	95	95	
-	Land for agencies	5	5	5	5	
3	Ba Dinh district	487	289	263	137	
-	Residential land	480	282	256	130	
-	Land for agencies	7	7	7	7	
4	Dong Da district (Lang Thuong ward)	73	36	11	11	
-	Residential land	68	31	6	6	
-	Land for agencies	5	5	5	5	

Implementation process and methods of monitoring and evaluation under credit Agreement (including internal monitoring issued by PMU in quarter; Independent monitoring is implemented by awarded Consultant, Thang Long Infrastructure Development JSC in every 6 month, in compliance with the World Bank's request for progress and quality.

4. LEGAL FRAMEWORK AND COMPENSATION POLICIES (UPDATED)

Strict adherence to the objective of the project's RPF creation of the most favorable condition and compensatively, assurance of the affected people to be compensated and assisted in order to

recover and improve their living or at least, maintaining their living conditions and income ability like before the project is implemented .

Legal documents applied for resettlement and compensation: Pursuant to the Resettlement Policy Framework approved by WB and the Government at Document No.169/TTg-CN dated January 30, 2007 and Resettlement Action Plan approved by HPC at Decision 1256/QĐ-UBND dated April 5, 2007.

Decision No. 108/2009/QĐ-UBND dated 29/9/2009 of the Hanoi People's Committee issued regulations on compensation, support and resettlement when the State to land acquisition in Hanoi ; Decision No. 02/2013/QĐ-UBND dated 07/01/2013 issued by Hanoi People's Committee on amending and supplementing a number of articles of the Regulation, issued together with Decision 108/2009 / QĐ0UBND dated 29/9/2009 of city People's Committee on compensation, support and resettlement when the State recovers land in the area of Hanoi, specifying the right allowing the Employer to hire an independent consulting unit to appraise the land price close to the actual transferring price of land use right on the market in normal conditions as a basis for compensation, support and resettlement for households whose lands were recovered in the project; Decision No. 27/2013/QĐ-UBND dated 18/7/2013;

- Decisions issued by competent levels approving annual prices as a base of compensation, assistance when implementing land acquisition in Hanoi, including prices of: resident land, agricultural land; sale of resettlement apartment; construction of houses, works, plants and crops; assistance for stabilizing life.

- Documents issued by HPC approving additional mechanism and special policy on Hanoi urban transport development project, as following: Document No. 6128/UBND-TNMT dated August 8, 2012, document 9527/UBND-TNMT dated November 28, 2012, document No. 5063/UBND-TNMT dated July 15, 2013.

All current compensation and support levels are applied with higher value than the old RAP.

- Regarding to residential land price as a base of compensation, assistance and resettlement: applying the real land use right transaction price in normal condition, the District people's committee organize the survey on land prices in the area, propose land price adjustment as a base of compensation, assistance, ensure consistence in the fact situation, report the Department of Finance to lead and interdisciplinary to verify under regulation, submit for HPC's approval. The result of the survey will be provided to the final RAP and made available to affected people.

- Regarding to the price of selling resettlement apartments: HPC authorize the Department of Finance to make decision on approving the price of resettlement apartments in each floor, kind of apartments, locations of each project, ensure the balance of the policy on compensation, assistance price in the land acquisition area.

- Each HHs' choice of apartment is performed by balloting the location of apartment under ballot regulations approved by district people's committee according to each HHs' land acquisition area which is consistent to current apartment area; If HHs do not have demand of resettlement apartment which are allocated in project, Department of Construction will introduce them to contact for buying commercial, social apartments in Hanoi area and additional allowance of 100 million VND.

(refer Appendix 1: Entitlement Matrix)

5. Information dissemination, public consultation and complaint resolution:

Results of information dissemination and public consultation of the project are in accordance with the proposed objectives of the RAP.

5.1. Information dissemination of the project:

Forward to objectives and activities of the project: to accelerate the progress of the project and minimize difficulties in the clearance/resettlement works as well as transparency in all activities related to land acquisition, resettlement compensation and support and rehabilitation, life stabilization activities.

In the period of project preparation to the period of project implementation, local governments of all levels, heads of agencies related to the affected households were noticed in detail on the Project through forms of sociological survey, consultation to get comments of people about needs of resettlement as well as needs to restore and stabilize their life after resettlement, this notice is played regularly on local radio systems, to perform publicly post legal documents and planning drawings with its ratio of 1/500, route map in the ward message board, Information and cultural group of the ward and then to arrange meetings with the households at the headquarters of the ward People's Committee with participants, including: Representative of Project Management Unit; Representative of affected households, Board of resettlement compensation, Ward People's Committee, Fatherland Front, Heads of People Group and affected and removed households with contents of introduction to the project, compensations for resettlement of the project according to the approved Resettlement Action Plan, resettlement compensations and supports. At the same time, the households will receive declarations, guidelines, files declarations and other document related to serve the resettlement compensations and supports.

5.2. Results of information dissemination of the project

Information dissemination strategies of the project was done quite effectively in forms of quite diverse information dissemination of the project, appropriate for actual awareness contributed in raising awareness of people on importance and benefits of the project. Information of the project to people, to ensure public transparency and this encouraged people to participate in process for the project in an active and positive ways.

On the other hand, in the project implementation process, compensation and support policies as well as new documents are issued by City People's Committee related to the clearance in general and the project in particular also be regularly updated and public in the form of a public speaker on radio and post on the ward notice board, in order for the people affected by the project to know about their rights and obligations, so satisfies the needs of people.

Through surveys, consulting ideals of people, there are some households be subject of removal on the land which they manage and use a part of agricultural land assigned, all agreed to hand over to the project and accepted the resettlement plan by apartments approved by the Board of resettlement compensation and support of wards and Districts, however they desire to convert a part of their agricultural land to as residential land to facilitate and stabilize their living after clearance. However, this aspiration of the people is not feasible due to the agricultural land of households are subject to planning and it can not convert the purpose of using. With the said opinions and aspirations of people, the PMU coordinated with the Districts' PC to have a written report to HPC and HPC approved the aspirations of resettlement by apartments near the places as subjects of resettlement, to respond a portion of the people's loss.

Current policies on compensation, support and resettlement of this project has met some of the concerns of people such as: HPC has allowed that if the current land price at the time of land acquisition notice is not close to the actual transferring price of land use rights on the market in normal conditions, District people's committee hold surveys on the land price in the area, propose to adjust land price as a base of compensation, assistance, ensure consistent with the fact. In that case, if Households are eligible for being allocated resettlement, they have to purchase at price approved by DOF for each floor, kind of apartments, locations of each project, ensure the balance of the policy on compensation, assistance price in the land acquisition area. Prices, which are applied for housing compensation, architectural works, are issued annually and equivalent to new construction price; For the trees and crops, most households agree with the compensation and support.

After 30 days, families, individuals and agencies, organizations to submit the declaration and other documents relating to the Commune's Resettlement Team in order to investigate current status and verify the content of declarations.

Then, the PMU bases on available clearance record to make draft plan according to RPF and RAP and submit to the Board of resettlement compensation of the districts for evaluation and approval based on the results of the detailed measurement and survey, Minutes of investigation of current land and property using status on the land of each household with signature and consult directly to each citizen for recognizing their area and property on their land.

After the Board of resettlement compensation and support of districts evaluated and completed the detailed plan. The PMU will coordinate with the ward People's Committee to conduct to public the draft detailed plans at the headquarters of the ward People's Committee and on the radio system in a period of 20 days for the households to know and the PMU assigns a member of the work team to send the detailed Plan to the households and individuals affected with their specific signature of receipt, simultaneously directly be at the headquarters of the ward People's Committees where post the detailed plan to each household to obtain any comments or questions on the content of the plan and the right to compensation of affected organizations, households and individuals, ask the affected people to confirm their choice of the resettlement plan and the location of resettlement area and to submit additional documents related to the resettlement compensation and support.

After the Public Notice of draft detailed plan is expired, the PMU collects letters and recommendations and report to the Board of resettlement compensation and support of districts to consider and resolve. After there is not any other ideas about the resettlement compensation and support, the Board of resettlement compensation and support shall submit to the president of district People's Committee for approval and decision. Then the PMU to coordinate with the ward People's Committee to publish the detailed plan to each household in the right order as specified. After 3 published days without any people's comments on the content of the decision, the district People's Committee to coordinate with the Working Group and the PMU carry out procedures of paying compensation to the households who are subjects of resettlement of the project.

5.3. Mechanism of complaint solutions:

During the implementation of resettlement, all the affected households will be assured their rights and obligations through the transparency of all information as well as changes in policies and mechanisms of compensation and resettlement support which the households will receive and other information related to the resettlement. Therefore, if there are any questions relating to the land acquisition or clearance, relocation, restore, stabilization of their lives after clearance, all are received and considered timely by the working group, Board of Resettlement of the District in specific written as their functions and tasks. The affected households will receive specific instructions on method to approach procedures to settle complaints as specified in the RPF of the project.

Local organizations, including Fatherland Front, Farmers' Association, Women's Union, intermediate groups etc. will be mobilized to participate actively in the process of solving questions, complaints arising from affected people

5.4. Procedures for complaint solutions

- If the people, whose land is acquired, do not agree with the approved decision of compensation, support and resettlement of the competent authority, can make complaints according to the provisions of the Law on Complaints and denunciations. The complainant must submit an application to the competent agency for being resolved within 30 days from the date of publication of the approved decision of compensation, support and resettlement. If over this time, the complaint has no time to consider.

- For claims for compensation, support and resettlement, the President of the district People's Committee make a formal decision for resolve firstly. In the process of solving first-time complaint, the person who is responsible for resolving complaints to meet and talk directly with complainants,

complained person to clarify the contents of complaint and request and to resolve the complaints. In the case of the complainant hires lawyer, then the lawyer shall be entitled to participate in the complaint resolution process. The person who is responsible for resolving complaints for the first time must make decision to resolve the complaint in writing and send this decision to the complainant, complained people, interest involved people. The complaint settlement decision must be made public (Clause 10, Article 1 of Law No. 58/2005/QH11 dated 29/11/2005). If the person whose land is acquired continues to complaint, then the Hanoi inspector will check, conclude, report to the HPC for making a decision. The complaint settlement decision takes effect before the law, including first-time complaint settlement decision, the second complaint settlement decision that within the time prescribed by the law, the complainant has not any complaint, without initiate lawsuits to the Court (paragraph 1, Article 1 of Law No. 58/2005/QH11 dated 29/11/2005). In the case of the complaint to initiate lawsuit at the court, that case must be transferred to the court upon request.

- During period of petition and complaint related to compensation, support and resettlement and during period for relevant authorities to investigate, conclude, people using land, using property on land still have to perform plans of compensation, support and resettlement and hand over the land to the Employer as regulated. In case that they do not follow the approved and publicized plans of compensation, support and resettlement and do not hand over the land, it shall not be considered as late payment of State authorities.

6. RESETTLEMENT SCHEDULE AND PLAN FOR RR2 (UPDATED)

Annex 6– Summary of action plan on resettlement activities

Package/district	Total PAH ¹	Among them, total relocated PAHs ²	PAHs are yet to be compensated	Among them, PAHs are yet to be relocated	Site clearance completion time
1.Package RCCP01a: Civil works for section NhatTan-XuanLa (Km0+419 - Km2+200)	245	30	18	5	10/2013
1.1. Tay Ho district	245	30	18	5	10/2013
2. Package RCCP01b: Civil works for section from Xuan La-Buoi (Km2+200 - Km3+780)	483	190	259	185	5/2014
2.1. Tay Ho dist.	340	90	116	85	4/2014
2.2. Cau Giay dist.	143	100	143	100	5/2014
3.Package RCCP03: Buoi interchanges construction (Km3+780 – Km4+960)	550	435	550	435	11/2014
3.1. Cau Giay dist.	212	120	212	120	9/2014
3.2. Ba Dinh dist.	338	315	338	315	11/2014
4.Package RCCP04: Civil works for section from Buoi to Cau Giay (Km4+960 – Km5+700)	114	60	114	60	2/2014
4.1. Ba Dinh dist.	114	60	114	60	2/2014
5.Package RCCP02: Cau Giay interchanges construction (Km5+700 – Km6+537,13)	114	65	114	65	4/2014
5.1. Ba Dinh dist.	41	5	41	5	2/2014
5.2. Dong Da dist.	73	60	73	60	4/2014

Total	1,506	780	1,055	750	11/2014
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7. MONITORING AND EVALUATION (UPDATED):

7.1: Internal monitoring: assigned PMU to make report and submit WB every month before the 15th day of next month.

7.2: Independent monitoring: is implemented by awarded Consultant, Thang Long Infrastructure Development JSC every 3 month, submit WB before the 15th day of the first month in the next quarter.

8. Finance and budget (updated):

Capital: Using 100% of local capital (GOV) of the project.

8.1. The total cost of compensation, support for clearance and resettlement (to be updated during the implementation):

No.	Table of contents	Fund	
		VND	USD (1USD=21.000 VND)
I	Total cost of compensation for site clearance of ring road 2	6,851,198,416,571	326,247,544
1	Land compensation and support:	5,565,003,808,000	265,000,184
2	Building and structure compensation, support	464,858,444,425	22,136,116
3	Crop compensation, support	13,305,976,826	633,618
4	Subsidies and support for recovery	453,317,850,580	21,586,564
5	Compensation for removal of technical infrastructure, underground and on-land, moving and cutting green trees and demolition, transport of construction waste	355,092,213,000	16,909,153
	- Removal of technical infrastructure, underground and on-land utilities	299,480,958,000	14,260,998
	- Removal and cutting down trees	7,038,990,000	335,190
	- Demolition and transport of construction waste	48,572,265,000	2,312,965
II	Total cost of compensation for site clearance of BRT Component	1,376,898,072	65,567
1	Kim Ma bus station	1,376,898,072	65,567
III	Contingencies (10% of compensation and support cost)	685,295,519,090	32,633,120
IV	Land clearance serving cost (1.5% of the total cost)	113,073,760,650	5,384,465
V	CT1 Investment rate cost (return to Employer of the urban area)	27,000,000,000	1,285,714
VI	Recovering cost after selling 939 resettlement apartments	1,126,800,000,000	53,657,143
	TOTAL (I+II+III+IV+V) - (VI)	6,551,524,470,643	311,977,356

APPENDIX 1

Matrix of compensation benefits, support and resettlement of Hanoi Urban transport development project (updated)

No.	Type of damage	Applicable	Classification of the affected people	Compensation policy	Implementation issues
1	Permanent land acquisition	Households in permanent agricultural land acquisition	Persons are eligible to land compensation	<p>a) Land compensation: Cash compensation for land acquired by 100% replacement cost.</p> <p>b) Support for recovery:</p> <ul style="list-style-type: none"> - In the case of agricultural land in the administrative boundaries of wards, in the residential area of the town; agricultural land adjacent to the ward boundaries, residential boundaries are eligible for compensation, in addition to compensation at the agricultural land value, then to be supported 30% of the average land value in the region at position 3 of streets named in communes, wards and towns. - In the case that the agricultural land, gardens and ponds in the same parcel of land with houses of households and individuals in residential area is not recognized as residential land; gardens and ponds in the same parcel of land with separated houses; gardens and ponds in the same parcel of land with houses along the traffic road are eligible to be compensated as regulated, in addition to compensation in cash for aging trees according to the annually issued land price, it will be supported 70% of the land in the same parcel of land with houses of households and individuals using before 15/10/1993 and there is one of conditions for compensation for residential land value; supported by 40% of residential land value in the same parcel of land with houses of households and individuals in land using without land use right certificate from 15/10/1993 - before 01/07/2004 and there is one of conditions to be compensated at the residential land value. <p>For agricultural land that is alternated in urban,</p>	If the remaining land area is less than the minimum production area unit with profitability will be withdrawn all.

				besides being compensated under the price of agricultural land in the same using purpose regulated in the land price frame annually issued by HPC, owners are compensated 50% value of average land price in third position of street at ward area, and the area which is assisted, is the acquired real area, but no excess of 120 m2 land area regulated in handovered book of cooperation. The area accessing 120m2 will be assisted about 30% value of average land price in third position of street at ward area(Decision 5063/UBND-TNMT, dated July 15, 2013)	
			People using the bidding land or leasing public land to use	<p>Land compensation by Cash for land areas acquired corresponding to investments in land or the value of remaining lease contract.</p> <p>Support fund for households and individuals to hire, bid under this provision shall be deducted from the budget that the district-level People's Committee supports commune-level People's Committees to recover land.</p>	Land rental households of individual, households, the compensation will be paid to Owners of that land areas, economic relations between them will perform under the civil contracts. Crop compensation will be directly paid to the person who working directly cultivation and using the land.
			Land users are not eligible for compensation under the provisions.	Support up to 100% of the agricultural land value to the households using the land after 15/10/1993 before the time of decision of land acquisition which at the time of land use does not violate the planning approved by the competent authority, marking, not illegal land and confirmed to no dispute by ward People's Committee.	Where households use random public land for cultivation that this project needs to recover, they will not be compensated for land, but compensation for trees and crops at replacement costs.

2	Residential land with permanent revocation	Residential land is acquired that affected households are eligible to be compensated	Households are eligible for land compensation: a. All land affected households (with heavy and light affects on the residential land) b. Displaced households are eligible for compensation for land (with heavy affects on the residential land)	<p>a) Land compensation: Basic principles will land compensation in cash for all household land acquired at the prescribed rates in the objective of land appoved and publicised not being compensated basing on the land price which its using objective is changed. In case, the price of residential land is regulated by HPC at the time after land acquisition notification is issued, which is inconsistent to the real land use right transaction price in normal condition, the District people’s committee organize the survey on land prices in the area, propose land price adjustment as a base of compensation, assistance, ensure consistence in the fact situation, report the Department of Finance to lead and interdisciplinary to verify under regulation, submit for HPC’s approval.</p> <p><u>B / Resettlement:</u> If households are displaced, then: b.1. In addition to cash compensation at replacement cost for acquired land, Households will be arranged <i>resettlement</i> as follows: (I) The land Owner has 01 household registration book with 10 members or more or 02 household registration books at the clearance location will be considered to buy 02 apartments, but the total area of resettlement apartment shall not exceed 03 times the acquired land area; (II) The land Owner has 01 household registration book with 10 members or not registered their permanent residence at the clearance location, only to consider to buy 01 resettlement apartment. b.2. Or, at the request of the affected people (as they provided full information): If the affected people voluntary arranged their resettlement, they will: (i) be compensated in cash for the entire replacement cost for lost residential land and (ii) supported an additional amount of 100.000.000 VND / household.</p>	The total residential land area of household including the remaining land area and the compensated land area does not exceed the actual land area assigned in their land use right certificate (if it is specified the residential land area) or by limit of residential land are specified by the city People's Committee by Decision No.23/2004/QD-UB (if it is not specified the residential land area on the land use right certificate)
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	Residential land with permanent acquisition	Residential land is acquired that affected households are not eligible for compensation.	<p>The Land is not eligible for compensation:</p> <p>a. All land affected households (more or less the residential land acquisition)</p> <p>b. Displaced households are eligible for compensation for land (with heavy affects on the residential land)</p>	<p>The affected households are not eligible to receive land compensation under the provisions of Article 7, Decision No. 108/2009/QĐ-UBND.</p> <p>a) Land compensation and support:</p> <ul style="list-style-type: none"> - In case of stably using before 15/10/1993, no violation of plan approved by the competent authority, not the illegally encroached land, no dispute confirmed by ward People's Committee, the current land user is compensated by the residential land value for the area of land located within the limits recognized in accordance with current regulations (the limit is calculated based on the total actual area of Owner) but shall not exceed the actual acquired land area. + The area of land exceed limits is recognized compensation Land =land value nn+70% residential land value in the same parcel of land with houses of households and individuals - For using land from 15/10/1993 to prior to the date of Land acquisition decision which at the time of land use does not violate the planning approved by the competent authority, marking, not illegal encroachment land, confirmed by ward People's Committee that there is no dispute, the current land user is compensated by the residential land value for the area of land located within the limits recognized in accordance with current regulations (the limit is calculated based on the total actual area of Owner) but shall not exceed the actual acquired land area and to deduct financial obligations by 50% of the land value. + The area of land exceed limits is recognized compensation Land =land value nn+40% residential land value in the same parcel of land with houses of households and individuals <p>b) Resettlement:</p> <p><u>B / Resettlement:</u></p>	Supportive land area shall comply with limits of Certificate of Land Use Right prescribed by the Municipal People's Committee in the Decision No. 23/2004/QĐ-UB, dated 18/02/2005 of the People's Committee shall comply with the Land Law in 2003.
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				<p>(a) For households with other places in the city, is only supported on the land as Section (A).</p> <p>(b) For households that after acquisition no any other place, the project will consider:</p> <p>(i) arrange for sale or rent 01 apartment in resettlement are; or,</p> <p>(ii) at the request of the affected households as they provided full information, self-arranged by them to move to a new place will be supported by a grant to create a new home at the rate of 100,000,000 VND / household.</p> <p>(C) For households are particularly difficult, the project will ensure that they have a new place at least equal to or greater than the old place.</p>	
	Residential land with permanent acquisition	Acquired land of the state-owned land lease or self-managed by collective and organization with works on the land and has to move.		<p>1- Arranging resettlement for displaced households without residential place else.</p> <p>2- In case of leasing the land from the State or the self-governing body delegated to staff and employees before 15/10/1993 then to be compensated according to land value for the area of land within the limits of recognition and deduct financial obligation under regulations, the case of larger distribution to the limit recognized on the land, then to the land compensation under the area recorded in the decision of distribution but does not exceed the actual acquired land and to deduct financial obligation under Decree No. 61/CP dated 5/7/1994. For the areas beyond only to be supported for embellished works of 50,000 VND / m²</p> <p>3- For delivery the land without collecting the land use levy or leased by the State, to change the purpose of land use to housing and distributed that land to officials and employees from 15/10/1993 to before 1/7/2004: to be compensated in residential land value for the area within the limits of new land but shall not exceed the actual acquired area and deduct 50% of the residential land</p>	

				<p>value; land area in excess of the limit of new land in campus only supported the embellished work of 50.000VND/m2.</p> <p>4 - In case of user of the state-owned houses but has been liquidated, valuation, buy house associated with the land:</p> <ul style="list-style-type: none"> - In case to buy liquidation, value of state-owned houses prior to 5/7/1994 shall be compensated in accordance with the acquired land with document of purchase, liquidation or valuation. - In case of buying liquidation of state-owned house, valuation from 5/7/1994 onwards, the House is compensated under new construction value, the land is compensated under points 2 and 3 	
3	Houses / structures	Houses / structures in the project area	Affected Owners as individuals, households	<p>For works constructed before the date of land acquisition decision of the competent authority that:</p> <p>(a) The construction work on the land is eligible for compensation: Compensate 100% of replacement cost;</p> <p>(b) The construction works on the land is not subject to compensation:</p> <p>b.1. If not violate the protection corridor or planning, land use plan has been approved and published, marked:</p> <ul style="list-style-type: none"> + No minutes of non-approved construction treatment: Support 100% of the new construction standard value; + Treated for non-approved construction in written: Support 80% of the new construction standard value; <p>b.2. If violates the protection corridor or planning, land use plan has been approved and published, marked:</p> <ul style="list-style-type: none"> * No Treatment Minutes: Support 80% of new construction standard value for both rural and urban areas * Treated for non-approved construction in written: Support 10% of new construction standard value for both 	<p>Need to have evidence of the breach of planning, land use plan has announced.</p> <p>Calculation unit price, supports will be adjusted based on the level of inflation by inflation and based on the affected area rather than the area of use.</p> <p>Compensations and supports are paid in cash. Not to amortize the neither used value nor deduction for salvage materials.</p> <p>Rates of compensation are calculated according to the actual affected area, not based on the area of use.</p>

			<p>rural and urban areas</p> <p>b.3. Built after the date of land acquisition decision: support dismantling costs equal to 10% of project value for both rural and urban areas.</p> <p>Implementation of the project, based on the specific case of land acquisition, the Hanoi People's Committee will decide on additional support policy, if necessary, to ensure that all affected households can completely restore their lives, their homes and their work.</p> <p>(c) If the work is affected a part, the project will compensate to the reparation funds, to restore the work as older work or better.</p> <p>(d) The compensation and support are paid in cash. Not to amortize the neither used value nor deduction for salvage materials.</p> <p>(e) Rates of compensation is calculated according to the actual affected area, not based on the area of use.</p>	
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			Tenants	<p>- People who are tenants of the State or self-governing body (i) If there is demand, households will be bought or rented a new house with an area is not less than the area of acquired house. (ii) If not continue the lease or buying the house of the State will be supported by 60% of new construction rates. A part of construction area were repaired and improved by user under licenses of the local authorities or management agencies, the Tenants shall be compensated at 100% costs. In case of construction without licenses or wrong, only support 80% costs (if any).</p> <p>- Tenants hire private houses to stay with permanent residence in the locality, now to move, then they will be an amount equal to the value of the remaining lease contract, but not more than 3 lease months, support to relocate an amount of 3,000,000 VND and stabilize the life (30kg rice x 03 months/person). The supported person must have a lease contract.</p>	
		Affected houses, works owned by the State / collective	<p>Owners of houses /works are not household, individuals</p>	<p>To be compensated in accordance with the existing value of works plus an amount equal to 60% of the value of the difference between the new construction value and existing value of works.</p> <p>For works as fences, security houses built on agencies' temporarily assigned land will apply the support level of 100% new construction price (additional policy approved in Document No. 9527/UBND TNMT-date 28/11/2012)</p>	
		Affected Graves	<p>Households with grave must move by the project</p>	<p>The amount of compensation for the grave to be removed will include all reasonable costs. The compensation will be paid to the affected households.</p> <p>In case of the City has to allocate land to move the grave, the grave shall be compensated at the following:</p> <p>+ Soil graves (unit price includes: Cost of digging, moving, buried up, the pit size: (Length 2.2m x width</p>	

				<p>0.8m x height 1.5m) - 4,703,000 VND/ grave; + Brick graves, cement plaster, cement covering, grave size (Length 2.4m x width 1.24m x height 0.8 m) - 10,828,000 VND / grave. + Brick graves, stone tile, grave size (Length 2.4 x width 1.24 x height 0.8 m) - 13,386,000 VND / grave. + Brick graves, stone tile or cement plaster, cement covering, grave size (Length 1.44 x width 0.96 x height 1.6m) - 5,884,000 VND / grave. + For derelict graves: The investor is responsible for moving according to city planning, to be paid under the contract and the value under regulations in Hanoi. If the city has no land and family to move, then to be supported more 5,000,000 VND / grave. For graves with many small coffins: The calculation of compensation for moving under corresponding small coffins, costs under land grave value. Cemetery structures (not belong graves) is compensated similarly house or other works.</p>	
4	Loss of trees and crops	Loss of crops	Owner of lost crops	Households are compensated for affected crops and aquaculture by the market value at the time of project implementation.	Households will be notified before some months before acquisition. Crops after notification limits are not compensated.
		Loss of Trees	Owner of lost Trees	Households are compensated for lost crops at replacement cost based on types, ages, value of profitability. For Trees can be moved to other locations, then to compensation according to actual damages plus the cost of movement.	Method of calculating the replacement cost of crops and trees, animals, aquaculture is done in accordance with Article 36 of Decision No. 108/2009/QĐ-UBND.
5	Loss of income and production materials, business	Loss of income and assets for production / business	People who lost their income / Owner of affected assets for	- All households registered production and business will be supported by the money for the loss of business income due to stop production, equivalent to 30% of income of 1 year after tax under average income of the	Households are prioritized for location along the highway, commune, along canal, near the bridge to their business

			<p>production / business.</p> <p>preceding 3 years certified by the tax authority (equivalent to 100% of the average income of 36 months)</p> <p>. - The households are affected on production and business by land acquisition without registration of production and business, but confirmed by the local authorities (communes, wards), then they shall be entitled to income support due to stop production, business. After the confirmation of Ward People's Committee on the production and business activities of each household and individual, the District Council of compensation and resettlement support will base on that results to identify the level of support in cash as follows:</p> <p>+ In the case of financial obligations to the state (tax income): supported at the level of support in Term 3, Article 39, Decision 108/2009/QĐ-UBND. After-tax income is the amount that the level of income to pay income tax minuses the amount of tax.</p> <p>+ In case of non-financial obligations: Pursuant to the law on personal income tax in 2007, the District People's Committee bases on 3 year average income declared by households and actual local situation to consider and decide the level of support of 80% of the support in Term 3, Article 39, Decision No. 108/QĐ-UBND. After-tax income as a basis to support shall not exceed 4 million /month /household business.</p> <p>- If the business location is displaced will be to provide alternative location of business or cash compensation at replacement cost for the production area, lost business plus transportation support to move assets, production materials.</p> <p>- Economic organizations, households and individuals are producing or leasing locations for business and production with business registration, performed</p>	<p>opportunities.</p> <p>The support will be adjusted by inflation at the time of compensation.</p>
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				<p>financial obligations to the State and hired employee under contracts with indefinite term or term contracts from one year to three years, paid social insurance premiums which to be revoked all(or a part), land, house using which ceased to activities of production and business, employees directly working, then to be entitled allowances of stopping works. Level for allowances is equal to the minimum wage multiply with the levels of sector in accordance with the current regulations of the State in a maximum period of 06 months.</p> <p>- In special cases, will bases on the actual situation, the MPC will see consider, regulate other support measures to ensure stable production, life for affected people.</p>	
6	Temporary impacts during the construction period.	Temporarily affected arable land	Affected land users	<ul style="list-style-type: none"> - To be compensated for a season of affected trees / crops full market value at the time of project implementation. - Compensation for loss of income and next seasons due to there is not arable land in the project period. - Restore the land original state or better improvement in soil reform measures when soil quality is declining or infected alum. - If under the period of using land of 2 years, Plans are selected: 1) Continue to use the land, or, 2) allocate the land to the project and to compensation as permanently acquired land. 	If the soil quality is changed when return to households, under household's demand, to monetary compensation for the loss is expected to restore soil quality.
		Temporarily loss of residential land	Affected land users	<ul style="list-style-type: none"> - To compensation for affected land assets with alternative value. - Restore the original conditions 	

		Temporary impact on business activities	Business Owner	<ul style="list-style-type: none"> - To compensation for loss of income during the period affected equivalent to monthly net average income, at least for 3 months. - To compensation for affected land assets with alternative value. <p>The land must be restored to the original conditions</p>	
		Loss of private and public works or land by construction	Owner or user of affected works	<ul style="list-style-type: none"> - The contractor is required to pay just compensation for individuals, communities, organizations, public agencies lost by construction. - Loss should be fixed immediately to return the original conditions of works. 	
7	Second type loss	Acquisition of land and assets by developing resettlement areas	Land users	For indirectly affected people are subject to effects as households affected by the project, they are also entitled to compensation as the directly affected households.	
8	Affected public assets	Public works and architecture, forests, livestock, or other types of lands, irrigation systems are affected in permanent or temporary periods.	Villages, towns, administrative units.	<ul style="list-style-type: none"> - Restore the affected public works at least to restore the original conditions, or to be compensated at replacement value of homes, works are lost by without depreciation by with deduction of acquired materials. - Replace at another location in consultation with communities and relevant organizations, 	If the loss of income (such as. irrigation system, forests and community's farming land), the community will be entitled to compensation for all loss on production and this compensation is to restore the income or create new infrastructures

9	Support for recovery:	Support for recovery resettlement locations.	The displaced people but voluntarily seek new places	<ul style="list-style-type: none"> - If they are eligible for compensation and housing layouts, residential relocation but voluntary resettlement, which arrange resettlement by themselves, they will be supported a provision for self-relocation. Specific level of support: to be compensated in cash for the entire replacement cost for lost residential land and (ii) supported an additional amount of 100.000.000 VND / household. - In case of be eligible for resettlement arrangement that voluntarily hand over and take care of temporary accommodation, then to be supported for moving to temporary accommodation an amount of 5.000.000 VND /Owner . - In case of PAPs to be relocated but not eligible for compensation on their land that does not have any other accommodation and they themselves arranges to move to a new place, and then they will be supported to self-relocate. Specific level of support: to be compensated in cash for the entire replacement cost for lost residential land and (ii) supported an additional amount of 100.000.000 VND / household. - In the case of households are poor and difficult, they will be considered and supported to get a new home. 	The support will be adjusted by inflation at the time of compensation.
		Removal support	Displaced households	All the affected HHs in case of removal will receive a moving allowance worth from 5,000,000 - 8.000.000VND/HHs	The support will be adjusted by inflation at the time of compensation.
		Support for house rent	The households to be relocated to other places and households to rebuild on the remaining land.	<ul style="list-style-type: none"> - Supports for temporary residence: Single people: 2,000,000 VND/ month, household: 1,000,000 VND/person but not too 6.000.000 VND /person/month multiplied by the coefficient K = 1.5. during the period of: <ul style="list-style-type: none"> (a) 6 months, if they have to rebuild a new home on the remaining land or if they have to move but do not 	The support will be adjusted according to the market value or the rate of inflation at the time of compensation.

				<p>eligible for resettlement arrangement;</p> <p>(b) from hand over the ground until assign new land plus 6 months for building a house, if it is household assigned a new land,</p> <p>(c) From hand over the ground to the house is assigned, resettlement apartment, if households purchase or rent a new apartment.</p> <p>- If households are arranged temporary housing by the Project, then not to be supported the house rent cost;</p> <p>- In case of land is acquired a part without resettlement but the fact that it must be demolished: Partly demolition: Support 3 months for all dismantlement: Support 6 months.</p>	
		- Support for stabilizing the life	Displaced households are subject of resettlement and households are demolished works on their land.	<p>- The user of acquired house, land in subjects of resettlement or case of houses are demolished, then they will be supported to stabilize their life in cash for the actual members who eating and living at this land. Time and level of support as follows:</p> <p>+ Support for a period of 06 months for are of the User of home, land which acquired in subjects of resettlement cases of house are dismantled.</p> <p>+ Support in 03 months for cases of the user of house, land is acquired, partially demolished.</p> <p>+ The monetary support for person / month equivalent to 30kg rice according to the average value in Hanoi at the time of compensation announced by the Department of Finance.</p>	
		Support for Income recovery	Households are affected more than 30% of agricultural land.	<p>Affected households lost more than 30% of agricultural land in the absence of ground to allocate, then (ii) the household members in working age will be supported to train career.</p> <p>- Support for stabilizing the life:</p> <p>+ Loss of from 30% to 70% of agricultural land to be</p>	

				<p>supported by 30kg Rice / person in 6 months.</p> <ul style="list-style-type: none"> + Loss of from 70% of agricultural land to be supported by 30kg Rice / person in 12 months. - Supports for conversion and training and job creation by 05 times compared to the agricultural land value for actual land area was acquired but not exceed the local agricultural land value. - For households lost more than 30% of agricultural land as a main income, the cash recovery supports should be combined with other technical supports such as support of plant varieties, supplies, agricultural encourage, credit or financial management consulting, investment ... 	
		Social supports	Households are subject of social policy to move.	<p><i>The family must</i> relocate, then to be enjoyed social policy as follow:</p> <ul style="list-style-type: none"> - People who engaged in revolutionary activities before 1945, Hero of the Armed Forces, Vietnamese mothers, heroic labor, war invalids, sick soldiers and people who are entitled to policies such as wounded soldiers lost their labor capacity from 81% or more, relative who is entitled to monthly allowance, then to an amount of 7,000,000 VND / land user. - Invalids, sick soldiers, who are entitled to policies as invalids, sick soldiers, who lost their labor capacity from 61% to 80% , then to support an amount of 6,000,000 VND / land user. - Invalids, sick soldiers, who are entitled to policies as invalids, sick soldiers, who lost their labor capacity from 41% to 60% , then to support an amount of 5,000,000 VND / land user. - Families of martyrs, who has helped the Revolution is entitling a monthly allowance, war invalids and people who is subject of social policy as wounded soldiers who lost their labor capacity from 21% to 40%, then to be 	

				supported an amount of 4,000,000 VND / land user. - Households who are entitled to other social allowances by the State, then to be supported an amount of 3,000,000 VND / land user.	
		Reward of progress	Households handed over the land on and before the time as specified	<p>1. For households and individuals.</p> <p>a) User of agricultural land are eligible for land compensation as provided for in Article 7 of this Regulation, if handing over the land is on the schedule by the Board of resettlement compensation and support of district as regulations, then to be rewarded an amount of 3.000 VND / m² land area but not exceed 3.000.000 VND/land user (three million).</p> <p>b) User of house, residential land or non-agricultural production and business land:</p> <ul style="list-style-type: none"> - In case of the land is acquired in whole or a part, but to be dismantled the whole house or buildings, works for production and business, then to be rewarded as follows: <ul style="list-style-type: none"> + 5,000,000 VND (five million) for cases moving and handing over the land before the date as prescribed for 16 days or more; + 4,000,000 VND (four million) for cases moving and handing over the land before the date as prescribed within 15 days; + 3,000,000 VND (three million) for cases moving and handing over the land before the date as prescribed; - In cases of the land and house users are acquired apart, then to be rewarded as the following provisions: <ul style="list-style-type: none"> + 3,000,000 VND (three million) for the case moving and handing over the land before the date as prescribed for 16 days or more; + 2,000,000 VND (two million) for the case moving and handing over the land before the date as prescribed within 15 days; + 1,000,000 VND (one million) for cases moving and 	

				<p>handing over the land before the date as prescribed;</p> <p>2. For economic organizations: To be awarded 10,000 VND / m² land with acquired building factories, working location but shall not exceed 500,000,000 VND (five hundred million) and a minimum amount is not less than 5,000,000 VND / organization (five million) are acquired the land and handed over the land under the schedule as prescribed .</p>	
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APPENDIX 2
SUMMARY OF RESETTLEMENT COMPENSATION AND SUPPORT COST
(TO BE UPDATED DURING THE IMPLEMENTATION)

No	Table of contents	Unit	Quantity	Unit price (USD)	Amount (USD)
I	TOTAL COMPENSATION COSTS FOR CLEARANCE OF RINGROAD 2				6,851,198,416,571
1	Compensation and support about land :				5,565,003,808,000
2	Building and structure compensation, support				464,858,444,425
3	Compensation, support about crop plants				13,305,976,826
4	Subsidies and recovery support				453,317,850,580
5	Compensation, moving the underground and floating buildings				355,092,213,000
	- Moving the underground and floating infrastructure buildings.				299,480,958,000
	- Moving, cutting green trees				7,038,990,000
	- Demolition, transport waste of the constructions , land clearance.				48,572,265,000
II	TOTAL COST COMPENSATION FOR BRT COMPONENT CLEARANCE				1,376,898,072
1	Kim Ma station				1,376,898,072
III	PROVISION CHARGE				685,295,519
IV	COSTS FOR CLEARANCE (Temporary 1.5% of the total cost)				113,073,760,650
V	INVESTMENT COST FOR CT1 COMPONENT SITE (paid to the investor of urban area)				27,000,000,000
VI	COST FOR RECOVERY AFTER SELLING 939 RESETTLED APARTMENTS				1,126,800,000,000
	TOTAL (I+II+III+IV+V) - (VI)				6,551,524,470,643
A	RING ROAD 2 - TAY HO DISTRICT				879,627,505,756
I	Land compensation and support		212,586		417,430,044,000
2	Residential Land		13.996		380.585.628.000
3	Agricultural land	m ²	146,208	252,000	36,844,416,000

4	Greenfield , current land	m ²	632		0
II	Building and structure compensation, support				70,048,865,284
7	House level 1	m ²	465	4,983,879	2,317,503,735
8	House level 2	m ²	9,963	4,693,521	46,761,549,723
9	House level 3	m ²	7,129	2,663,503	18,988,112,887
10	House level 4	m ²	1,003	1,652,893	1,657,851,679
11	Temporary house	m ²	220	1,472,033	323,847,260
III	Compensation, support about crop plants				13,034,272,692
12	Annual crops	m ²	102,346	80,000	8,187,680,000
13	Perennial plants (fruits and others)	Tree	157,554	30,698	4,836,592,692
14	Wooden tree	Tree	Provisional value		10,000,000
IV	Subsidies and support for recovery				379,114,323,780
15	Moving allowance (Resettlement households)	Household	150	5,000,000	750,000,000
16	Moving allowance (garbled households)	Household	66	3,000,000	198,000,000
17	Allowance for temporary housing rent = households x 6 months	Household	150	27,000,000	4,050,000,000
18	Allowance for living stability (Resettlement households)	person	1170	4,950,000	5,791,500,000
19	Allowance for living stability (garbled households)	person	707	2,475,000	1,749,825,000
20	Allowance for living stability (agricultural land)	person	463	1,237,500	572,962,500
21	Support under Clause 3 , article 13 of decision No. 108/2009/QĐ-UBND	m ²	102,346	3,560,400	364,393,410,480
22	Progress bonus (Agricultural land)	m ²	146,209	3,000	438,625,800
23	Progress bonus (land)	household	150	5,000,000	750,000,000
24	Special social allowance	household	30	5,000,000	150,000,000
25	Business allowance	household	180	1,500,000	270,000,000
B	RING ROAD 2 -CAU GIAY DISTRICT				1,364,451,796,535
I	Land compensation and support				1,186,832,109,600
2	Residential land	m ²	30.181		1.183.867.833.600
6	Agricultural land	m ²	11,763	252,000	2,964,276,000
7	Greenfields, current land	m ²	5,040		

II	Building and structure compensation, support				127,660,401,001
8	House level 1	m ²	660	4,983,879	3,289,360,140
9	House level 2	m ²	25,712	4,693,521	120,679,811,952
10	House level 3	m ²	1,016	2,663,503	2,706,119,048
11	House level 4	m ²	425	1,652,893	702,479,525
12	Temporary housing	m ²	192	1,472,033	282,630,336
III	Compensation, support about crop plants				227,984,134
13	Annual crops	m ²	11,763	2,000	23,526,200
14	Perennial plants (fruits and others)	Tree	5,303	38,178	202,457,934
15	Wooden tree	Tree	Provisional value		2,000,000
IV	Subsidies and support for recovery				49,731,301,800
16	Moving allowance (Resettlement households)	household	265	5,000,000	1,325,000,000
17	Moving allowance (garbled households)	household	96	3,000,000	288,000,000
18	Allowance for temporary housing rent = households x 6 months	household	265	18,000,000	4,770,000,000
19	Allowance for living stability (Resettlement households)	person	869	4,860,000	4,223,340,000
20	Allowance for living stability (garbled households)	person	552	2,430,000	1,341,360,000
21	Allowance for living stability (agricultural land)	person	249	1,215,000	302,535,000
22	Support under clause 3, article 13 of the Decision No. 108/2009/QĐ-UBND	m ²	8,234	4,320,000	35,571,268,800
23	Progress bonus (Agricultural land)	m ²	11,766	3,000	35,298,000
24	Progress bonus (Housing Area)	household	300	5,000,000	1,500,000,000
25	Special social allowance	household	35	5,000,000	175,000,000
26	Business allowance	household	133	1,500,000	199,500,000
C	RING ROAD 2 - BA DINH DISTRICT				3,843,265,508,000
I	Land compensation and support				3,605,947,200,000
3	Residential land	m ²	88.359		3.605.947.200.000
6	Greenfields, current land				
II	Building and structure compensation, support				214,883,163,000
9	House level 1	m ²	430	5,796,000	2,492,280,000

10	House level 2	m ²	24,991	5,167,000	129,128,497,000
11	House level 3	m ²	24,211	3,289,000	79,629,979,000
12	House level 4	m ²	1,606	2,041,000	3,277,846,000
13	Temporary housing	m ²	219	1,619,000	354,561,000
III	Compensation, support about crop plants				33,720,000
14	Perennial plants (fruits and others)	Tree	627		23,720,000
15	Wooden tree	Tree	Provisional value		10,000,000
IV	Subsidies and support for recovery				22,401,425,000
16	Moving allowance (Resettlement households)	household	364	5,000,000	1,820,000,000
17	Moving allowance (garbled households)	household	129	3,000,000	387,000,000
18	Allowance for temporary housing rent = households x 6 months	household	460	18,000,000	12,420,000,000
19	Allowance for living stability (Resettlement households)	person	1447	2,430,000	3,581,325,000
20	Allowance for living stability (garbled households)	person	952	1,215,000	1,178,100,000
21	Reward of progress	household	493	5,000,000	2,465,000,000
22	Special social allowance	household	50	5,000,000	250,000,000
23	Business allowance	household	200	1,500,000	300,000,000
D	RING ROAD 2 - DONG DA DISTRICT				409,141,330,340
I	Land compensation and support				
1	Residential Land	m ²	6,477		354.794.515.200
4	Greenfields, current land	m ²	6,767		0
II	Building and structure compensation, support				52,266,015,140
5	House level 2	m ²	8,035	5,167,000	41,516,845,000
6	House level 3	m ²	2,354	3,289,000	7,742,306,000
7	Temporary housing	m ²	1,709	1,761,000	3,009,232,020
III	Compensation, support for crop plants				10,000,000
9	Wooden tree	Tree	Provisional value		10,000,000
IV	Subsidies and support for recovery				2,070,800,000

10	Moving allowance (resettlement households)	household	60	5,000,000	300,000,000
12	Temporary housing rent allowance = households x 6 months	person	240	3,000,000	1,080,000,000
13	Allowance for living stability (Resettlement households)	person	240	2,475,000	1,166,400,000
15	Progress bonus (land)	household	76	5,000,000	380,000,000
16	Other support	household	60	1,280,000	76,800,000
E	MOVING UNDERGROUND AND FLOATING ITEMS - RING ROAD 2				355,092,213,000
F	TOTAL COMPENSATION COST FOR BRT COMPONENT CLEARANCE				1,376,898,072
1	BRT COMPONENT - Kim Ma station		3,713		1,376,898,072
G	BUDGET FOR SELLING RESETTLEMENT SITE: 939 apartments				1,126,800,000,000
1	CT1 apartment: 556 units x 75 m2/unit	m ²	41,700	16,000,000	667,200,000,000
2	Additional Resettlement Site: 383 units x 75 m2/unit	m ²	28,725	16,000,000	459,600,000,000