URBAN UPGRADING PROJECT IN MEKONG DELTA RIVER

URBAN UPGRADING SUB-PROJECT - RACH GIA CITY

Resettlement Plan Report

(Final version)

Infra-Thanglong

December 2011
URBAN UPGRADING PROJECT IN MEKONG DELTA REGION
RACH GIA URBAN UPGRADING SUB-PROJECT

RESETTLEMENT PLAN REPORT
(Final version)

Representative of Employer
RACH GIA URBAN UPGRADING
PROJECT MANAGEMENT UNIT

Representative of Consultant Agency
THANG LONG INFRASTRUCTURE
DEVELOPMENT JSC.

December 2011
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**LIST OF ABBREVIATIONS**

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tbody>
<tr>
<td>DMS</td>
<td>Detailed Measurement and Survey</td>
</tr>
<tr>
<td>DPs</td>
<td>Displaced Persons</td>
</tr>
<tr>
<td>DRC</td>
<td>District Resettlement Council</td>
</tr>
<tr>
<td>EIA</td>
<td>Environmental Impact Assessment</td>
</tr>
<tr>
<td>EM</td>
<td>Ethnic Minority</td>
</tr>
<tr>
<td>FS</td>
<td>Feasibility Study</td>
</tr>
<tr>
<td>GOV</td>
<td>Government of Vietnam</td>
</tr>
<tr>
<td>IDA</td>
<td>International Development Association</td>
</tr>
<tr>
<td>LIA</td>
<td>Low Income Areas</td>
</tr>
<tr>
<td>MOLISA</td>
<td>Ministry of Labor, Invalids and Social Affairs</td>
</tr>
<tr>
<td>PC</td>
<td>People’s Committee</td>
</tr>
<tr>
<td>PMU</td>
<td>Project Management Unit</td>
</tr>
<tr>
<td>RP</td>
<td>Resettlement Plan</td>
</tr>
<tr>
<td>RPF</td>
<td>Resettlement Policy Framework</td>
</tr>
<tr>
<td>TOR</td>
<td>Term of Reference</td>
</tr>
<tr>
<td>WB</td>
<td>World Bank</td>
</tr>
</tbody>
</table>
DEFINITION OF TERMS

Displaced Person(s) (DPs) are the persons who are affected by involuntary taking of land, resulting in:

(a) Relocation or loss of shelter;
(b) Loss of assets or ability to access such assets;
(c) Loss of income sources or means of livelihood, regardless of relocation; and
(d) The involuntary restriction of access 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 same as their pre-project condition.

Cut-off date

The date after the project is approved when the project boundaries are marked on the ground and announced to DPs and local people. Displaced Persons and local communities will be informed of the cut-off date for each Project component, and any persons moving into the project area after that date will not be entitled to compensation and assistance under the Project.

Entitlement

The range of measures comprising compensation, assistance, income restoration support, transfer assistance, income substitution, relocation and resettlement support, which are owed to the DPs to restore their economic and social base depending on the type and severity of their losses.

Host community

A community in the proposed resettlement sites.

Income restoration/Livelihood improvement

The restoration and/or improvement of income sources and livelihoods of relevant DPs.

Inventory of Losses (IOL)

The process of identification, location, measurement of replacement cost of all fixed assets that will be recovered or adversely affected by, or because of, the project. These include, (without limitation or being an exhaustive list) lands used for residence, commerce, and agriculture; ponds; dwelling units, 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 impact on the DPs' affected land, property, assets livelihood and productive capacity.

Land Acquisition

The process by which all or part of land and property owned, possessed, occupied or used by an individual, household, firm or private institution is involuntarily by the State.

Relocation/Resettlement

The physical relocation of a DP from their pre-project place of residence.
Replacement Cost

The amount which is needed to replace an affected asset without depreciation or deductions for salvageable materials; inclusive of taxes, and/or costs of transactions. It is calculated before displacement as follows:

(I) Productive land (agricultural, fishponds, gardens, forests) based on market prices that reflect 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 based on market prices that reflect recent transactions of comparable residential land in the district and other nearby areas or, in the absence of such recent land transactions, based on transactions in other locations with similar qualities;

(iii) Houses and other related structures based on current market prices of materials and labour 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 time of compensation.

Replacement Cost Survey

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

Vulnerable Groups

Individuals or distinct groups of people who might suffer disproportionately or face the risk of being further marginalized by the effects of land and property recovery or resettlement specifically including: (i) female headed households with dependents, (ii) disabled individuals; (iii) households with disabled persons, (iv) households falling under the current Ministry of Labor, Invalids and Social Affairs (MOLISA) benchmark poverty line, (v) children and elderly households who are landless and with no other means of support, (vi) landless households, (vii) ethnic minorities. The list of vulnerable groups will be identified during project preparation through socio-economic survey and public consultation.
EXECUTIVE SUMMARY

Introduction of the Rach Gia City Subproject

The Urban Upgrading Project (NUUP) in Mekong Delta Region - Rach Gia Subproject aims to improve living condition of local people in the Rach Gia City through investment in upgrading of basic urban infrastructures. The Subproject consists of five (05) components:

Component 1: Tertiary Infrastructures Upgrading in low-income areas (LIAs): This includes the upgrade and rehabilitation of tertiary infrastructures as water supply, drainage, public lighting for seven LIAs in six wards of An Binh, Vinh Quang, Vinh Thanh, Vinh Thanh Van, Vinh Bao and Vinh Lac.

Component 2: Supporting Primary and Secondary Infrastructures: This includes the upgrading of Grade I & II Roads accessing to LIAs including Nguyen Truong To, Nguyen Thoai Hau, Nguyen Thai Hoc, Ly Thuong Kiet, Nguyen Trai roads, and enclosed with systematic facilities as drainage, lighting system...

Component 3: Resettlement: This includes the construction of resettlement sites with full technical and social infrastructures sites to accommodate the need of the relocated project affected people of the Kien Giang Subproject.

Component 4 – Implementation and Project Management: This Component finances the capacity-building activities for the PMU, local governments, where the Project is implemented. The activities include the technical assistance and training for procurement, urban planning or other measures to build clean healthy cities partnership program.

Component 5 – Technical Assistance to the Ministry of Construction to Implement NUUP and for Project Coordination: This Component finances the capacity-building activities for the PMU, local governments, where the Project is implemented. The activities include the technical assistance and training for procurement, urban planning or other measures to build clean healthy cities partnership program.

Objective of the Resettlement Plan

This Resettlement Plan prepared for Rach Gia City Subproject in Kien Giang province of the Urban Upgrading Project in Mekong Delta Region, Rach Gia City Subproject in Kien Giang province funded by the World Bank. It includes results of the project’s socioeconomic surveys (SES); statistical data on the affected properties in the project area; methods to determine replacement costs; practical compensation levels; entitlement policy to be applied in any related impacts identified through further research and surveys; detailed description of resettlement areas; income restoration workplans for the whole resettlement activities and detailed cost estimates. In particular, the resettlement plan contains principles of compensation policy, eligible criteria and entitlements, implementation organization, monitoring and evaluation, policy framework for community participation and consultation, and complaint mechanism and redress.
Scope of Land Acquisition and Impacts

According to the technical design, the subproject is located in wards/communes of Vinh Quang, Vinh Thanh, Vinh Thanh Van, Vinh Bao, Vinh Lac and An Binh, Rach Gia City, Kien Giang province. The scope of land acquisition and impacts of the subproject is summarized in the table below:

Table 0-1: Scope of Land Acquisition and Impacts

<table>
<thead>
<tr>
<th>Items</th>
<th>Unit</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Affected Households</td>
<td>households</td>
<td>2,507</td>
</tr>
<tr>
<td>In People</td>
<td>persons</td>
<td>18,313</td>
</tr>
<tr>
<td>In which</td>
<td></td>
<td></td>
</tr>
<tr>
<td>+ Affected Residential land</td>
<td>households</td>
<td>2,275</td>
</tr>
<tr>
<td>+ Affected Agricultural land</td>
<td>households</td>
<td>213</td>
</tr>
<tr>
<td>+ Affected other Land (ward PC)</td>
<td>Ward</td>
<td>7 (wards)</td>
</tr>
<tr>
<td>+ Affected Houses</td>
<td>households</td>
<td>2,275</td>
</tr>
<tr>
<td>2. Affected Areas</td>
<td></td>
<td>316,113</td>
</tr>
<tr>
<td>In which:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>+ Residential Land</td>
<td>m2</td>
<td>106,044</td>
</tr>
<tr>
<td>+ Agricultural Land</td>
<td>m2</td>
<td>202,342</td>
</tr>
<tr>
<td>+ Other Land (public land)</td>
<td>m2</td>
<td>7,726</td>
</tr>
<tr>
<td>+ Affected Housing Area</td>
<td>m2</td>
<td>51,262</td>
</tr>
<tr>
<td>3. Relocated Households</td>
<td>households</td>
<td>703</td>
</tr>
<tr>
<td>4. Households whose agricultural land is affected 20% or more of their total land holding (or 10% for vulnerable households)</td>
<td>households</td>
<td>117</td>
</tr>
</tbody>
</table>

Ethnic Minority Development Plan:

The resettlement survey and investigation show that some project affected households include ethnic Khmer people. As in two rounds of consultation meetings during preparation phase in a free, prior manner, that positive and negative impacts, mitigation and compensation measures and proposed activities were thoroughly discussed with affected households. The captioned discussed information was documented and was integrated as part of this report, as well as reflected in Ethnic Minority Development Plan which is prepared as separate plan.

Mitigation Measures

During the project preparation process, a close cooperation between the Technical Consultant (PCO) and Social Safeguard Consultant (Infra-Thanglong) aimed at achieving both objectives achieving efficiency project investment efficiency while minimizing land acquisition, when feasible.

Through the socio-economic surveys and consultation meetings with affected communities and households, alternatives to minimize negative project impacts were discussed and identified, which included to define by consensus an appropriate compensation for the...
impacts cause by resettlement, reaching the people’s views and opinion on the project. Activities were carried out to inform and socialize among the community members including, a public introductory meeting where information about the Project was provided. Concurrently, the mitigation plan for addressing temporary impacts of the construction phase defined a proposal to avoid or/and minimize disruptions cause by the Project.

**Policy Framework and Entitlements**

The basic principle applied in this Resettlement Plan is that all displaced peoples (DPs) must be “supported in their efforts to improve their living standards, income-generating capacity and production to at least the same as or better than their pre-project’s living standards. Lack of legal rights to acquired land will not bar DPs from their entitlement to access such rehabilitation measures. Affected assets should be compensated based on full replacement costs.

The project cut-off date is defined as the date of the project approval. Accordingly, after this date all households’ land/assets in project affected areas will not be legally eligible to receive any compensation and/or support from the Project.

**Rehabilitation Program**

Along with compensation and assistance, the project affected households are also expected to be supported for livelihood restorations program. As part of the income restoration program, support to vocational training and job creation courses will be provided by the Vocational Training Center of Kien Giang Women’s Union.

In addition, as requested by the DPs access to credit loans will be supported. As discussed with Rach Gia City PC, some program of micro credit loan have been experience in the city carried out by local NGOs. In the subproject, this program could be extended. Then, capital sources for credit loans are as follows: (i) the Farmers’ Association can borrow from 10-15 million VND/household, (ii) Women’s Union can borrow 5-7 million households, (iii) the Social Policy Bank.

**Institutional Arrangements**

The project compensation, assistance and resettlement will be under the management and supervision of the PMU of Rach Gia City - Kien Giang province and the City’s Committees of Compensation, Assistance and Resettlement (CRCs). The implementation process requires close coordination among concerned parties, CRCs, PMU and Project Ward staffs, and the affected households in the project area.

**Consultation and Participation**

The key objective of consultation and the participation strategy is to minimize project impacts and seek for the community consensus that will guide the project operations. At the same time, the strategy aims to reduce potential risks of conflict and to increase the effectiveness of the Project. In order to make the public consultation more effective, the project documentation prepared and timely distributed to the communities in different forms and various media, during project preparation. These included leaflets, ward radio speakers, information to all affected households to ensure project affected households are fully provided and aware of project information. The documents will continue to provide concise information to ensure affected peoples’ involvement on project’s decision-making, as a result of their full understanding on the project.
In doing so, during the project design local authorities, mass organizations and about 879 affected households were surveyed by questionnaires and consulted via publicly consultative dialogues. All potential relocated households participated in the public consultations, which resulted in the full understanding of the project information, the scope of subproject potential impacts, and defined recommendations. Information obtained during the consultations and discussion was useful to establish and/or update project’s resettlement plan and assisted with creating the compensation plans for the subproject implementation.

**Monitoring and Evaluation**

The RP will be implemented under the PMU’s supervision. In addition, an independent monitoring organization (IMO) will be contracted to monitor the RP implementation and evaluate the living conditions of affected households after their resettlement. The IMO will carry out a post-resettlement assessment within 6-12 month (?) after all resettlement activities are completed.

**Grievance And Redress Mechanism**

DPs are entitled to submit the complaints during the project implementation to the project’s Grievance Redress Mechanisms. Complaints can include among others land acquisition, issues on compensation policy, entitlements to compensation, unit prices, resettlement and other entitlements related to livelihood restoration programs. Complaints could also be concerning issues related to construction safety and nuisances caused by construction.

After starting-up of the project, a grievance panel will be established with at least one or two specialists assigned from PMU and the establishment will be disclosed publicly in the way that local people could be affordable and accessible to the procedures.

DP complaints should be presented in written documents, (in case complainant is illiterate, they will be helped to write-up the complaint form), and they can report their complaints to the PMU and commune, ward, rural and urban district People’s Committees PCs) without any charge.

**Cost Estimate**

Cost estimate for the implementation of the Resettlement Plan is about 323.7 billions VND, equivalent to US $15.8 millions. This include compensation costs for subproject affected land; assets and other assistance as rehabilitation programs, transitional assistance, monitoring and evaluation, administrative management (with grievance redress operation cost), and contingency cost. The cost will be financed by the provincial project’s counterpart funds.
1 GENERAL INTRODUCTION

1.1 PROJECT OVERVIEW

1.1.1 Background

Along with the speed of economic growth since 1990s, the rate of urbanization of Vietnam has been accelerated in the same way. There is an increase of one million people in urban areas every year, and total population of Vietnam will reach 100 million by 2020. While current urban population accounts for 23% of total population, urban residents will increase to 40% in 2020. The Urban Development Strategy issued in 2000 and updated in 2008 by the Government emphasizes the close linkages among the urbanization process, economic growth and overall poverty reduction. This strategy contains important aspects of poverty reduction (Vietnam in the 21st century) and effective urban development that can extend benefits of urbanization process.

In spite of continued efforts in poverty reduction and economic growth, inequity in urban areas, especially in LIAs, do exist, which lack basic services such as housing, rental housing, water supply and sanitation. LIAs in cities are always densely populated, and suffer from lack of or poor social infrastructural services. The housing quality is low: many houses were built along canals/ditches, which do not offer clean water, and which do not have proper drainage system. Flooding occurs due to improper maintenance of ditches/canals. Due to poor sanitational facilities, peoplelet dirty water discharge directly into ponds/lakes without treatment, which causes environmental and health risks. With rapid urbanization process, an increasing immigrant flow keeps moving from rural areas to cities, contributing to the illegal appropriation and residence at LIAs. The rapid population increase has been creating tremendous pressure to LIAs.

The National Urban Upgrading Strategy and the Overall Investment Plan for Urban Upgrading up to 2020 (NUUP) was prepared under the VUUP and approved by the Prime Minister’s Decision 758/QD-TTg in 2009. The National Urban Upgrading Strategy and the Overall Investment Plan for Urban Upgrading up to 2020 (NUUP) was prepared under the VUUP and approved by the Prime Minister’s Decision 758/QD-TTg in 2009. Besides the physical upgrading of basic infrastructure and housing in Low-Income Areas (LIAs) in urban centers, the program aims to institutionalize comprehensive pro-poor planning measures with community participation integrated through the upgrading process. The Project will be implemented in six cities of Can Tho, My Tho, Tra Vinh, Ca Mau, Rach Gia and Cao Lanh.

Components of the Project are determined as follows:

Component 1: Upgrading Tertiary Infrastructures in LIAs – The project will upgrade improper multi-sector infrastructures and services in low-income areas. This upgrading will be harmonious in the water supply, drainage, alleys, lighting, environmental sanitation services and solid waste management. Moreover, the restoration of the public sanitation facilities, health and education facilities are also included in this component if the community considers them their priorities.

Component 2: Upgrading Primary And Secondary Infrastructure – The efficient promotion of community-leveled infrastructures very depends on the connection and adaptability of such infrastructures with the existing networks of the cities. Therefore, the Project also funded for the improvement of necessary primary and secondary infrastructures in need. The
investments mainly include upgrading sanitation works, drainage works, road and bridge, and accessibility to clean water works.

**Component 3: Resettlement Sites** – The Project’s principle is to apply appropriate design standards to minimize resettlement. However, the relocation and resettlement of certain households is inevitable when the Project implements, namely, households living along canals or areas that may cause disorder or health effects to residents and communities. Compensation and resettlement alternatives will be established in compliance with involuntary resettlement policies of WB (OP/BP 4.12). The Project will finance for technical and social infrastructures of proposed resettlement areas to meet housing demands of resettlement households.

**Component 4: Implementation and Project Management** - This Component finances capacity-building services for local departments and communities, referring the achivables of the Urban Upgrading Project Phase 1. This Component also supports the urban management and planning (including climate change planning), urban management and house management.

**Component 5: Technical Assistance(TA) to Ministry of Construction** to Implement NUUP and for Project Coordination: This TA to the MoC’s Urban Development Agency (UDA) will further develop a National Urban Upgrading Strategy (prepared under VUUP and endorsed by the Prime Minister) into a fully operational National Urban Upgrading Program. This TA will build on complementary support provided to the UDA through the Cities Alliance. Activities will also include (a) the design of an operational national urban database on key urban indicators, (b) the formulation of realistic climate change adaptation strategies for coastal cities, particularly in the Mekong Delta.

### 1.1.2 Rach Gia City Subproject

**Objectives and Principles of the Subproject**

The general objectives of the Rach Gia Subproject is described as following:

- Contribute to implementation of general targets of the National Urban Upgrading Program to 2020.
- Contribute to the implementation and supplementation of the urban construction planning in Rach Gia city.
- Promote the sustainable growth and society equality and participation.
- Help eliminate the poverty in urban areas through improving the living conditions and environmental conditions for households here, deploy plans with the participation of the community in consideration of impacts on plan preparation in order to make them more comprehensive and supportive for poor residents.

Accordingly, the detailed objectives of the subproject are as follows:

- Improve and upgrade tertiary infrastructures in residential areas: alleys, water supply and drainage systems, power supply, environmental sanitation and houses. Create conditions for people, especially poor households in LIAs to access to electricity, water, environment sanitation services and be enjoyed to service charges the State regulates and used land and houses lawfully which are collateral for loans of economic development, poverty reduction.
- Upgrade the service quality of social infrastructure works: schools, markets, cultural and sports centers.
- Improve the drainage capacity in the center of the city, overcome the flooding and environmental pollution in residential areas.
- Make drainage planning and upgrade some residential areas along canals to create good landscape and appearance for the center of the city.
- Create favorable conditions for households in the project area to get micro credit with optimal interest rates for improving their houses.

Principles of the Project are as follows:
- The project preparation is based on the active participation of the community including project preparation, design and implementation stages, which are the prerequisite conditions to effectively meet demands of these areas.
- Minimize the relocation or resettlement in order to retain the social relations in the community.
- Project aims at help improve the living standard of residents in the project areas regardless of their living registration status.
- Project strengthens the multi-sector participation by its lump sum provision of tertiary infrastructure upgrading packages in LIAs rather than separate investments.

Scope of the Rach Gia City Sub-project

The Urban Upgrading Project (NUUP) in Mekong Delta Region - Rach Gia Subproject aims to improve living condition of local people in the Rach Gia City through investment on upgrading of basic urban infrastructures. The Subproject consist of six (4) components:

- **Component 1: Tertiary Infrastructures Upgrading:** This includes the upgrade and rehabilitation of tertiary infrastructures as water supply, drainage, public lighting... for seven low-income areas (LIAs) in six wards of An Binh, Vinh Quang, Vinh Thanh, Vinh Thanh Van, Vinh Bao and Vinh Lac.
- **Component 2: Supporting Primary and Secondary Infrastructures:** This includes the upgrade of Grade I & II Roads accessing to LIAs including Nguyen Truong To, Nguyen Thoai Hau, Nguyen Thai Hoc, Ly Thuong Kiet, Nguyen Trai roads, and enclosed with systematic facilities as drainage, lighting system...
- **Component 3: Resettlement:** This includes the construction of resettlement sites with full technical and social infrastructures sites to accommodate the need of the relocated DPs of the Kien Giang Sub-Project.

Criteria For Selection Of Construction Location

Location and scale of LIAs in Rach Gia city is defined based on the following criteria:

- Planning of residential area for a long term of 20 years.
- The residential area has ≥ 100 households, area ≥0.6ha, poor households’ average income of 260,000 VND/person/month accounts for ≥10% of the total households in the area (following the Vietnam’s poverty line issued by MOLISA (2005).
Besides that, there are also other criteria considered as follows:

- Technical infrastructure conditions:
  - Road and alley system: road density is < 5km/km²; more than 50% of narrow internal road is < 2.5m wide, and the road pavement is structured by soil and aggregate.
  - Supply clean water: more than 30% households have not been provided with tap water.
  - Wastewater and rain water drainage system: sewage pipes of more than 30% households have not been connected to the general drainage system in the area. The area is flooded half of a day in the rainy season.
  - Environmental sanitation: more than 20% of households have no septic tanks and semi-septic tanks; waste collection has not been carried out for more than 30% households.
  - Lighting: Lighting system is not available on more than 50% of local roads.

- Social infrastructure conditions:
  - Temporary houses and houses graded 4 in the area: More than 30% of houses are temporary houses and houses graded 4 compared to the total houses in the area. More than 30% households have residential land of <40m²/household.

- Participation of the community and local authority:
  - 100% of leaders of local authority levels.
  - 100% of the community through participation of community consultative meetings, contribution to subproject investment cost and/or voluntary donation of land during implementation phase.
**Total Investment and Plan for the Subproject Implementation**

The Project capital structure is as follows: (i) ODA fund from WB’s borrowing loan and (ii) Vietnam’s counterpart fund taken from state budget and community contribution estimated 3-5% of the total investment of the Project.

1.2 **SURVEY AND MONITORING**

From 01/11/2010 to 29/04/2011, the Project’s Resettlement Consultant Team conducted a socio-economic and affected land/property surveys. About 25% of affected persons (739 households) participated in the socio-economic survey; 100% affected persons (2,507 households) participated in the inventory of loss; 703 relocated/severely affected households whose more than 20% agricultural land of their total land holding are acquired did participate in project's consultation meetings.

Following the preliminary design, the subproject location is in the ward/communes of Vinh Thanh, Vinh Thanh Van, Vinh Bao, An Binh, Vinh Lac and Vinh Quang, areas where the socio-economic survey and other investigation were conducted. The results of the socio-economic survey, inventory of losses are shown in Session 3.2 of this report.
MITIGATION MEASURES

2.1 OBJECTIVES

The first principle set out in the project resettlement policy framework is to avoid or minimize impacts of resettlement and land acquisition. In case mitigation is not feasible, the application of mitigation measures and/or adequate compensation for households affected by projects must be put into consideration.

According to project implementation principles and in the approved RPF, the resettlement and land acquisition should be minimized. The PMU, with the support of the consultant team and stakeholders, made great efforts in minimizing impacts of land acquisition in the preliminary design stage which will continue during the completion of the project investment. Further study on the minimizing land acquisition impact are included at design stage. Therefore, the scope of impact resulting from land acquisition and resettlement of the subproject, would be limited.

Urban upgrading impacts are hardly avoidable because it is necessary to acquire land for improving and upgrading the alleys, water supply, drainage system, and construction of resettlement site served for the need of relocation from households impacted in seven LIAs of the subproject. The community consultative dialogues held by resettlement safeguard specialist with local authorities, mass organizations and especially affected households are undertaken broadly to minimize resettlement impacts, by which optimal alternatives to minimize land acquisition impacts were identified, discussed freely and best solutions selected to avoid from severe impact or relocation.

2.2 MEASURES TO MINIMIZE IMPACTS

Along with positive impacts on socio-economic development, some potential negative impacts are raised on households regarding land acquisition and site clearance in project location. Identifying negative impacts of land acquisition and site clearance, and proposing mitigation measures, is essential to eliminate or reduce negative impacts. Therefore the following measures are applied:

- **Firstly**, in the stage of preliminary design, appropriate technical designs and construction plans have been made to detour around residential areas. Avoiding impacts is the Project's most effective mitigation measure. If negative impacts on properties are unavoidable, adequate compensation plans will be made to at least recover or restore any damages or losses.

- **Secondly**, in the early stage of the Project's design, activities for disseminating information about the Project, land acquisition, site clearance, compensation and resettlement have been widely propagated to gain people's participation and support. Generally speaking, local people express their supportive attitude to the Project because it is the great opportunity for improving their living condition via upgrading of basis and essential urban tertiary infrastructures.

- **Thirdly**, for resettlement cases, the Project did conduct the necessary survey and recommend for the on-site resettlement option. Accordingly, relocated people will be able to live close to their former residences, so their customary practices and
relationships with relatives and neighbors will be maintained and disruptions of social structures avoided.

- **Fourthly,** at Rach Meo canal and regulatory canal, impacts are typical for households living along riverbanks and their income is mainly coming from business. Therefore, the information of land acquisition have been notified in advance and potential changes in livelihoods of local households documented.

- **Finally,** in the implementation stage, there will be further comprehensive studies and recommendations for reducing land acquisition as well as other negative social and cultural impacts. Specific action programs and implementation mechanisms will be established to increase awareness, at least maintain accessibility to the existing systems of information, and enhance the benefits of the Project for local people.
3 IMPACTS OF LAND ACQUISITION

3.1 OVERVIEW OF LAND ACQUISITION

The project’s preliminary design, land acquisition in the Kien Giang province, specifically in the subproject in Rach Gia includes three (3) components as follows: (i) Component 1, for upgrading tertiary infrastructures in ward/communes of Vinh Quang, Vinh Thanh Van, Vinh Thanh, Vinh Bao, Vinh Lac and An Binh; (ii) Component 2, for upgrade and construction of primary and secondary infrastructures in ward/communes of Vinh Thanh, Vinh Thanh Van, Vinh Bao, An Binh, Vinh L; and (iii) Component 3 of the project.

Table 3-1: Summary of Land Acquisition Impact of the Subproject

<table>
<thead>
<tr>
<th>Major impacts</th>
<th>Quantity</th>
<th>Component 1</th>
<th>Component 2</th>
<th>Component 3</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Affected households (HH):</td>
<td>1,126</td>
<td>1,084</td>
<td>297</td>
<td></td>
<td>2,507</td>
</tr>
<tr>
<td>Affected People (Per)</td>
<td>8,232</td>
<td>7,913</td>
<td>2,168</td>
<td></td>
<td>18,313</td>
</tr>
<tr>
<td>in which: (HH)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>+ Affected residential land:</td>
<td>1,126</td>
<td>1,084</td>
<td>65</td>
<td></td>
<td>2,275</td>
</tr>
<tr>
<td>+ Affected agricultural land</td>
<td>0</td>
<td>0</td>
<td>213</td>
<td></td>
<td>213</td>
</tr>
<tr>
<td>+ Affected houses</td>
<td>1,126</td>
<td>1,084</td>
<td>65</td>
<td></td>
<td>2,275</td>
</tr>
<tr>
<td>2. Affected area (m2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>316,113.5</td>
</tr>
<tr>
<td>in which:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>+ Residential land</td>
<td>28,334</td>
<td>74,454</td>
<td>3,257</td>
<td></td>
<td>106,044.7</td>
</tr>
<tr>
<td>+ Agricultural land</td>
<td></td>
<td></td>
<td>202,342.8</td>
<td></td>
<td>202,342.8</td>
</tr>
<tr>
<td>+ Other land (public land)</td>
<td></td>
<td></td>
<td>7,726</td>
<td></td>
<td>7,726</td>
</tr>
<tr>
<td>+ Affected house area</td>
<td>14,721</td>
<td>34,131</td>
<td>2,410</td>
<td></td>
<td>51,262</td>
</tr>
<tr>
<td>3 Households to be relocated and resettled (HH)</td>
<td></td>
<td>638</td>
<td>65</td>
<td></td>
<td>703</td>
</tr>
<tr>
<td>4. Households that 20% or more of their total agricultural land holding be impacted (HH) (or 10% for vulnerable group)</td>
<td></td>
<td></td>
<td></td>
<td>117</td>
<td>117</td>
</tr>
</tbody>
</table>

The DPs will be entitled to full compensation/support following the Resettlement Policy Framework (FPF) which was agreed between the Vietnamese Government and the World Bank.

3.2 STATISTIC OF LAND ACQUISITION AND IMPACTS

3.2.1 Impacts on Residential Land

For the Urban Upgrading subproject in Rach Gia city, the affected households with impact of residential land are mostly those who are living along the cannal or roads (Component 1 and...
2.) Severely impacted households require relocation due to construction of resettlement site in Component 3. Summary of the impact on residential land is provided in the table below.

Table 3-2: Summary of Impacts on Residential Land

<table>
<thead>
<tr>
<th>No.</th>
<th>District</th>
<th>Ward</th>
<th>Displace Persons</th>
<th>Affected area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Partly affected</td>
<td>Fully affected</td>
</tr>
<tr>
<td>A</td>
<td>Component 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Vinh Quang</td>
<td>134</td>
<td>134</td>
<td>3,644.0</td>
</tr>
<tr>
<td></td>
<td>Vinh Thanh</td>
<td>176</td>
<td>176</td>
<td>4,199.5</td>
</tr>
<tr>
<td></td>
<td>Vinh Thanh Van</td>
<td>105</td>
<td>105</td>
<td>2,211.8</td>
</tr>
<tr>
<td></td>
<td>Vinh Bao</td>
<td>139</td>
<td>139</td>
<td>2,698.2</td>
</tr>
<tr>
<td></td>
<td>Vinh Lac</td>
<td>135</td>
<td>135</td>
<td>2,005.8</td>
</tr>
<tr>
<td></td>
<td>Vinh Lac</td>
<td>186</td>
<td>186</td>
<td>6,712.7</td>
</tr>
<tr>
<td></td>
<td>An Binh</td>
<td>251</td>
<td>251</td>
<td>8,681.6</td>
</tr>
<tr>
<td></td>
<td>Total A</td>
<td>1,126</td>
<td>1,126</td>
<td>28,334</td>
</tr>
<tr>
<td>B</td>
<td>Component 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Thanh</td>
<td>220</td>
<td>220</td>
<td>8,262.9</td>
</tr>
<tr>
<td></td>
<td>Vinh Thanh Van</td>
<td>358</td>
<td>358</td>
<td>21,868.0</td>
</tr>
<tr>
<td></td>
<td>Vinh Bao</td>
<td>35</td>
<td>35</td>
<td>2,440.0</td>
</tr>
<tr>
<td></td>
<td>An Binh</td>
<td>264</td>
<td>264</td>
<td>27,590.1</td>
</tr>
<tr>
<td></td>
<td>Vinh Lac</td>
<td>182</td>
<td>182</td>
<td>14,293.0</td>
</tr>
<tr>
<td></td>
<td>Total B</td>
<td>446</td>
<td>638</td>
<td>74,454</td>
</tr>
<tr>
<td>C</td>
<td>Component 3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>An Hoa</td>
<td>40</td>
<td>40</td>
<td>1,123.2</td>
</tr>
<tr>
<td></td>
<td>Vinh Quang</td>
<td>25</td>
<td>25</td>
<td>2,134.0</td>
</tr>
<tr>
<td></td>
<td>Total C</td>
<td>65</td>
<td>65</td>
<td>3,257</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td>1,572</td>
<td>703</td>
<td>106,045</td>
</tr>
</tbody>
</table>

From above table, there are total of 2,275 households which will be affected: 1,572 partially affected; and 703 severely affected and to be relocated. The former households will be relocated in the same, or nearby wards/communes include Vinh Thanh, Vinh Thanh Van, Vinh Bao or to resettle in the two project new constructed resettlement sites in An Hoa and Vinh Quang wards, according to their choice. As a result of many rounds of consultation and continued dialogues with project affected households, resettlement arrangements and livelihood restoration are suggested as following:

- **Component 1:** All affected households are partially affected with enough remaining land to re-build houses in their plot of land. (None on need of relocation).

- **Component 2:** The number of affected households is 1,084, including 638 households to be relocated.

- **Component 3:** 65 households affected households to be relocated due to construction of resettlement site. They will be relocated with improved basic infrastructure in the resettlement site constructed by the project.
3.2.2 Impacts on Agricultural land

As shown in the following table, acquisition of agricultural land mainly take place under Component 3 with total of 213 households (202,343 m²). Among affected households 117 households are affected with 20% or more of their agricultural land holding, none of them is vulnerable.

Table 3-3: Summary of Impacts on Agricultural Land

<table>
<thead>
<tr>
<th>No.</th>
<th>District</th>
<th>Project ward</th>
<th>Affected (households)</th>
<th>Affected area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>&lt;20%</td>
<td>&gt;20%</td>
</tr>
<tr>
<td>A</td>
<td>Component 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>Vinh Quang</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Thanh</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Thanh Van</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Bao</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Lac</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Lac</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>An Binh</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Component 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Thanh</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Thanh Van</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Bao</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>An Binh</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Lac</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Component 3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>An Hoa</td>
<td>98</td>
<td>98</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Quang</td>
<td>96</td>
<td>19</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total C</td>
<td>213</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>TOTAL</td>
<td>96</td>
<td>117</td>
</tr>
</tbody>
</table>

As shown, the agricultural land impact of An Hoa and Vinh Quang wards where household's with agricultural in current farming production, but according to the data their main income source is from other jobs sources.
3.2.3 Impacts on residential structure

The optimal plan to minimise and avoid adverse impacts on housing is included in the subproject's design, but loss of structures/houses is unavoidable in some areas. The specific level of impact is shown as follows:

**Table 3-4: Summary Of Affected Houses**

<table>
<thead>
<tr>
<th>No.</th>
<th>District</th>
<th>Ward</th>
<th>Affected households</th>
<th>Total</th>
<th>Affected area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>High Value Housing (3rd class)</td>
<td>Low Valued Housing (4th class)</td>
<td>Total</td>
</tr>
<tr>
<td>A</td>
<td>Component 1</td>
<td></td>
<td>134</td>
<td>134</td>
<td>1,635.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Quang</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Thanh</td>
<td>9</td>
<td>167</td>
<td>2,558.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Thanh Van</td>
<td>19</td>
<td>86</td>
<td>2,013.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Bao</td>
<td>33</td>
<td>106</td>
<td>1,747.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Lac</td>
<td>135</td>
<td>135</td>
<td>1,209</td>
</tr>
<tr>
<td></td>
<td></td>
<td>An Binh</td>
<td>251</td>
<td>251</td>
<td>3,214</td>
</tr>
<tr>
<td></td>
<td>Total A</td>
<td></td>
<td>767</td>
<td>359</td>
<td>1,126</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>14,721</td>
</tr>
<tr>
<td>B</td>
<td>Component 2</td>
<td></td>
<td>182</td>
<td>182</td>
<td>6,524.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Thanh</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Thanh Van</td>
<td>358</td>
<td>358</td>
<td>4,367.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Bao</td>
<td>220</td>
<td>220</td>
<td>8,262.9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>An Binh</td>
<td>35</td>
<td>35</td>
<td>2,440.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Lac</td>
<td>264</td>
<td>264</td>
<td>12,537</td>
</tr>
<tr>
<td></td>
<td>Total B</td>
<td></td>
<td>1,059</td>
<td>1,059</td>
<td>34,130.9</td>
</tr>
<tr>
<td>C</td>
<td>Component 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>An Hoa</td>
<td>9</td>
<td>138</td>
<td>2,410.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Quang</td>
<td></td>
<td>140</td>
<td>1,275.0</td>
</tr>
<tr>
<td></td>
<td>Total C</td>
<td></td>
<td>9</td>
<td>278</td>
<td>3,685</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td>776</td>
<td>1,696</td>
<td>52,536.9</td>
</tr>
</tbody>
</table>

As shown in the above table, there is a total of 2,472 households affected by the project with area of 52,537m²; (i) 776 of grade 3 housing are affected; and (ii) 1,696 of grade 3 housing are affected.

Component, there are (i) 1,126 households with affected area of 14,721 m² in Component 1; (ii) 1,059 households with affected area of 34,131 m² in Component 2; and (iii) 287 households with affected area of 3,685 m² in Component 3.
3.2.4 Impacts on architectural works

According to the IOL result (for detail, please see Annex 9) there are many facilities and secondary structures that will be affected such as, toilets, kitchens, yards, walls, gates, wells, tombs, etc. The summary of data on impacts to such secondary structure is shown in the following table.

Table 3-5: Summary of Affected Architectures

<table>
<thead>
<tr>
<th>No</th>
<th>District</th>
<th>Project Ward</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>Total</th>
<th>Total</th>
<th>Total</th>
<th>Total</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Yards (m²)</td>
<td>Walls (m²)</td>
<td>Kitchen (m³)</td>
<td>Toilets (m³)</td>
<td>Water tanks (each)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>Component 1</td>
<td>Vinh Quang</td>
<td>272.5</td>
<td>327.0</td>
<td>30.0</td>
<td>16.4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Thanh</td>
<td>405.8</td>
<td>487.0</td>
<td>44.6</td>
<td>24.4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Thanh Van</td>
<td>276.2</td>
<td>331.4</td>
<td>30.4</td>
<td>16.6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Bao</td>
<td>220.7</td>
<td>264.8</td>
<td>24.3</td>
<td>13.2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Lac</td>
<td>201.5</td>
<td>241.8</td>
<td>22.2</td>
<td>12.1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Lac</td>
<td>390.9</td>
<td>469.0</td>
<td>43.0</td>
<td>23.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>An Binh</td>
<td>535.7</td>
<td>642.8</td>
<td>58.9</td>
<td>32.1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total A</td>
<td>2303.3</td>
<td>2763.8</td>
<td>253.4</td>
<td>138.3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Component 2</td>
<td>Rach Meo canal</td>
<td>1,087.3</td>
<td>1,304.8</td>
<td>119.6</td>
<td>76.4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Kien river canal and Ong Hien river canal</td>
<td>2817.3</td>
<td>3380.8</td>
<td>80.1</td>
<td>45.5</td>
<td>45</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Improving Nguyen Truong To road</td>
<td>1,377.2</td>
<td>1,652.6</td>
<td>151.5</td>
<td>83.0</td>
<td>7</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total B</td>
<td>2817.3</td>
<td>3380.8</td>
<td>80.1</td>
<td>45.5</td>
<td>45</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Component 3</td>
<td>An Hoa resettlement area</td>
<td>165</td>
<td>198</td>
<td>138</td>
<td>10</td>
<td>7</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Quang resettlement area</td>
<td>213</td>
<td>255</td>
<td>123</td>
<td>13</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total C</td>
<td>378</td>
<td>453</td>
<td>261</td>
<td>23</td>
<td>13</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grand Total</td>
<td>7963.1</td>
<td>9555</td>
<td>1140.1</td>
<td>516.3</td>
<td>65</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3.2.5 Impacts on Trees And Crops

In the Urban Upgrading Project in Rach Gia city, there are not many cases of trees, crops and agricultural land that will be affected because the project. Trees and plants in Component 1 affected, are mainly fruit trees and decorative plant, with quantity that is negligible. The summary of data on affected trees and crops is shown in the following table:

Table 3-6: Summary of Affected Trees and Crops

<table>
<thead>
<tr>
<th>No.</th>
<th>District</th>
<th>Project Ward</th>
<th>Affected trees (each)</th>
<th>Shade trees (each)</th>
<th>Decorative trees/plants (each)</th>
<th>Crops (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Component 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Quang</td>
<td>178</td>
<td>36</td>
<td>9</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Thanh</td>
<td>230</td>
<td>46</td>
<td>12</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Thanh Van</td>
<td>158</td>
<td>32</td>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Bao</td>
<td>139</td>
<td>28</td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Lac</td>
<td>135</td>
<td>27</td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Lac</td>
<td>321</td>
<td>64</td>
<td>16</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>An Binh</td>
<td>151</td>
<td>30</td>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total A</td>
<td>1312</td>
<td>263</td>
<td>67</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Component 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rach Meo canal</td>
<td>165</td>
<td>33</td>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Kien river canal</td>
<td>65</td>
<td>13</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>and Ong Hien</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>river canal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Improving</td>
<td>74</td>
<td>15</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Nguyen Truong</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>To road</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total B</td>
<td>587</td>
<td>117</td>
<td>30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Component 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>An Hoa resettlement area</td>
<td>216</td>
<td>224</td>
<td>56</td>
<td>97,333.2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vinh Quang</td>
<td>174</td>
<td>345</td>
<td>86</td>
<td>97,283.6</td>
<td></td>
</tr>
<tr>
<td></td>
<td>resettlement area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total C</td>
<td>390</td>
<td>569</td>
<td>142</td>
<td>194,616.8</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>2289</td>
<td>949</td>
<td>239</td>
<td>194,616.8</td>
<td></td>
</tr>
</tbody>
</table>

As shown in the above table, there are about 19.5ha affected with crops that will be affected in by Component 3 these requires to be taken into account for the livelihood restoration since the information showed that most and larger number of HHs in this area are self-employed.

Due limited agricultural land availability agricultural "land for land" compensation for such loss is not feasible, therefore that cash- compensation to affected households, Rach Gia city Subproject would be the primarily way.
3.2.6 Impacts on Business

According to the survey results, there are no households which would suffer from permanent impacts on their business, but if any unexpected negative impacts will occur on business households during implementation phase, the process of compensation, necessary assistance and resettlement will be carried out and reported to the City People’s Committee for instructions.

3.2.7 Impacts on Public Utilities

Proposed upgrading works would impact on existing public facilities such as 87 low voltage electric poles (located in the alleys), 56 communication posts, 3 communal offices, sidewalks, existing drainage culverts. Following the policy framework, all affected public facilities will be rebuilt or repaired.

In Component 3, agricultural land is acquired for construction of two resettlement areas in An Hoa and Vinh Quang wards. As agreed the local affected people during consultation meeting that there are still some spaces available in some graveyards nearby in the captioned ward, so the local authority will arrange for relocating these graves. The number of relocated graves classified by ward are listed as follows:

Table 3-7: Summary of Impacts On Other Works - Graves

<table>
<thead>
<tr>
<th>No.</th>
<th>District</th>
<th>Project Ward</th>
<th>Impacts on other architectural objects</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Graves</td>
</tr>
<tr>
<td>1</td>
<td>Component 3</td>
<td>An Hoa resettlement area</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Quang resettlement area</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Total</td>
</tr>
</tbody>
</table>

3.2.8 Temporary Impacts

During the construction, the project will have temporary impacts on some businesses, houses and other works along road sides. These works will create difficulties and obstruction during construction. There are also small impacts on fencing wall, fences and other fixed assets during the construction. These impacts are reviewed and minimized as stipulated in the project RPF and during the construction time, the contractors should inform the local households of construction schedule, that they could arrange and relocate themselves all the facilities or assets.

There are two link-projects in the sub-project area now:

- **Antic-collapse embankment project in Rach Gia City**

The project was approved at Decision No. 64/QD-UBND of Kien Giang province People’s Committee on 10 January 2011.

Client: Kien Giang province Department of Agriculture and Rural Development.
Vietnam: Mekong Delta Region Urban Upgrading Project - Rach Gia City Subproject

Resettlement Plan

Constructing 6,580m embankments and supplementary works: the staircases, embankment water drainage, lighting system, corridor and park after the embankment as the right embank route of Rach Gia canal – Hà Tiên to Kien river: 1,335m; The embankment of Rach Giá – Hà Tiên to Rach Gia – Long Xuyên: 1,055m; The alignment of Ông Hiển canal: 3,535m; Embankment of Bach Dang canal: 655m. These alignments are independent and disconnect with NUUP project of Rach Gia. At present, this project is only in the first stage and is standby to look for the capital source as well as no detailed commencement period.

Hon Dat sanitary landfill

There is currently rubbish dumping yard in Rach Gia city. After being collected, rubbish is collected and transported to the dumping yard at Hon Dat ward which borders Rach Gia city and with transport distance of about 30km. Rach Gia urban Engineering Company is a state-owned company which operates under the management of Kien Giang PC. The construction of this landfill includes: Gas treatment system; Leachate collection system; Stormwater drainage system, Embankment around the landfill cell and Ancillary works. This project is independent and disconnect with NUUP project of Rach Gia.
4 SOCIO-ECONOMIC PROFILE OF THE SUBPROJECT

4.1 SOCIO- ECONOMIC CHARACTERISTICS OF THE CITY

4.1.1 Geographic and Population Distribution Features

Geographical Location

Rach Gia city is designated as Urban Class III city, which is located at the center of Kien Giang province, 250 km away from Ho Chi Minh City and 115 km away from Can Tho city. The city is conveniently located along with Highway No.80, Highway No.61, Highway No.63, which connect with other provinces in Mekong River Delta.

- The East borders on Tan Hiep and Chau Thanh districts;
- The West borders on the Gulf of Thailand;
- The South borders on Chau Thanh and An Bien districts;
- The North borders on Tan Hiep and Hon Dat districts.

Demographic Characteristics of the City

According to the statistics associated with the population census on 1/4/2009, the average population of Rach Gia city is 223,491 people. Average number of people in household is 4.6 persons. The population density is 2,156 persons/km². Annual population growth rate is 1.23% (down 0.02% compared with the same period). The City has 12 administrative units (11 wards: An Binh ward, An Hoa ward, Vinh Bao ward, Vinh Lac ward, Rach Soi ward, Vinh Quang ward, Vinh Thanh ward, Vinh Loi ward, Vinh Thanh Van Ward, Vinh Thong ward, Vinh Hiep ward and one commune: Phi Thong with the 68 population groups/hamlets). Vinh Quang is the most densely populated ward with 31,150 people but the population density is only 3,246 persons/km². Although it is located in the city center, and many people resides for the convenience of business and services, Vinh Quang has substantial natural land...
area of more than 95,000 km². Vinh Loi ward has the lowest population with 8,698 people and the population density is 35,542 persons/km².

While the majority is Kinh people (over 87%), there are three main ethnic groups: Khmer people 7.2%; Chinese people 5.2%; and other ethnic groups 0.09%.

**Table 4-1: Demographic Characteristics at Project Communes/Wards**

<table>
<thead>
<tr>
<th>No.</th>
<th>Commune/ward</th>
<th>Households</th>
<th>Population</th>
<th>Area (Km²)</th>
<th>Population density /km²</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>An Binh</td>
<td>3,524</td>
<td>15,694</td>
<td>4,7735</td>
<td>3,288</td>
</tr>
<tr>
<td>2</td>
<td>An Hoa</td>
<td>5,959</td>
<td>25,800</td>
<td>6,2780</td>
<td>4,110</td>
</tr>
<tr>
<td>3</td>
<td>Rach Soi</td>
<td>3,556</td>
<td>17,596</td>
<td>3,4936</td>
<td>5,037</td>
</tr>
<tr>
<td>4</td>
<td>Vinh Bao</td>
<td>4,423</td>
<td>20,724</td>
<td>1,1829</td>
<td>17,520</td>
</tr>
<tr>
<td>5</td>
<td>Vinh Lac</td>
<td>5,026</td>
<td>23,292</td>
<td>2,8675</td>
<td>8,123</td>
</tr>
<tr>
<td>6</td>
<td>Vinh Loi</td>
<td>1,957</td>
<td>8,770</td>
<td>3,5542</td>
<td>2,468</td>
</tr>
<tr>
<td>7</td>
<td>Vinh Thong</td>
<td>1,860</td>
<td>8,858</td>
<td>14,1162</td>
<td>628</td>
</tr>
<tr>
<td>8</td>
<td>Vinh Hiep</td>
<td>3,845</td>
<td>17,450</td>
<td>10,6784</td>
<td>1,634</td>
</tr>
<tr>
<td>9</td>
<td>Vinh Quang</td>
<td>7,234</td>
<td>31,150</td>
<td>9,5970</td>
<td>3,246</td>
</tr>
<tr>
<td>10</td>
<td>Vinh Thanh</td>
<td>5,169</td>
<td>24,020</td>
<td>1,1536</td>
<td>2,822</td>
</tr>
<tr>
<td>11</td>
<td>Vinh Thanh Van</td>
<td>3,060</td>
<td>14,986</td>
<td>0,8035</td>
<td>18,651</td>
</tr>
<tr>
<td>12</td>
<td>Phi Thong</td>
<td>3,258</td>
<td>15,151</td>
<td>451446</td>
<td>336</td>
</tr>
</tbody>
</table>

(Source: The Statistical Yearbook of Rach Gia city, 2009)

Characteristics of the population: the local people share rich cultural values, lifestyle, behavior and social relations, harmonious, progressive, and creative natures, eagerness to learn, diligent and honest characteristics.

**4.1.2 Poverty Analysis**

The new poverty line for Vietnam’s rural areas is average household income at 400,000 VND/person/month (under 4,800,000 VND/person/year). The new poverty line for Vietnam’s urban areas is 500,000 VND/person/month (less than 6,000,000 VND/person/month). Rural pro-poor households have average income from 401,000 to 520,000,000 VND/person/month. Urban pro-poor households have average income from 501,000 VND to 650,000 VND/person/month.

According to statistical socio-economic information from Rach Gia city, average income per capita is 24,587 million VND/person/year in 2009, equivalent to 450,000 VND per person per month, a little lower than the national standard.

**4.1.3 Education and Cultural Features**

**Labor and Human Resources**

Currently, Rach Gia has about 48,871 households, of which their majority of labor works in the trade-services accounting for 35,280 households (72.2%). The remaining work in agriculture and forestry 5,625 households (11.5%); industry, 1,383 households (2.8%); Construction 1,592 households (3.3%); Fishery, 3,085 households (6.3%) and other households, 1,906 (3.9%).
Vietnam: Mekong Delta Region Urban Upgrading Project - Rach Gia City Subproject

Resettlement Plan

Total labor force: 89,973 persons (59.06% of the population). Total employed workforce in the economic branches: 73,513 persons (81.70% of the City’s total workforce). Of which: (i) Agriculture - forestry - fishery workforce: 12,433 persons (16.91%); (ii) Industry - Construction workforce: 30,926 persons (42.06%) and (iii) Trade - services: 30,154 persons (41.03%)

The number of households working in Agriculture - Forestry is 5,642 households, representing 13.7%. The fishery sector accounts for only 8% of households (equivalent to 3,170 households). The fishing and aquaculture production is low, primarily serving local needs. The labour force in the industry and construction sectors accounts for only about 8%. The commerce - service industry attracts many workers with the total of 26,658 households, accounting for 65.5%.

The labor in the agricultural sector combined with handicrafts is concentrated in Vinh Lac ward with 6,699 employees, accounting for 35% of the ward labor. Since trading - business activities have not been developed, the number of agricultural households associated with handicrafts prevails. The agricultural labor combined with small industries mostly concentrates in Vinh Thanh ward with 10,048 workers (40% of the ward labor) and in Vinh Bao ward with 5,711 workers (25.5%). The main reason for population concentration is that agriculture remains as an important sector for country’s food security. People tend to engage in hand craft business during the agriculture off season, which provides them some additional income. The increase of trade services is one of the important factors which can illustrate the regional development and economic growth. Rach Soi has 11,113 people working in the field of trading - services (61.5% of total ward labor), and Vinh Lac has 6,221 employees (32.5%)

Education - Training:

The investment for education infrastructure has been considerably improved in the last decade. Throughout the city, there are 41 schools of all levels (including 24 elementary schools, 11 secondary schools, 6 high schools, and 1 secondary - high school) and 1,792 teachers (including 769 primary school teachers, 612 secondary school teachers and 411 junior high school teachers). The average number of students annually is more than 38,000 (18,309 elementary school students, 12,438 secondary school students, 7,535 high school students).

The Public Health Care, Family Planning And Child Care

The primary health care system increased investment in infrastructure for local healthcare facilities, and socialization of the health sector services provision. The city now has 7/11 medical facilities meeting the national standards (increased 01 facilities compared to 2007). 4/11 health center have doctors. In the city, there are about 417 private health facilities operating effectively and contributing to the people’s health care and reduction of overload for hospital in the province. The national fundamental goals are achieved. In terms of the population communications, there are 25,170 people using contraceptive measures that contribute to reduction of the rate of natural population growth to 1.23%. The protection and care of children and family planning are minded and show the positive changes. The number of malnourished children decreased 14%. The percentage of children fully vaccinated with basic preventive vaccines reached 100% in 2010.
**Cultural-Social Activities**

The campaign "Study and follow the Ho Chi Minh moral example" in 2009 reflected the implementation include: Organize cultural activities, sports and art events, and cultural night of celebration in honor of the Party and the New Year; distributing gifts for children-in-need at the time of New Year; participating the provincial sporting awards, and coordinating with the provincial authorities to successfully organize the 140th festival for the sacrificial death of the national hero Nguyen Trung Truc are paid attention.

Rach Gia city is the leading locality in the province that takes into account gender inclusion and woman development. Rach Gia Committee for Advancement of Women has recently organized a preliminary meeting for the 4-year activities assessment for the women (2006 – 2010). More than 3,700 women borrowed loans and were supported on their business development. By 2010, Rach Gia city strives: a) to create stable jobs for more than 50% of women of working age, b) to provide training standard profession for 35% of the workforce; c) to reduce the rate of unemployed women in the city by 3%; and d) to bring women’s participation in executive committees acting as directors - deputy directors of departments, unions of the city, wards, communes up to 35%.

Recently, the City has mobilized more than 1.7 billion VND for the poor, achieving 125.92% of the target value; repaired and built 115 new homes, reaching 115% against the set targets; supported building houses following the Government's Program 134 for 60 ethnic minority households with 180 million VND contribution.

**4.2 Socio-Economic Characteristics Of Affected Households**

According results of the survey carried out by the project in October 2010, about 25% of affected persons (739 households) participated in the socio-economic survey; 100% affected persons (2,456) participated in the inventory of loss; 703 to be relocated and will be severely affected households whose more than 20% agricultural land of their total land holding are acquired did participate in project’s consultation meetings. The socio-economic characteristics of affected households is provided as follows.

**4.2.1 Gender Structure And Household Size**

**Gender Structure**

Most interviewees were households- headed individuals, in Rach Gia city are mostly male. 404 males (54.7%) and 335 females (45.3%) were interviewe and that follow the gender structure of the entire city in the year 2009 composes 48.96% males and 51.04% females.

**Household Size**

According to survey sample results, households have of 3-6 members per household (74%) with an average of household size of 4.5 persons per household. Of which, average members per household are 3.62 persons in inner city and 4.5 persons in peri urban areas. The information on the size of households according to the survey sample is as follows:
Table 4-2: Households Size

<table>
<thead>
<tr>
<th>Scale of households</th>
<th>Number of households</th>
<th>Percentage (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - 2 person(s)</td>
<td>44</td>
<td>6.0</td>
</tr>
<tr>
<td>3 persons</td>
<td>116</td>
<td>15.7</td>
</tr>
<tr>
<td>4 persons</td>
<td>217</td>
<td>29.4</td>
</tr>
<tr>
<td>5 persons</td>
<td>133</td>
<td>18.0</td>
</tr>
<tr>
<td>Over 5 persons</td>
<td>227</td>
<td>30.8</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>737</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

(Source: Socio-economic survey results in Rach Gia City, 11/2010)

Traditional families (with many generations) have been gradually replaced by nuclear families (with only two generations: parents-children). In Rach Gia City, analysis results of household size is as follows: households with more than 5 persons (30.8%), households with 5 persons (18.0%), households with 4 persons (29.4%), households with 3 persons (15.7%), and households with 1-2 person(s) only account for 6%.

**Education Level**

The educational structure is shown as below

Figure 4-1: Education level of interviewees

(Source: Socio-economic survey results in Rach Gia City, 5/2010).

It is higher education levels of interviewees is quite low as compared with national data. Most interviewees are graduated from primary schools (34%), secondary schools (31%), high schools (25%) and colleges/universities (8%). The rate of illiterate persons accounts for 2%.

For each component of the project, the education is presented below:
Table 4-3: Education Level in the Project Areas

<table>
<thead>
<tr>
<th>Education level</th>
<th>Component 1: Upgrading tertiary infrastructure</th>
<th>Component 2: Upgrading primary and secondary infrastructure</th>
<th>Component 3: Developing resettlement area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Quantity</td>
<td>Percentage %</td>
<td>Quantity</td>
</tr>
<tr>
<td>Illiterate</td>
<td>25</td>
<td>7.4</td>
<td>16</td>
</tr>
<tr>
<td>Primary schools</td>
<td>116</td>
<td>34.4</td>
<td>106</td>
</tr>
<tr>
<td>Secondary schools</td>
<td>103</td>
<td>30.6</td>
<td>89</td>
</tr>
<tr>
<td>High schools</td>
<td>69</td>
<td>20.5</td>
<td>54</td>
</tr>
<tr>
<td>Colleges/universities</td>
<td>18</td>
<td>5.3</td>
<td>30</td>
</tr>
<tr>
<td>No Answer</td>
<td>6</td>
<td>1.8</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td>337</td>
<td>100.0</td>
<td>299</td>
</tr>
</tbody>
</table>

From above table, the respective education level of areas where Component 1, Component 2 and Component 3 will be implemented are mainly primary school (34.4%; 35.5%; 28.6%), secondary school (30.6%, 29.5%, 37.8%) and high school (20.5%, 18.1%, 19.4%). The education of colleges/universities is higher in Component 2 (10%) and in Component 3 (10.2%).

The education of interviewees in the projects areas are as follows: the illiterate includes 25 persons (7.4%) mostly in the Component 1; the illiterate in Component 2 includes 16 persons (5.4%); and the lowest illiterate in Component 3 remains 4 persons (4.1%). This had to be taken into account when disseminating project information, among community members for consultation and when proposing technical solutions that local authorities therefore the community leaders and facilitators were mobilized. According to the socio-economic survey, interviewees’ education in the surveyed sample doing business is lower, who finished primary education (34.4%), and focuses mostly in Component 1. Following are “workers”, "craftsmen" concentrating in Component 1 and Component 2, who mainly graduated secondary school (35.5%).

4.2.2 Socio-economic Characteristic

Occupation

The survey sample results show that the "occupation" greatly influences the living standards of households. The occupational structure of interviewees in the bellowed chart shows that the "employees" make up 23.3% and "other jobs" account for 24.4%, both accounts for nearly 50%. It can be informally said that people in the surveyed sample have unstable jobs and subsequently their income is not stable. trading/services account for 20.2%. The Government employees occupy 12.7% only. The retired work force is 5.4%. Those who said are "workers", "craftsmen" make a relatively low portion and are at the same rate, each job is about 4.6%. The rest of occupation is "agriculture", "businesses/contractors", and "police and soldiers", which account for 5%.

In fact, in the project’s implementation areas, the number of employees who are un-employed and no steady jobs is quite common. Seasonal employment status is common in all LIAs in
the project wards. Many are doing different but mostly temporary and unskilled such as lottery sellers, bottle pickers, street vendors of fruits, boiled maize and peanuts, tea, beef food. Urban Upgrading Project is aimed at bringing positive impacts on the living improvement and stability for households in the project area, providing physical labors, such as porters, builders, cargo truckers, etc.. The occupational structure of interviewees is expressed in the following chart:

![The occupational structure of interviewees (%)](image)

**Figure 4-2: The occupational structure of interviewees**

(Source: Results of social and economic survey in Rach Gia city, 5/2010)

As illustrated in the table above, services/sales worker has the highest ration, which accounts for 20.2%. The survey shows that small-scale sales/business, such as breakfast restaurants, tea shops, grocery shops, fruit stalls are popular. Some works are part-time jobs. The income of these households is unstable and uncertain.

**Agriculture:** the arable land is too limited, almost negligible. In the near future, with such an economic - social growth, the proportion of farming households would tend to decrease.

**Craftsmen:** The number of households doing craftsmanship as occupation is relatively small (4.7%). Weaving coconut mats, weaving, handicrafts, and textile. As a matter of fact, Khmer people is engaged in art crafts as one of the income generation activities. However, some activities of craftsmanship have been increasingly diminished and decreased due to the loss of demand in the market. Their current products primarily serve only the local needs. In order to preserve and develop the traditional crafts, there should be appropriate strategies and mechanisms.

In sum, the social - economic surveys of households show that the high percentage of labor force in the LIAs are economically active, but due to the low education they tend to be engaged in occupations with low pay and unstable income, detailed in the next section.

**Living Standard and Income**

Thus, if analyzing households according to the poverty line of the Government of Vietnam for Period 2011-2015, 5 is estimated that households in the project area fall into below the
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poverty line with an income of less than 500,000 VND per person per month: In the project: thus, the poverty, according to the survey remains 13.1%\(^1\).

**Table 4-4: Household Income in The Project Components**

<table>
<thead>
<tr>
<th>Income</th>
<th>General</th>
<th>Component 1: LIAs Tertiary Infrastructure Upgrading</th>
<th>Component 2: Primary and Secondary Infrastructure Support</th>
<th>Component 3: Resettlement Area Development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>&lt; 500</td>
<td>5</td>
<td>0.7</td>
<td>3</td>
<td>0.9</td>
</tr>
<tr>
<td>500-&lt;1000</td>
<td>18</td>
<td>2.4</td>
<td>9</td>
<td>2.7</td>
</tr>
<tr>
<td>1000-&lt;2000</td>
<td>74</td>
<td>10.0</td>
<td>40</td>
<td>11.9</td>
</tr>
<tr>
<td>2000-&lt;4000</td>
<td>228</td>
<td>30.9</td>
<td>99</td>
<td>29.6</td>
</tr>
<tr>
<td>4000-&lt;6000</td>
<td>184</td>
<td>24.9</td>
<td>84</td>
<td>25.1</td>
</tr>
<tr>
<td>6000-&lt;8000</td>
<td>127</td>
<td>17.2</td>
<td>60</td>
<td>17.9</td>
</tr>
<tr>
<td>8000-&lt;10000</td>
<td>44</td>
<td>6.0</td>
<td>19</td>
<td>5.7</td>
</tr>
<tr>
<td>&gt; 10000</td>
<td>59</td>
<td>8.0</td>
<td>21</td>
<td>6.3</td>
</tr>
</tbody>
</table>

From the table above, we can affirm that in the project areas there are low living standards, Thus infrastructure upgrading for the improvement of the people's living standards is considered as an urgent need.

**Ownership of Consumer Goods**

Data on assets possessed within households help to document living standards more objectively. The table below details from the survey sample results.

---

\(^1\) The poverty standard in Decision No.09/2011/QD-TTg dated 30 January 2011 of the Prime Minister is applied for Period 2011-2015 as follows: Rural areas: households whose average income is equal or less than 400,000 VND/person/month are the poor; households whose income ranges 401,000 - 520,000 VND/person/month are the pro-poor. Urban areas: households whose average income is equal or less than 500,000 VND/person/month are the poor; households whose income ranges 501,000 - 650,000 VND/person/month are the pro-poor.

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Table 4-5: Percentage of Facilities in Households

<table>
<thead>
<tr>
<th>Property</th>
<th>General</th>
<th>Component 1</th>
<th>Component 2</th>
<th>Component 3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>HH</td>
<td>%</td>
<td>HH</td>
<td>%</td>
</tr>
<tr>
<td>Cars</td>
<td>5</td>
<td>0.7</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>Motorcycles</td>
<td>639</td>
<td>86.5</td>
<td>236</td>
<td>34.1</td>
</tr>
<tr>
<td>Bicycles</td>
<td>357</td>
<td>48.3</td>
<td>152</td>
<td>44.7</td>
</tr>
<tr>
<td>Color TV</td>
<td>684</td>
<td>92.6</td>
<td>303</td>
<td>89.1</td>
</tr>
<tr>
<td>Radio</td>
<td>154</td>
<td>20.8</td>
<td>58</td>
<td>17.1</td>
</tr>
<tr>
<td>Telephones</td>
<td>494</td>
<td>66.8</td>
<td>226</td>
<td>66.5</td>
</tr>
<tr>
<td>Refrigerators</td>
<td>408</td>
<td>55.2</td>
<td>187</td>
<td>55.0</td>
</tr>
<tr>
<td>Air conditioners</td>
<td>84</td>
<td>11.4</td>
<td>39</td>
<td>11.5</td>
</tr>
<tr>
<td>Washing machines</td>
<td>163</td>
<td>22.1</td>
<td>78</td>
<td>22.9</td>
</tr>
<tr>
<td>Expensive Furniture</td>
<td>115</td>
<td>15.6</td>
<td>45</td>
<td>13.2</td>
</tr>
<tr>
<td>High Valued House</td>
<td>183</td>
<td>24.8</td>
<td>98</td>
<td>28.8</td>
</tr>
</tbody>
</table>

(Source: the Socio-economic survey in Rach Gia city, 10/2010)

Status of Land and Housing

For the purpose of the resettlement plan, all kind of land impacted by the project before the cutoff date should be treated as equal for compensation, but the status of land use is an important piece of information to assess scope of impact on land use. The data of the survey shows that more than half of land is claimed as “self-built land” 23.8% of the households are “land procured”; 19.5% are native inherited land and; only 2% is state owned.
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Table 4-6: Status of the Land Use

<table>
<thead>
<tr>
<th>Type of Land Use</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inheritance</td>
<td>144</td>
<td>19.5</td>
</tr>
<tr>
<td>State allocation</td>
<td>15</td>
<td>2.0</td>
</tr>
<tr>
<td>Rental house</td>
<td>7</td>
<td>0.9</td>
</tr>
<tr>
<td>Self-build house</td>
<td>378</td>
<td>51.2</td>
</tr>
<tr>
<td>Buy house</td>
<td>176</td>
<td>23.8</td>
</tr>
<tr>
<td>Others</td>
<td>19</td>
<td>2.6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>739</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Area and Type of Houses

According to the customs and culture of the Mekong Delta people in general, and Rach Gia city in particular, in the alleys, people built Grade-4 houses with simple materials: bamboo, coconut leaves, iron-roofed houses with one story building. They do not own "permanent houses" or "multi-story houses with large doors". According to the survey on the types of houses, houses are categorized as followings: semi-permanent houses - 460 households (62.2%), permanent houses - 183 households (24.8%), and makeshift houses - 96 households (13%).

The average area per household is 80m², with houses between 8m² area, and houses with the largest floor area of 460m².

Table 4-7: Type of Houses

<table>
<thead>
<tr>
<th>Type of houses</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permanent houses</td>
<td>183</td>
<td>24.8</td>
</tr>
<tr>
<td>Semi-permanent houses</td>
<td>460</td>
<td>62.2</td>
</tr>
<tr>
<td>Temporary houses</td>
<td>96</td>
<td>13.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>739</td>
<td>100.0</td>
</tr>
</tbody>
</table>

The residential housing development concentrates along waterway canals and main roads. In Vinh Lac ward, An Hoa, Binh An and Rach Soi, the population concentration along the canals is extremely high. Houses have been mainly under the long-term use, in which 87.4% of households construction date from 2005, and 12.6% households from 2006 to now. Of the surveyed households, 47.3% are settled in alleys/lanes, 26.6% in roadsides, and 26% lives in lane/alley sides.
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Table 4-8: Status of house ownership

<table>
<thead>
<tr>
<th>Certificates of ownership</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certificate of land use right</td>
<td>418</td>
<td>56.6</td>
</tr>
<tr>
<td>Certificate of house ownership</td>
<td>260</td>
<td>35.2</td>
</tr>
<tr>
<td>Temporary certificate</td>
<td>49</td>
<td>6.6</td>
</tr>
<tr>
<td>Other document</td>
<td>45</td>
<td>6.1</td>
</tr>
<tr>
<td>No certificate</td>
<td>144</td>
<td>19.5</td>
</tr>
</tbody>
</table>

58.4% of those who do not own legal papers for land ownership noted that their houses and land are legalizable and 21.7% of them said it is because they cannot afford to legalize and obtain the right of the house and land use certificates.

Desire for Improving House and Land

According to secondary information (BOLURD) and the project surveys, houses of the poorer households, accounting for 60% (from those of the poor households) on average are mainly self-built, patchy, with poor infrastructure and environmental sanitation.

Results from the survey, public consultations and collected data from local authorities, on the poor households willingness borrow money for improving their houses in the project affected area are shown in the below table.

Table 4-9: Inventory of Poor Households²

<table>
<thead>
<tr>
<th>4.2.2.1 Wards</th>
<th>The number of poor households in the project areas</th>
<th>The number of poor households desire loans</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Quantity</td>
<td>Percentage (%)</td>
</tr>
<tr>
<td>Vinh Quang</td>
<td>519</td>
<td>259</td>
</tr>
<tr>
<td>Vinh Thanh</td>
<td>741</td>
<td>371</td>
</tr>
<tr>
<td>Vinh Thanh Van</td>
<td>309</td>
<td>155</td>
</tr>
<tr>
<td>Vinh Bao</td>
<td>123</td>
<td>62</td>
</tr>
<tr>
<td>Vinh Lac</td>
<td>283</td>
<td>142</td>
</tr>
<tr>
<td>An Binh</td>
<td>138</td>
<td>69</td>
</tr>
<tr>
<td>Total</td>
<td>2,113</td>
<td>1,056</td>
</tr>
</tbody>
</table>

² According to Decision No.09/2011/QD-TTg

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5 POLICY FRAMEWORK AND ENTITLEMENT

5.1 LEGAL FRAMEWORK

In order to guide the involuntary resettlement implementation this section provides principles, objectives, and eligibility criteria for DPs as well as benefits, institutional and legal frameworks for compensation and restoration measures, that is based on the World Bank’s Involuntary Resettlement OP/BP 4.12 policy (amended in April 2004) and the project approved RPF. The basic objective of the RP is to ensure that all displaced persons (DPs) will be compensated for their losses at replacement costs and suitable means to restore or improve their livelihoods and living standard to pre-project level, at the minimum.

As first step, this section reviews the policies and legal framework of the GOV and the WB concerning land acquisition, compensation, assistance and resettlement. Due to some differences between the policies of the WB and those of the GOV, The subproject is proposed for waiving of the implementation of some articles of decrees and regulations related to compensation, assistance and resettlement enacted by the GOV.

The GOV’s Legal Framework: the followings are the State’s laws and decrees regarding land acquisition, compensation and resettlement applied in the nationwide and the regulations applied in the provinces/cities:

- Constitution 1992 of the Socialist Republic of Vietnam, certifying and protecting the citizens’ house- ownerships;
- Land Law 2003 issued on 26 November 2003;
- Decree No.197/2004/ND-CP dated 03 December 2004 enacted by the Government, regulating the compensation, assistance and resettlement when the State acquires land;
- Decree No.188/2004/ND-CP dated 16 November 2004, providing the method of land price calculation and the tariff of types of land;
- Circular No.114/2004/TT-BTC dated 16 November 2004 by the Ministry of Finance, directing the implementation of Decree No.188/2004/ND-CP of the Government;
- Government Decree No.17/2006/ND-CP dated 27 January 2006 on the 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.84/2007/CP dated 25 May 2007 providing additional regulations on issuing certificates of land use rights, land acquisition, implementation of land use rights, procedures of compensation and resettlement upon the State’s recovery of land and addressing grievances about land.
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- Decree No.69/2009/CP dated 13 August 2009 providing additional regulations on issuing land use plant, land price, land acquisition, compensation procedures, assistance and resettlement.


- Decree No.32/2009/QD-UBND dated 21/12/2009 issued by Kien Giang PC on the regulations of compensation, assistance and resettlement when the State acquires land in Kien Giang province.

The WB's Policy Involuntary Resettlement (OP/BP 4.12): The objective of the WB policy OP4.12 on involuntary resettlement is to avoid involuntary resettlement to the extent possible, or to minimize and mitigate its adverse social and economic impacts. Where it is not feasible to avoid resettlement, plans should be made for compensation and assistance to improve or restore the DPs’ income and living standard to pre-project levels or to levels prevailing prior to the beginning of project implementation. This policy for the recovery of land and other assets is applied when the land acquisition causes loss of shelter, part or all of the DPs’ profitable assets, or accessibility to sources of income and/or production.

Required measures for the best resettlement results:

- Consulting DPs about feasible measures for the compensation and resettlement plan;
- Providing DPs with options for resettlement and recovery;
- DPs are participated in planning and choosing options;
- Compensating in full replacement costs for losses attributable to the project;
- Resettlement sites must be in full infrastructures and services equivalent to DPs’ previous residential areas at least;
- Providing DPs with allowances, support, vocational training and income assistance to facilitate their relocation;
- Identifying vulnerable groups and providing them with special assistance; and
- Setting up an institutional structure and organization to ensure the successful compensation and resettlement.

Compensation Criteria and Eligibility: DPs who are entitled to the compensation for their losses include: (a) those who have legal rights to the land or other assets; (b) those who do not have legal rights to the land or other assets at present but have a claim to land or assets according to the regulations in the Vietnamese laws based on filed documents such as land tax bills, certificates of residence status, or a permit from the local authorities to occupy and use the land in the area affected by the project; and (c) those who have no recognizable legal right or claim to the land they are occupying.

Persons covered under (a) and (b) as mentioned above are compensated for their acquired land and provided with 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 RP. Persons who encroach on the area after the cut-off date determined in each RP 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, labor 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.

Comparison between the GOV and WB policies: please refer to the project RPF (para 16, page 6).

5.2 PRINCIPLES AND OBJECTIVES

The principles mentioned in WB's OP/BP 4.12 are used for the preparation of this RPF. The following principles and objectives will be applied:

- Land acquisition and asset impacts as well as resettlement of DPs must be minimized as much as possible.
- All DPs residing, working, doing business or farming in the project areas will be provided with rehabilitation measures, sufficient enough for them to improve or at least maintain their living standards, income earning and production capacity same as their pre-project conditions. Lack of legal rights to acquired land will not bar DPs from their entitlement to access such rehabilitation measures.
- The rehabilitation measures to be provided are: (i) compensation at replacement costs without deduction of depreciation or salvage materials for houses and other structures; (ii) An agricultural land is compensated by equal agricultural land (or land-for-land) or by at replacement cost relying on local conditions; (iii) A residential land is compensated by an equal residential land, which is acceptable to DPs or compensated by replacement cost relying on DPs' option; (iv) supports for transportation and subsistence costs and (v) any other supports in need to help DPs improve their living conditions and income capacity, or at least keep their economic conditions as before the project implementation.
- Replacement of residential and agricultural land will be as nearby affected land as possible and acceptable to DPs.
- Displacement time for resettlement should be minimized and the rehabilitation means shall be provided to DPs no later than one month prior to the expected commencement of works in the respective project areas.
- Plans for land acquisition and other assets and provision of rehabilitation measures must be taken under the consultation with DPs to minimize their disturbance. Entitlements shall be provided to DPs prior to the expected commencement of works at the respective project areas.
5.3 Entitlement Policy

5.3.1 Compensation Policy for Residential Land

Legal and legalizable land users: the project affected land-users will be compensated/assisted for actual affected area in cash in replacement cost.

In case, DPs losing residential land and their remaining land is not viable enough for their residence (ineligible for building new house as stipulated), the remaining unusable land will be acquired and compensated by a similar quality land or in cash at 100% of replacement cost.

Land-users who are eligible for compensation of acquired land (legal and legalizable land-users) but their lands are in dispute, will be compensated at 100% replacement cost only when their disputes are resolved.

House built beyond river/canal: Affected assets like house/structures of households who are living on the river/canal will be assisted at 100% residential replacement cost for their current using area but not excess of local residential land allocation and/or such households will be arranged land plots in resettlement sites (at minimum local land plot), in case severely/relocated DPs.

Illegal land users (not eligible to land compensation), will be assisted in cash at 30-50% replacement cost of the affected land. During implementation phase, monitoring will be used to determine if they have achieved livelihood restoration through these means; and if not, further special assistance package(s) will be proposed that ensure the DP's livelihood restoration has done.

The Rental Land from the State: (a) If households are provided with houses in resettlement site, they will not receive compensation and support for land; and (b) If households are not provided with houses in resettlement site, they will receive cash for their self-arrangement equivalent with 60% of land price for the areas where there are houses for rent; and (c) the area of encroaching land is not compensated but supported for investment costs in such land;

If the hired house is a multi-storey building, the allowance will be equal to 60% of the land value attributable to each storey based on a coefficient to determine the allowance; area of encroachment land is not compensated but supported for investment costs in such land.

3 Remark: the land plot width is defined as current used status and that of length is also defined as current use status, concerning to specific river landmark limitation that issued by PPC.

4 Note: the assistance is aimed at two different categories (i) assisted at 50% for illegal DPs who do not violate the city announced master plan and (ii) assisted 30% for illegal DPs who do violate the city announced master plan.

5 This means that the land user (s) have a fixed term renting/bidding contract (s) with State, (not permanently owned by household as mentioned in Para 19: household's residential land)
5.3.2 Compensation Policy for Agricultural Land

Since Rach Gia has no agricultural land fund available for compensation, the general mechanism for compensation of lost agricultural land is compensation with cash at respective replacement costs.

*Legal and legalizable land users:* when their land is acquired land, they will be entitled to following compensation:

If DPs loss less than 20% of their total arable land (the portion of land to be lost is less than 10% if DPs are the poor and/or vulnerable group) or the remaining area is economically viable, DPs will be compensated in cash at 100% replacement cost for the acquired area.

If DPs loss 20% or more of their total arable land (the portion of land to be lost is 10% or more, if DPs are the poor and/or vulnerable group) or the remaining area is not economically viable, DPs will be compensated in cash at 100% replacement cost and be arranged non-agricultural land by local authorities (if possible).

For agricultural land/garden/pond close to urban areas, in addition to compensation by replacement costs, DPs will be supported by 30-70% of average land prices in the acquired areas.

*Illegal land users (not eligible to land compensation):* will receive a minimum support of 60% replacement cost\(^6\) of respective acquired area. During implementation phase, monitoring will be used to determine if they have achieved livelihood restoration through these means; and if not, further special assistance package(s) will be proposed that ensure the DP’s livelihood restoration has done.

*Users of leased land: DPs will be compensated an amount of money equivalent to their investment costs for such land (equivalent with 30% of agricultural land)*;

5.3.3 Compensation Policy for Architectures/Structures

*For affected architectures and structures of households/individuals:* (a) compensate or assist in cash for any affected structures equivalent to 100% replacement costs, and (b) If the structures are partly affected: (i) the remaining is not usable: compensate 100% work volume (with confirmation of the CARB), (ii) if the remaining is usable, compensate for affected part and provide an assistance of 20-50% value of affected part\(^7\)\(^8\).

Other household affected structures and architectural works which are rented from state: (i) An allowance of 60% of the price of the rented house calculated based on the unit price of new construction; or (ii) to be assisted for renting a new house of similar value.

5.3.4 Compensation Policy for Trees and Farming Products

For annual crops and perennial trees, compensation will be paid to households who cultivate land based on market prices of crops and aquatic products for the average output per year.

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\(^6\) Support at least 50% of agricultural land price to the case that an area of agricultural land exceeds the local allocation limit, which is rented incompetently.

\(^7\) Auxiliary structures behind acquisition landmarks of houses (remaining area less than 15 m\(^2\)), if dismantled, will be compensated/assisted at 100% replacement cost.

\(^8\) Affected houses/structures are administratively fined for construction before the project implementation will be based on the provisions of such decisions of administrative fine.
and/or at replacement costs for affected perennial trees. Trees will be relocated to other locations when feasible; compensation will be applied based on actual loss and damage plus transportation fees.

5.3.5 Compensation Policy For Business Loss

For DPs loss of income sources from business and production, the compensation policy will be:

a. Licensed business and production households whose income is affected will be compensated or supported for losses of their business equivalent to 50% of their actual annual income after tax. The amount of compensation will be based on their average yearly income of 3 consecutive years declared with the taxation agency (equivalent to 100% of the average income of 6 months).

b. Permanent DPs who operate small business or services at home but do not declare income to the taxation agency will be provided with an allowance equivalent of the 6-month average income.

c. Temporary DPs who operate small business or services at home but do not declare income to the taxation agency will be provided with an allowance equivalent to monthly average income during the project construction but not exceeding maximum 4 months.

This compensation and assistance will be monitored during project implementation. In case their livelihood cannot be actually restored, the support level should be adjusted accordingly. Monitoring of this situation will continue until it can be determined that they are at least no worse off than before the project impacts.

5.3.6 Compensation for Secondary Impacts

This policy applies for secondary DPs who are acquired land for resettlement site, dispersed or concentrated resettlement that is constructed for the project affected households to be relocated. Because indirectly DPs suffer the same effects directly DPs, they are entitled to compensation and assistance policies like those who are directly affected.

5.3.7 Compensation for Affected Public Utilities

For some public infrastructures as schools, bridges, factories, water sources, roads, electricity, water supply, or drainage etc. are damaged, the Project Management Unit (PMU) shall ensure that these structures are restored or repaired for each specific case, and the community does not have to pay for such repair costs.

5.3.8 Compensation for Grave Relocation

Compensation for costs of digging, burying and removing tombs to new locations, or rebuilding graves same as their original states plus any other necessary costs, will be paid based on the price table regulated by the province/city People’s Committees in Decision No.31/2008/QD-UBND dated 20/10/2008 of Kien Giang Provincial People’s Committee, promulgating regulations of unit prices for building new houses and other structures in Kien

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9 Method to determine market price and replacement cost for trees and farm produces will be based on the stipulation of Item 24, Decree No.197/2004/ND-CP.
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Resettlement Plan

Giang province. Specifically: (i) Bricked graves: 10,000,000 VND/grave and (ii) Soiled graves: 5,000,000 VND/grave

5.3.9 Allowance and Assistance

Households whose houses are relocated all will be paid the following allowances:

i. Support for removal of houses and structures: For households who move to other residential areas in the city, their maximum allowance is: 3,000,000 VND/household (but minimum level is not lower than 5,000,000 VND/household). Move to other districts/towns in the province, maximum support is: 5,000,000 VND/household. Move to other province, maximum support is: 7,000,000 VND/household.

ii. Support for renting housing as houses are not built: Those who have houses on recovered land are eligible for resettlement allocation will be supported for house renting: 1,000,000,000 VND/household/month during 06 months (actual supports will be based on local market prices of renting houses).

If after 06 months, the authorized agency has not arranged new locations of resettlement, the city/province People's Committees will decide to support renting house for DPs till they receive new locations of resettlement and building houses.

For households are acquired partly of their main houses (they can rebuild houses on remaining land), the minimum support rates will equal 50% of the stipulation in Point i, ii as mentioned above.

Relocated DPs, whose are entitled to resettlement but manage their new residence by themselves (with written commitment of self-resettlement) are supported in cash equivalent to an infrastructure investment for a land plot in a concentrated resettlement site (Unit price of an investment in resettlement site will be specified by Province/City People's Committees).

Bonus: Land users, who comply with the inventory, handing over the land on schedule and meet the requirements of project owner for project implementation time, will be awarded 3,000,000 VND per household.

Supports for households who are acquired with agricultural land:

Allowance for vocational training and job creation: The minimum support will be 3 times of agricultural land price for the whole acquired area.

For households who need a training or apprenticeship, they will be admitted to a vocational center in the province and are exempted from tuition fees for such training course for people at working age (not applicable for those who enroll for vocational trainings outside the province).

Allowance for living and production rehabilitation: For households whose agricultural land is affected 20% or more (10% or more for vulnerable households) will be supported one time in cash equivalent to 30kg of rice per month for one person based on local average price at the time of support, including: (a) In case, from 20% to 70% of agricultural land (10% or more for vulnerable households) be affected, households are supported for life stability within 6 months if they have not to resettle and within 12 months if they have to resettle and (b) In...
case of more than 70% of agricultural land is affected, households will be supported for life stability within 12 months if they have not to resettle and within 24 months if they have to resettle.

Bonus for timely land handover: Land-users who comply with the inventory, handing over land on time, meet the demand of investor on implementation time, will get 2,000,000 VND per household.

Other supports: Families and individuals whose land is acquired (including households living on public land or land of other owners): (i) DPs who received poor household books are supported for poverty elimination from 5,000,000 VND per household (ii) DPs who are vulnerable (or called policy households as in the local norm), families devoted for the revolutions, will be supported VND 6,000,000 per household; (iii) Mothers of army heroes and martyrs will be supported 8,000,000 VND per household.

5.4 VOLUNTARY LAND DONATION

Regarding Project Component 1 (Tertiary Infrastructure Upgrading), residents in low-income areas, who are direct beneficiaries, are expected to contribute to the upgrading cost. The contribution cost will be confirmed in Community Upgrading Plan in each community. Partly DPs may choose one option, either voluntarily donating affected land instead of contributing building cost or voluntarily donating affected land and contributing building cost.

a. Major principles for voluntary land donation

- Households are fully provided with free and prior and had access to project information on the full replacement compensation and resettlement policy.
- Households themselves, and/or in partnership with the city CARB to decide the scope of land acquisition for the Project and to confirm the scope of their voluntary land donation. As usual, the scope of affected land is small (less than 10% of land area and DPs are not resettled).11
- Suitable mechanism for complaint redress.
- If the voluntary donation of land is not the case, otherwise the OP 4.12 would apply.

b. Process for voluntary land donation

- The PMU and its consultants provide full information about the upgrading options, including policies of compensation and resettlement, as well as the principle of voluntary donation of land for the project
- The affected households will select the scale of land acquisition for the purpose of road widening in the process of making community upgrading plan (CUP)
- The affected households will discuss the donation level of the land. If the majority of them want to donate the affected land but there are affected households who do not want to donate, the affected households and the commune have to figure out the proper method to compensate for the households including implementation of loss-share mechanisms. Otherwise the affected households will be compensated by the project.

11 In case, DPs are able to donate more land than expected, the Project can accept provided that the Independent Monitoring Agency must check if the land donation affects the DPs' living condition.
- Inventory of land and other property damage and the cost estimation will be delivered to households by the District Compensation Board.
- Households sign to confirm their land donation level. If there are other losses left, including all structure and other assets attached to the affected land, these will be compensated.
- Disclosure of information about compensation and voluntary donation of land in the public areas.

Table 5-1: Summary of expected Voluntarily Donated Land

<table>
<thead>
<tr>
<th>Ward</th>
<th>Households (hh)</th>
<th>Donated</th>
<th>Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vinh Quang</td>
<td>134</td>
<td>375.3</td>
<td></td>
</tr>
<tr>
<td>Vinh Thanh</td>
<td>176</td>
<td>352</td>
<td></td>
</tr>
<tr>
<td>Vinh Thanh Van</td>
<td>105</td>
<td>315</td>
<td></td>
</tr>
<tr>
<td>Vinh Bao</td>
<td>139</td>
<td>389.2</td>
<td></td>
</tr>
<tr>
<td>Vinh Lac</td>
<td>321</td>
<td>754.5</td>
<td></td>
</tr>
<tr>
<td>An Binh</td>
<td>251</td>
<td>627.5</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>1,126</td>
<td>2,813.5</td>
<td></td>
</tr>
</tbody>
</table>

According to survey results, all 1,126 households affected by Component 1, are willing to donate the affected land with total estimated area of 2,813.5 m².

**Monitoring and evaluation:** During the implementation, the PMU of Rach Gia Subproject must report the land donation to PPC and report to WB for review and clearance before implementing the land donation. Report should be done on a semi-annual basis to have PCP and WB’s agreement. This work should always be supervised and reported regularly to get the uniformity of the People’s Committee and the World Bank.

In addition, independent monitoring organization who will be mobilized by Rach Gia PMU before the implementation of compensation and resettlement and will conduct an assessment for approximate 20% voluntary households and confirm are scope of donation and its impacts.

### 5.5 Ethnic Minority Development Policies

The WB’s OP 4.10 aims to ensure the sustainable development of human dignity, human rights and cultural characteristics of ethnic minorities during implementation. Especially, the main target of the policy is to encourage their engagement in all stage of the subproject preparation and implementation. In Rach Gia city, there are ethnic communities as Khmer, and Hoa, settled in sub-project area. During preparation phase, two rounds of free and broad community consultation were carried out in order to discuss expected impacts from land acquisition and/or from other economic, social and cultural aspects of the project.

The main impacts on the Khmer are summarized as following:

- Total of 35 Khmer households with 168 people are affected marginally by the subproject with crop/trees and other structures;
- None of them is impacted with residential land.
- No shop or business activity will be lost
- Relocation is not required
- Khmer people, as beneficiary of subproject, are actively engaged to minimize impacts and proposing necessary measures.

The bellowed table presents the subproject impact on EMs.

**Table 30: Scope of Impact on EM Households**

<table>
<thead>
<tr>
<th>Location/Ward</th>
<th>Permanent Residential Land Impact (HH)</th>
<th>Permanent Agricultural Land Impact (HH)</th>
<th>Other Impacted Asset/Structure (Yard, Wall) (HH)</th>
<th>Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vinh Quang (lia 1)</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>8</td>
</tr>
<tr>
<td>Vinh Lac (lia 5)</td>
<td>0</td>
<td>0</td>
<td>8</td>
<td>5</td>
</tr>
<tr>
<td>Vinh Lac (lia 6)</td>
<td>0</td>
<td>0</td>
<td>15</td>
<td>11</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>0</td>
<td>26</td>
<td>24</td>
</tr>
</tbody>
</table>

In addition to the above summary, a separated Ethnic Minority Plan EMDP was prepared for the Rach Gia City Subproject following the World Bank OP 4.10 policy. Similarly to the Resettlement Plan, the EMDP will be cleared by the World Bank prior to the subproject appraisal and disseminated among project EM affected people in culturally appropriate manner.

Some policies to be applied with ethnic minority are:

- Ethnic minority people are encouraged to participate in all project activities and they will get benefit from the project in appropriate way with their culture;

- Adverse impacts on ethnic minority communities who are special and vulnerable groups shall be avoided or minimized by exploring all viable options;

- If being directly affected by the sub-project, the ethnic minority community (as well as all persons being affected by the Project) shall be entitled for compensation for losses or affected assets, income and business activities according to replacement price, and proper restoration method shall be provided to support them to improve or at least remain their living conditions, income and production ability as the level before the Project occurrence;

- The lack of legal right for property being lost or being adversely affected (including traditional hunting, fishing and natural resources of community) will not influence the right for getting compensation and assistance method for restoration;

- In case households are being required for relocation or resettlement, efforts shall be taken to re-establish the culture and social institution, the community relationship between where they go and where they move to shall be remained in possible extent;
The preparation of EMDPs (as a part of preparation for city upgrading subproject) and the implementation of these plans shall be carried out with participation and consultation of ethnic minority people;

Khmer households who are affected by the subproject and who have demand on loan for doing business shall be listed by the Project Management Board to send to the city and get loan through city loan programs such as: (i) from city’s Farmer Association with limit of 10 - 15 mil. VND each household of farmer, (ii) from Bank of social policy with limit of 10 mil. VND each household of farmer.

Training courses for business start for Khmer households are held under the program. According to survey data, most Khmer households are in need of loan for business activities. But to successfully run business and to keep business capital intact, orientation must be worked out and support to Khmer households in their start shall be required. This content is considered necessary and important as Khmer households in the project area have no traditional job. The Project management board of the city shall coordinate with consulting group to held classes in order to introduce some home crafts, invite some small scale successful private enterprises to introduce their successful experiences in business development, to organise some visits to successful business models that may be suitable to Khmer households so that to provide them with more experience and to help them take opportunities and foresee difficulties that they may cope with during business operation.

Ethnic minority development plan still spend a fund for vocational training, job introduction so that during project implementation, if Khmer households are in need of vocational training their demand will be satisfactory.

In the stage of determination of design extent and basic design, an appropriate technical design option shall be presented to effectively minimise negative impacts, mitigate adverse effects and absolutely solve negative impacts. Concretely, upon design of tertiary infrastructure upgrading in LIAs, the usage of the existing alley layout shall be maximised. In case of unavoidable impacts on assets, satisfactory compensation must be made and compensation amount shall assure recovery of damages at least.

During the project preparation and implementation, propagation activities on project information, land acquisition and site clearance, compensation and resettlement shall be intensively and widely propagated to attract participation and support of the local people, in general, and of the Khmer people, in particular.

Set up credit fund for loan to renovate houses by the affected households including Khmer families so that they have chances to renovate, upgrade their houses as the floor elevation is lower than the alley elevation after alleys are increased by the Sub-project.

During design process, consultation with the Khmer people should be promoted, opinions of heads of pagodas and prestigious people should be sought and more favourable conditions shall be provided to the Khmer people so that upgrading of LIA will not cause adverse impacts or damage traditional customs of the Khmer people.

Measurement, calculation for compensation work must be closely supervised to ensure benefits of the Khmer people as well as the equality of the Khmers with other
people. Prior to compensation implementation, meetings must be held for affected Khmer households to inform them details of compensation policy so that they can understand what they can get for compensation, what they shall get as a support and that they detect any error in calculation of compensation and support carried out by the Project Management Unit.

- During construction execution, appropriate and suitable methods must be worked out to minimize adverse impacts to business activities and travel of Khmer people. Labor safety must be regulated strictly to minimize accident.
6 RESETTLEMENT AREA

6.1 RESETTLEMENT (RELOCATION) POLICY

6.1.1 Residential Land Impacts

Following Decision No.27/2010/QD-UB dated 06/12/2010 issued by Kien Giang PC regarding promulgation of prices for minimum portions and infrastructure investment portions in Kien Giang province; house compensation is stipulated at Article 20 of Decree No.197/2004/ND-CP dated 03/12/2004 of the Government as follows:

- DPs who have all their houses and land acquired, or whose remaining land after acquisition is below the limits of local land allocation or below acceptable condition, will be entitled to: (1) resettlement; and (2) in case the land compensation rates lower than the land in resettlement areas, DPs will be compensated with the difference by the project within the support amount which does not exceed the difference between compensation and a local minimum settlement plot of allocated land.

- Households whose parts of houses or land are acquired in the following cases will be eligible for purchase or rent resettlement house(s) or allocation of resettlement landplot, if land-users have
  - The remaining area after land acquisition is lower than the new local allocation of residential land;
  - The remaining area after land acquisition is not economically viable for restructure their house
  - A household with some small legal independent families or sub-households: if their acquired area is two times higher than the local allocation of land, they will be eligible to receive one more extra resettlement land plot; if their acquired area is higher than the local allocation of land but not exceed two times of the limit allocation of land, they will be eligible to receive a resettlement landplot but the total area of allocated land must not exceed the acquired area;
  - Those, whose use land without certificate of residential land use rights but are eligible for recognition of residential land use rights in accordance with the Law on Land and are legalizable certification of land use rights are allocated an resettlement landplot
  - Land users, who are considered for support of 50% residential land prices or more and have no place to live, will be eligible for buying an resettlement apartment for each in accordance with the project regulation;
  - Other cases, which are not eligible for the Project’s resettlement and have no place to live, will be allocated land for building their houses but they must pay the land-using charges based on the provisions of the Municipal People's Committee;

- Allocation limit of resettlement land: A minimum quota of land allocated in a resettlement is the land invested with infrastructures which is not less than 100m² for rural areas and 80m² for urban area. Households/individuals whose land is
acquired but are not distribution of land for resettlement and no land in ward, if any
division of land is also limited to a minimum;and

- Land price at the resettlement area will be calculated based on used amount for
  handing over land as residential land or business bases following agricultural land
  price (plus infrastructure investment cost).

### 6.1.2 Affected Agricultural Land

Households/individuals whose agricultural land is acquired by more than 20% (or 10% for
vulnerable group) will be eligible to receive an assistance amount in cash for purpose of
income restoration. In the Rach Gia city, provision of non-agricultural land or residential
land for those affected with agricultural land is not applicable

### 6.1.3 Entitlements and Liabilities of Displaced Persons

Households and individuals, whose legal entire houses and land are acquired or their
remaining area after the acquisition is lower than the newly allocated local land, DPs (1) will
be provided resettlement land; and (2) if their land compensation is lower than a land price 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.

If land users are not the subjects to the land compensation but have no other places to live and
have certifications of local government on their homelessness, they shall be considered for of
the minimum plots allocation in resettlement area.

Relocation Options: In the Rach Gia City, two (02) resettlement sites are being planned to
beconstructed for all project relocated households. The resettlement areas provide the
systems of technical and social infrastructure that ensure the livelihood restoration for people
resettled in new places at least equal to or better than their previous living conditions.

Rights and liabilities of the persons whose land is acquired are moved to resettlement areas or
other residential areas:

- School to children attending primary/ secondary: The households with school children
  is prioritized in registration and moving to other schools for children and school-age
  family members.

- Incentive Bonus: Households who purchase land plot in project resettlement sites, pay
  land-use fees within 30 days since they receive the land plot will be waived off 10%
  land-use fees.

- Households whose compensation payment is less than 50 million VND, can keep
  themselves all this money for re-building their houses and if they request, they will be
  owned the land use fees as stipulated.

- Households whose compensation payment is more than 50 million VND, can keep
  themselves 50 million VND for re-building their affected houses. The remaining
  money shall be used for paying land use fees. If their remaining money is not enough
  to pay land use fees and if they request, they will be owned land use fees as stipulated.

- Those who are relocated land/ houses in resettlement area will be exempted from the
  fees for land surveys, land-use right certification, transfers of house ownership and

Infra-Thanglong
other registration Displaced persons are entitled to refuse any resettlement land plot if it does not meet the conditions as announced publicly. Otherwise, they are provided with other land plot that is in better condition.

Displaced persons must move to the resettlement area as scheduled, build houses and take other obligations in accordance

6.2 Relocation demands

According to the survey results, total sub-project impacted households is 703. That two resettlement areas in An Hoa ward and Vinh Quang ward are being constructed for their relocation with well organized urban technical and social infrastructures therein. The sites which is selected as resettlement area (for Component 3) meets the subproject objectives of (i) minimizing the adverse impacts that there are few number of affected households with main impact on; it mainly affects on agricultural land only, (ii) the resettlement area in the inner city, which is not far away from the LIAs, making it very convenient for resettled households.

According to the survey results, there are currently 703 households to be relocated at the resettlement sites of the subproject. The table presents the estimation of the resettlement demand of the Rach Gia city Subproject.

Table 6-1: Summary of resettlement demand

<table>
<thead>
<tr>
<th>No.</th>
<th>Component/LIA</th>
<th>Resettled households</th>
<th>Sub-hold households (being separated) 30%</th>
<th>Contingency 10%</th>
<th>Total resettlement land plots</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Component 1:</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>II</td>
<td>Component 2</td>
<td>638</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Vinh Thanh ward</td>
<td>220</td>
<td>66</td>
<td>22</td>
<td>308</td>
</tr>
<tr>
<td>2</td>
<td>Vinh Thanh Van ward</td>
<td>358</td>
<td>108</td>
<td>36</td>
<td>502</td>
</tr>
<tr>
<td>3</td>
<td>Vinh Bao ward</td>
<td>60</td>
<td>18</td>
<td>6</td>
<td>84</td>
</tr>
<tr>
<td>III</td>
<td>Component 3</td>
<td>182</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>An Hoa resettlement area</td>
<td>138</td>
<td>42</td>
<td>14</td>
<td>194</td>
</tr>
<tr>
<td>2</td>
<td>Vinh Quang resettlement area</td>
<td>44</td>
<td>14</td>
<td>4</td>
<td>63</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>820</td>
<td>248</td>
<td>83</td>
<td>1.151</td>
</tr>
</tbody>
</table>

The table shows households displaced by the project, requiring to be relocated and households that will be splitted into more households to ensure enough resettlement land plot and full compensation costs to improve the living standards of the affected households to higher levels than those previous to project intervention. During community meeting, the affected people were consulted as to how they will like to be relocated on in splited residences that in this table it is to incorporate the HHs demands in this respect.
6.3 COMMUNITY CONSULTATION

The public consultation with affected communities during the project preparation and when implementing the resettlement is done to minimize impacts and the right to receive compensation upon the needs and desires of the affected households to their new residence.

The plan to assess the needs of households eligible for relocation, resettlement and households to be considered for resettlement (proposed by the local level) on housing/land resettlement given in the consultation: (i) resettlement in resettlement areas or affected households receiving compensation in cash to support themselves houses/land in the desired locations; and (ii) resettlement mode is like the resettlement plans of the project (near the area people are living in the resettlement of other wards, or free resettlement).

The resettlement for households whose land is entirely acquired complies from which perspective the one demanded by the affected households and reached by consensus or what is this section trying to present with the following:

a. Relocated/resettled households were consulted about the resettlement areas.

b. Publish the detailed design of resettlement areas, and again was it distributed during the implementation phase

c. Subdivide land and/or apartments in resettlement areas based on the principle that there is consultation from affected households.

d. Arrange and support for temporary residence (in cases resettlement houses are not arranged in time, but actually the subproject resettlement sites would be built and completed to provide new land plot for relocated households in time).

e. Move households to resettlement areas and apply living rehabilitation measures.

According to the survey results and public consultation, opinions and viewpoints of project affected people are expressed below:

Compensation and resettlement: The primary interests of affected people was to know the amount defined for compensation and support. Nearly all of residents expressed their desire to receive resettlement land in the subproject newly constructing resettlement sites. In addition, they expect receiving more kinds of assistance to stabilize their lives after the resettlement to the new place.

Expectations about resettlement options: According to the survey results, most residents want to receive land plots with basic infrastructure functioning at resettlement area (85%). Besides that, some other comments on the resettlement options are as follows:

1. People, in general, understand the values and benefits of the Project. They therefore, are in favor of the project construction and activities related to site clearance and resettlement.

2. Local people is expected to have a new resettlement area near the existing living place or location in the same ward/commune. Thus, the customs, the participation of village activities/social community will not be disturbed.

3. Affected people expect the resettlement areas to be completed and handed over to them before the land acquisition. Also, they wish to have technical and social
infrastructures in resettlement areas complete before they are provided to relocated households. People expressed their objections to temporary residence because it affects their living conditions and environment.

4. 

Affected people hope that the compensation and assistance will cover their living restoration in the new locations.

5. Affected households raised many questions about the Project’s compensation unit prices, assistance policy for the urban poor, resettlement criteria for households with severely affected with lost agricultural land.

6.4 RESETTLEMENT AREA

6.4.1 Location of Resettlement Area

A resettlement area planned of 10.24 ha is located in the An Hoa ward, of the Rach Gia City. The detailed planning was prepared and approved following Decree No.536/QD-UBND issued by Kien Giang People’s Committee. The North borders on Tran Quang Khai road; the South borders on Le Hong Phong Park; the East borders on the office of the Provincial Party Committee and Nguyen Trung Truc road; the West borders on Lam Quang Ky road.

And a resettlement area in 10.6 ha in Vinh Quang ward - Rach Gia city (the distance between 2 resettlement areas is about 6.5 km.) The North borders on Lien Huong Highway; the South and the West borders on Vam Tru canal; the East borders on a residential area. Total area for resettlement is 20.24 ha.

Those who are indirectly affected by project land acquisition for the construction of resettlement areas will be entitled to full compensation costs, benefits and support, as same as those who are affected by the main project components.

6.4.2 Construction Alternatives For Resettlement Houses

As stipulated by Kien Giang Provincial People Committee and regulation from GoV, it is anticipated that this Project will only provide 80m² of land plot for each household. The provision of project resettlement sites description is as following: a. An Hoa Resettlement Area:

- A backbone road linking from Lien Huong Highway with ROW 30m wide and regional road with ROW 15m wide.
- Residential land: there are two types of residential land provision including apartment and plot of land. These are (i) Apartments in space of 1.09 ha with 05 floors building serving about 1,308 people, each apartment is 80m² wide, the average is 04 persons/apartment; and (ii) Plots of land: the average area is about 80m²/plot, the total is 1,050 plots.
- Public land: 2.57 ha.
- Green land: 2.37 ha.

b. Vinh Quang Resettlement Area A backbone road linking from Lien Huong Highway with ROW 30m wide (10 +10 +10); regional road with ROW 15m wide (4 +7 +4).
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Resettlement Plan

- Residential land: Apartments: The average area is 81m²/plot of land; the total is 812 plots serving about 3,248 people (equivalent to 04 persons/plot of land); the total is 468 plots with 3.79 ha respectively.

- Public land: 2.57 ha

Green Land: 2.37 ha.

This area are suitable for all resettlement households

6.4.3 Host Community

Two resettlement areas in An Hoa and Vinh Quang had developed master plans which are including the proposed location and resettlement areas. In the process of planning the resettlement sites for the subproject, Rach Gia City consulted and informed opinions of people in two wards. Since July 2010, during preparation of RPF and RP for Rach Gia City subproject. The characteristics, scale and work conditions at these resettlement areas as well as the positive and negative impacts during the construction period has 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 expected to contribute to upgrade the existing infrastructure and improve environmental conditions in the region.

6.4.4 Arrangement of Resettlement Area

Resettlement criteria and procedures: As stated above, an estimate of about 703 households must be displaced for the project implementation. The Project plans the groundbreaking in 12/2011. The site clearance and resettlement for these households, therefore, must be completed before 6/2012 (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; and

- Households, whose agricultural land is affected more than 20% account for 105

The priority standard in allocation of resettlement: As above classification, the cases are considered for resettlement are divided into two main categories; affected residential land and seriously affected agricultural land (20%). Therefore, the criteria for prioritizing the allocation of resettlement will be as follows:

1. **Priority 1**: Households affected with land and the remaining area is not enough to rebuild houses will be allocated for resettlement;
Priority 2: Households have not enough legal papers but have no other accommodations and applications for resettlement arrangement.

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, the estimated construction cost of resettlement areas in 2 locations is shown in the below table:

Table 6-2: Estimated Resettlement Cost

<table>
<thead>
<tr>
<th>No.</th>
<th>Interpretation</th>
<th>Resettlement area</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Construction cost</td>
<td>An Hoa</td>
<td>54,657,800,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Quang</td>
<td>103,089,567,809</td>
</tr>
<tr>
<td>2</td>
<td>Compensation cost</td>
<td>An Hoa</td>
<td>58,574,464,800</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Quang</td>
<td>53,564,325,000</td>
</tr>
<tr>
<td>3</td>
<td>UXO</td>
<td>An Hoa</td>
<td>3,754,080,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vinh Quang</td>
<td>2,546,745,000</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td>276,186,902,609</td>
</tr>
</tbody>
</table>
7 LIVELIHOOD RESTORATION PROGRAM

7.1 OVERVIEW

The livelihood restoration program plays an important role to assist project affected people to restore the livelihoods of DPs to the same level or higher than their previous living condition prior to the project implementation, and to ensure that DPs will be adaptable to their new conditions as soon as possible. Life restoration must be designed in the large scale consultation with DPs. Income restoration is also considered as an important part to enhance skills and/or create opportunities for poor and vulnerable households.

To implement the next steps of the RP, PMU will coordinate to support the restoration of the DPs with local authorities at all levels and civil society organizations, such as women's unions, and vocational training funds.

7.2 ANALYSIS OF DEMANDS

The result of survey shows that total number of 2,507 households will suffer impacts on residential land/houses and other to other architectural of which 703 are required to be relocated as a result of project implementation.

Aspirations for livelihood restoration: When asked about the Project's levels of impact, 80% households said the project will have significant impacts on their lives, other 25% households will lose land for production; 60% of them felt the project will cause dysfunction in their families; and 20% said their economy will be affected to some extent.

As stated, households with land-base activities whose agricultural land is acquire by the Project wish to continue farming. According to the survey among the 703 impacted households, 25.2% affected households expressed their needs of new jobs, 28% desire credits; and 45.5% to participate in the vocational training.

Table 7-1: Local People's Aspirations for Support

<table>
<thead>
<tr>
<th>No.</th>
<th>Locations</th>
<th>Support for livelihood restoration</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Vocational training</td>
<td>Loans</td>
<td>Job introduction</td>
</tr>
<tr>
<td>All Project</td>
<td>320</td>
<td>198</td>
<td>178</td>
<td>9</td>
</tr>
<tr>
<td>Percentage</td>
<td>45.5%</td>
<td>28%</td>
<td>25.2%</td>
<td>1.3</td>
</tr>
<tr>
<td>Order of priority</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>4</td>
</tr>
</tbody>
</table>

7.3 PROPOSED LIVELIHOOD RESTORATION PROGRAM

7.3.1 Income Source

Restoring income source is seen as a special component if affected households gain their income or improve their economic conditions. Low income households are defined as those who do not have skills or opportunities to improve their earning capacity. The resettlement
program looks into capabilities to ensure all resettlement areas offer favorable conditions for improving skills and income source.

The budget for livelihood restoration will be covered by counter-part fund of the city, and will be attached to the total compensation amount of the project.

7.3.2 Program Description

The PMU will, with the support of the project's safeguard experts and in coordination with the vocational training centers, conduct community consultations in order to make a list of households in need of vocational training and job introduction. Based on that the outcome of consultations, the PMU will set up a harmonious livelihood restoration program and implement at the centers with the local funds.

Vocational Training

Currently, in the wards of Rach Gia city - Kien Giang province, two organizations exist which can provide training and job introduction: (i) Job Introduction Center of Kien Giang province; and (ii) Women's Job Service Center of Rach Gia city

Women's Job Service Center of Rach Gia city: working with representatives of the Center of Rach Gia Women's Job Services, we know that it is enrolling free-tuition classes of job training for members of households whose land is acquired in Rach Gia city. The types of job depend on the choice of people.

- Types of job: the Center is admitting the civil sewing, industrial sewing, cooking, and beauty care.
- Trainees: people who are subject to such preferential policies as contributing to the revolutions, households to be acquired production land, households to be relocated, ethnic minorities, disabilities, the poor.
- Funding: The norms of the elementary free-training is as follows.

<table>
<thead>
<tr>
<th>Vocational Training</th>
<th>Duration</th>
<th>Cost (VND/trainee)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial sewing</td>
<td>3 months</td>
<td>900,000</td>
</tr>
<tr>
<td>Civil sewing</td>
<td>4 months</td>
<td>1,200,000</td>
</tr>
<tr>
<td>Cooking</td>
<td>3 months</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Beauty care</td>
<td>3 months</td>
<td>800,000</td>
</tr>
</tbody>
</table>

Job Introduction Center of Kien Giang province: the Center is applying training programs free of tuition similar to the Women's Job Service Center of Rach Gia city, where the professions and training time are as follows:

<table>
<thead>
<tr>
<th>Profession</th>
<th>Duration</th>
<th>Tuition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civil electricity</td>
<td>4 months</td>
<td>Free of tuition</td>
</tr>
<tr>
<td>Industrial electricity</td>
<td>4 months</td>
<td>Free of tuition</td>
</tr>
<tr>
<td>Industrial sewing</td>
<td>3 months</td>
<td>Free of tuition</td>
</tr>
<tr>
<td>Electronics</td>
<td>6 months</td>
<td>Free of tuition</td>
</tr>
<tr>
<td>Mechanics</td>
<td>5 months</td>
<td>Free of tuition</td>
</tr>
</tbody>
</table>

Also, depending on the nature of each project, which requires the coordination with schools for the organization of job training for affected households and recruitment of their children for factories and industrial parks in the region... in general, children of affected households are recruited as workers for the production of the factories.
Micro Crediting

During the implementation, a survey on credit assistance demands of DPs. Households in need of credit support must have proves that they are affected by the project including (i) household registration books; (ii) documents relating to compensation, or copies confirmation of the ward authorities. Funding sources for credit in Rach Gia city are: (i) Farmers' Association (10-15 million VND/household), (ii) Social Policy Bank (10 million VND/household)

Supports on Impact of Business or Production

In case, households' production and trading are seriously affected, local governments will take appropriate policies to support such as the consideration of tax exemption, production and business support, capital support for production and business ... under the current policies of State and Provincial People's Committee of Kien Giang.

7.3.3 Institutional Arrangement

PMU: Based on actual demands of households, PMU will conduct a survey on vocational training demand of each household. Based on the demand, PMU will contact training centers to organize training courses.

Vocational Training Centers: Based on the needs among affected households, the Center will provide training courses for students in coordination with the PMU.

Households: Participate in surveys, training courses and implement guidance of the PMU and vocational training centers.

Relevant agencies: Women's Union, Farmer association, Bank for Social Policy

7.3.4 Management of the Income Restoration Program

Under the direction of the Kien Giang PPC, the Department of Labour - Invalids and Social Affairs (DOLISA) will monitor the operation of income restoration programs. This unit is responsible for review and approval of requirements for funding and training support from affected persons participating in the program. The PMU is responsible for implementing the income restoration program with the support of the Department of Labor, War Invalids and Social Affairs (Training Division, Job Introduction and Training Centers of the province).

In the process of implementing the income restoration program of resettlement plans, the Project Management Unit combined with Local governments at all levels, civil society, relevant agencies and independent consultants to monitor the recovery of income for affected households efficiently.

During the supervision of the RP during the detailed design stage, the Social Safeguard Consultant will review and update the income restoration program to match the local reality and needs of the affected households. And during the implementation phase, selected independent monitoring agency will monitor the implementation of the income restoration program to ensure that it is consistent with approved objective(s). In case it is found that affected household's living condition is not improved, an extra fund will need to be mobilized for further implementation of the program.
8 INSTITUTIONAL ARRANGEMENT

8.1 INSTITUTIONAL FRAMEWORK

The agencies involved in the activities of land acquisition and resettlement include:

1. Rach Gia People’s Committee;
2. PMU of Kien Giang province;
3. District People Committees;
4. Wards People Committees;
5. The City’s Compensation, Assistance and Resettlement Committees;
6. Community representatives in the project area;
7. Project’s Ward People Committees;
8. Representatives of affected households; and

8.2 RESPONSIBILITIES OF INVOLVED AGENCIES

The implementation of compensation and assistance scheme as well as resettlement plan requires full participation of local agencies and organizations at all levels: cities, counties, districts, and wards. The City People’s Committees (CPC) will be responsible for overall compliance with the terms and conditions of the RPF, which was prepared and approved for the Project. The councils for compensation, assistance and resettlement will be established at the ward level in accordance with the provisions of Decree No.197/2004/ND-CP, Decree No.17/2006/ND-CP and the decentralization of the Rach Gia People’s Committee. The terms and policies of this framework will make the legalization for the implementation of the compensation, assistance and resettlement of the Urban Upgrading Project - Rach Gia city.

Kien Giang Provincial People’s Committee: is the highest authority for the promulgation of regulations, dealing with what is relating to the policies, directing the project implementation, and acting as the link between the functional authorities in the implementation of the Project.

a. Promulgate regulations specifying mechanisms for the compensation, assistance and resettlement in accordance with the law and actual status of Rach Gia city;
b. Direct departments, agencies and CPC;
c. Project construction for resettlement areas to meet the requirements of the compensation for site clearance and land acquisition;
d. Set up compensation, assistance and resettlement plans, according to their competence;
e. Approve compensation, assistance and resettlement plans; and Decide or authorize chairpersons of CPC for enforcement on the cases, who deliberately do not follow land acquisition decisions under the jurisdiction of the city people's committees.
Vietnam: Mekong Delta Region Urban Upgrading Project - Rach Gia City Subproject
Resettlement Plan

Rach Gia City People's Committee shall:

a. Direct the inspection and handling violations in the compensation, assistance and resettlement.

b. Direct the Compensation Council of the same level of elaboration for the appraisal and approval of compensation, assistance and resettlement plans as assigned by the CPC; coordinate the implementation of the compensation, assistance, resettlement of the project established by the Land Fund Development Center which is under the Department of Natural Resources and Environment.

c. Evaluate and certify originals of land established by the Ward People's Committees.

d. Coordinate with other departments, industry organizations and investors to make and build investment projects for local resettlement areas designated by the CPC.

e. Resolve protests, complaints and denunciations by citizens for the compensation, assistance and resettlement under their jurisdiction; issue enforcement decisions for site clearance, land acquisition for the cases of authority or authorized by the municipal People's Committee.

The City's Compensation and Resettlement Committee organizes the compensation, assistance and resettlement. This Council is established by the CPC, including:

a. Leaders of the Department of Natural Resources and Environment - Standing Vice Chairman of the Council;

b. Leaders of the Compensation and Site Clearance Council - Permanent Vice Chairman (Where is the in-charge board).

c. Leaders of the Financial - Planning Division, Vice Chairman;

d. The Employer - standing member;

e. The leaders of the PC where land is recovered - Member;

f. Heads of residential areas where land is recovered, local cadastral officials;

g. Representatives of families whose land is recovered (from 1 to 2 people who know the law and potentially mobilize the masses) selected by the ward people's committee;

h. A number of other members decided by the Chairman of the CPC to suit local realities. The case of assignment of land and resettlement houses, the Council for Compensation, Assistance and Resettlement in the city add representatives of departments: Labor - Invalids and Social Affairs, Department of Taxation, Police, the Fatherland Front, Women, Veterans.

i. The Chairman of the City's Council for Compensation, Assistance and Resettlement, the city decide to establish a mission team to assist the Council in the implementation of each specific project. The head of mission team is nominated by the Director of the Natural Resources and Environment, and a municipal cadastral official is the deputy of the mission team.

Project Ward People's Committees (WPCs) are responsible for:
a. Organize dissemination about the purpose of land recovery, project compensation, assistance and resettlement policy for people whose land is recovered;

b. Coordinate with the organization in charge of the implementation of compensation, support and resettlement to give guidelines for those whose land is recovered to declare and confirm the results of the inventory of land and assets attached to their land.

c. Set up and take responsibility for the accuracy of land-derived extracts, demography, household registration, and social policy objects and proposes resettlement policy for people whose land is recovered.

d. Coordinate with the Investor to implement the payment of compensation, assistance and resettlement arrangement for the persons whose land is recovered, create favorable conditions for the project site clearance.

The PMU (Project Management Unit of Kien Giang province (hereinafter referred to as the PMU), s will assist the People’s Committee of Kien Giang province to directly manage the project implementation. A social specialist will be hired to help PMU in RP and EMDP implementation. The PMU will be the ongoing responsible for the resettlement plan implementation of the Project, the main responsibilities include:

a. Responsible for coordinating organization and monitoring the implementation of resettlement activities within the project, plan details for site clearance, sign contracts with other units for undertaking certain works of the compensation, assistance and resettlement;

b. Prepare or update approved RP, if necessary, in accordance with this Policy Framework, to submit the Municipal People’s Committee and the World Bank for approval before implementing the approved RP.

c. Prepare land resettlement and define the funding amount and sources?? to move people to new residence or propose the municipal People’s Committee to arrange resettlement; pay the project funding for the construction of the infrastructure and houses in the resettlement areas as prescribed.

d. Join the City’s Compensation Council; provide all necessary information related to the project and the compensation plan; support for the City’s Compensation and Site Clearance Council;

e. Give guidance for the operation guidance of the based on the Project’s policy framework and the implementation of the RP;

f. Check the unit prices of land compensation and other assets. In case of significant differences between the stipulated unit prices of compensation issued by the CPC and the market prices, the PMU will coordinate with the Department of Finance and other concerned departments of the city, to propose amendments and supplements to the CPC based on the principles of the policy framework for compensation, assistance and resettlement;

g. Prepare adequate and timely budget to meet the funding requirements for the implementation of preparatory activities and also to pay for the compensation, assistance and resettlement for affected households; administrative costs for the

Infra-Thanglong
compensation, assistance, enforcement costs for site clearance (if any). Coordinate with the City's Compensation Council to pay compensation assistance and resettlement to directly affected persons;

h. Plan for the internal monitoring for the implementation of the project resettlement activities and compliance with the policies of the project;

i. Establish a database of affected persons by each component as well as for the entire project. All concerned agencies can be accessible to this database;

j. Recruit, supervise and review the implementation of recommendations of the independent monitoring organizations;

k. Close coordinate with the independent monitoring organization;

l. Accept premises and deliver to the construction units; and

m. Periodically report the resettlement activities to the World Bank.

n. Ensure a team of specialists consisting of Social Safeguards and in collaboration with CARB to smooth implementation of project compensation and resettlement.

Independent Monitoring Organisations (IMO): During the implementation phase an IMOs or Science Institute will be mobilized to carry out the socio-economic surveys, and monitor and evaluate the RP implementation of the project, and the PMU will sign contracts with the selected independent monitoring organizations. Costs for the independent monitoring of the Project's resettlement activities will be from the Project's Official Development Assistance loans. The IMO will semi-annually report to MOC and copy to the World Bank the working progress and recommendations for solutions to any problems they discover.
9 IMPLEMENTATION PLAN

9.1 MAIN ACTIVITIES

Pursuant to the land acquisition, compensation, assistance and resettlement regulated by the GoV and the requirements of the policy framework, the key required activities are as follows:

1. Land allocation procedures for the project: After reaching an agreement regarding the principles of the Vietnamese Government and the WB on the Loan Agreement, the PMU will prepare documents and submit them to the CPC and the WB for approval.

2. Establishing the City’s Compensation, Assistance and Resettlement Councils (CARCs): Not later than 15 days of receiving the land allocation documents from the Project Owner the district PCs will establish CARCs for the Project and assign tasks and functions to concerned agencies and bodies. The PPMU, on behalf of the Employer, will assign representatives as permanent members to these councils. The CARCs is permanent bodies of the CPCs, which are responsible for implementing work items and reviewing documents to submit the CPC for approval.

3. Land marking for project site clearance: After the land acquisition decision is approved by the province and CPCs, land will be handed over to the PMU for the 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 PCs will assign specialists to participate in these works.

4. Training resettlement staffi: After the establishment of the ward CARCs, all PMU officials in charge of resettlement, ward CARCs, and ward officers will be trained by resettlement specialists. The PMU will take the main responsibility for organizing resettlement training on topics including:
   - RP objectives;
   - The main principles, policies and compensation entitlements stipulated in the RP;
   - Methods of consultation and information dissemination;
   - Steps of implementation, procedures and schedules;
   - Mechanisms to redress grievances; and
   - The liabilities and entitlements of individuals and organizations participating in the RP implementation.

5. Information campaign prior to the detailed inventory and measurement: As stipulated in Decision No.31/2009/QD-UBND by Kien Giang province, prior to the land acquisition, not later than 90 days for agricultural land and 180 days for non-agricultural land, the state competent agencies, in this case the PMU, project ward people’s committees must notify in writing to persons whose land is acquired reason of land acquisition, time and moving plan, the general plan on the compensation, site clearance and resettlement.
The PMU, together with the ward authorities, will provide people with project information prior to the detailed inventory and measurement. The 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 the 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;
- Organisational responsibilities;
- Participation, consultation policy;
- Gender equality policy in the resettlement;
- Ethnic Minority Development Policies (where there are ethnic minorities);
- Complaint redress mechanisms; and
- Informational materials (pictures, photographs, brochures, etc) about the project ongoing implementation will be distributed to all affected wards/communes at the meetings defined.

6. Establish general plan for the compensation, assistance and resettlement: the CARCs shall prepare comprehensive compensation plan for each affected commune.

7. Survey of replacement costs: When there are significant differences between the compensation prices and market prices, in common conditions, the PMU needs to employ an agency, who has function of the compensation valuation to fix the compensation costs close to market prices for the project and the PMU will submit the evaluation to the CPC for approval.

8. Detailed surveys, measurements and compensation planning: The data collection of the detail inventory and measurement for each project component after there is the detailed design is done in full by the CARCs at district level. The measurement, survey, tally and fixing compensation prices require the direct participation of affected households (both men and women). This result will serve the compensation, assistance and resettlement planning and make foundation for the payment of the compensation, assistance and resettlement of the project.

9. Compensation and assistance: The payment of compensation and allowances will be supervised by representatives from the CARCs, ward governments, and DPs.

10. Awarding construction contracts: When all DPs in each segment of each project item have been compensated and assisted in accordance with the RP policies, the construction units will be handed the site and begin the construction based on the approved designs.
11. Internal and independent monitoring: Monitoring should begin as early as possible as after the updated RP is approved and continue throughout the construction of the Project. An 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 CPC 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.

9.2 IMPLEMENTING STEPS

Compensation and resettlement orders and procedures are pursuant to on the Vietnamese Government’s Decree No.84/2007/ND-CP dated May 25, 2007, and Decision No 31/2009/QD-UBND dated 21/12/2009 of Rach Gia PC promulgating regulations on the compensation, allowance and resettlement when the State acquires land in the city. Pursuant to the aforesaid legal foundation, basic steps of compensation and resettlement activities will be implemented as follows:

Step 1: Determine and announce the land acquisition policy

The determination and announcement of land acquisition policies are based on the appraisal of land use demand from the DONRE submitted to Rach Gia PC for approval. The CPC then issued documents on the land acquisition policy or a document accepting the investment location.

The CiPC is responsible for steering and spreading the 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.

The WPCs are responsible for openly posting the land acquisition policy at WPC 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 Rach Gia PC, the DONRE shall instruct Land Use Rights Registration Office 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 used for the same purpose, and other land use purposes.

Step 3: Prepare, appraise and approve the general plan for compensation, assistance and resettlement

The City’s District Compensation Councils (with the participation of representatives of investors) make the general plan on the compensation, assistance and resettlement
(hereinafter called the general plan) on the basis of the data and documents provided by the Natural Resources and Environment and submit one (01) set of document to the finance agencies for evaluation. The general plan shall contain the following:

- The basis for preparing the plan;
- Synthesized statistics on all land types in the area, agricultural land levels, number of map pages, number of land lots; and estimated value of assets on the land;
- 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;
- Estimation of compensation and assistance rates; estimated location and area of resettlement sites or houses and modes of resettlement;
- Estimation of supporting measures to resolve employment and training plans for job changers;
- List of works, scope of governmental works, religious organizations, displaced communities, and the expected place of relocation;
- Number of displaced graves and the expected place of relocation;
- Estimated costs for the plan implementation;
- Financial sources for the plan implementation; and
- Progress of the plan implementation.

Within fifteen (15) days from the date of receipt of the overall plan, the ward District Finance Office in coordination with the DONRE and relevant agencies conduct plan evaluation and the chairperson of WPCs of districts and review it. Within seven (07) days from the date of receipt of the submission of the Department of Finance, the district People's Committee chairpersons shall consider and sign the decision to approve the overall plan.

**Step 4: Notification of land acquisition**

After the general plan is approved, the ward compensation and District Resettlement Council (DRC) shall notify land users reason of land acquisition, the expected level of compensation assistance, resettlement, measures to transform the industry, jobs, moving time and transfer of the acquisition land set out in the overall plan. Affected households will be handed a list of assets and architectures, the affected land as a base for the comparison and complaints (if any).

Land users are entitled to base on the provisions of law to review, propose or request the DRCs to explain the informed information.

**Step 5: Decision on land acquisition**

Referring to the decision approving the investment project of the CPC and written document of the city PC on the land acquisition for the implementation of the investment project, the CPC issues decision of the land acquisition affected by the project after twenty (20) days as
of the date of the notice of land acquisition. The decision on land acquisition must be reported to the local authorities and affected households in writing.

**Step 6: Resolve complaints against land acquisition decision**

In the process of implementing the land acquisition, if there are any questions and complaints from citizens, the Ward People's Committees of the project will report their comments and complaints to the competent authorities for consideration.

While waiting for complaint settlement, the WPCs must continue the decisions of land acquisition. If the state agencies that settle complaints conclude that the land acquisition is contrary to the law, the WPCs must terminate the decision of land acquisition. The state agencies, which issued decision of land acquisition, must withdraw the decision of land acquisition. If the state agencies that settle complaints conclude that the land acquisition is lawful, persons whose land is acquired must abide by the decision of land acquisition.

**Step 7: Detailed declaration and inventory of affected assets**

The organizations to implement the compensation, assistance and resettlement will distribute the declaration, guiding the declaration and collect the declaration from DPs. to establish the compensation, assistance and resettlement plan.

The inventory groups guide affected households to declared area of land, type of soil, land locations, quantity and quality of existing assets on the acquired land, the number of population, the number of labor. The general forms, aspirations of resettlement (if any) are submitted to the organizations to implement the compensation, assistance and resettlement.

**Step 8: Establishment of compensation, assistance and resettlement plan**

Organize to the compensation, assistance and resettlement base on the detailed inventory of each compensation volume, minutes of inventory and record, records of land origin, demographic statistics, social policy, unit prices, compensation and assistance policies, to set up a compensation plan for each DP.

The compensation plans must be supported fully by the number, volume, types, unit prices, the remaining quality rate (for assets requiring depreciation) of assets associated with land, which is compensated and assisted DP are benefited and other calculation bases.

**Step 9: Approval of compensation plan**

After finishing the compensation plan under the comments of DPs, organizations to implement the compensation, assistance and resettlement submit the compensation plans to the competent bodies for evaluation and approval.

**Step 10: Disclosure of the compensation, assistance and resettlement plan**

After the compensation, assistance and resettlement plans have been approved by competent agencies, organizations to implement the compensation, assistance and resettlement shall publish the plans including the information of compensation and assistance schedule and time, information of dismantlement schedule and time for the site clearance...

**Step 11: Payment for compensation, assistance and resettlement arrangement**
Within 15 days as of the approval date of the compensation assistance and resettlement plans, the agencies/organizations in charge shall proceed to pay the compensation and assistance for DPs.

In case of arrangement of resettlement, organizations in charge of compensation and site clearance shall hand over houses or land with certificates of land use rights, ownerships of house for DPs prior to the site clearance. In case, there are agreements between the organizations in charge of compensation, site clearance and resettlement and DPs to obtain resettlement houses and land after the site clearance, there must be agreements with full signatures of both parties.

*Step 12: Site clearance and land acquisition*

The PCs at all levels in coordination with other mass organizations mobilize DPs to well abide by the decisions of land acquisition, receive compensation under the plans approved by the competent authorities, remove architectural works and properties on land, hand over land on specified time.

Parallel to the steps described above, after the detailed designs are approved, the PMU should conduct recruitment of resettlement consultants to support the Project and independent monitoring organizations to evaluate the implementation of the compensation and resettlement of the project, in which the resettlement experts shall assist the PMU the implementation and carry out the internal monitoring of the process of the agencies in charge of the compensation and assistance. The independent monitoring agencies are responsible to monitor the implementation of the compensation for site clearance of the project periodically.

**9.3 IMPLEMENTATION PLAN**

*(See next page)*
10 CONSULTATION AND PARTICIPATION

The main objectives of the community consultation and participation are to:

- Ensure that all DPs and related agencies participate together in issuing decisions on involuntary resettlement matters;
- Minimise negative impacts caused by involuntary resettlement; and
- Avoid possible conflicts during the project implementation and reduce project delay.

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 the 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 establishment of the RP 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 and 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.

An important step 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 resettlement 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.

Therefore, consultation and participation is a new innovation in project implementation in Vietnam. The policy will overcome the shortcoming in the process of deployment of the Project because both local residents and project officers are lack of experiences in this field. The following points need to be focused on to encourage relevant agencies to participate in the Project’s consultation process:

- Determining and encouraging all related agencies, and especially DPs (male, female, poor people and ethnic minorities), to join in the consultation and participation;
- Establishing strategies for them to participate in project planning, implementation, monitoring and evaluation.
- Building contents and topics for dissemination and information strategies, and establishing procedures to enable DPs to negotiate their entitlements;

Infra-Thanglong
- 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);

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

- Establishing procedures for redressing grievances.

10.1 PROCEDURES FOR CONSULTATION AND PARTICIPATION

Publicizing and disseminating information 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 program and meet the expectation of the Project and affected persons. 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 the cut-off date of the land acquisition decision). 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 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 the City’s resettlement councils to ensure their participation in all aspects of the Project. The families of aged, persons who are not acted legally, the disabled, illiterate persons will be guided asking their relatives who are qualified enough to participate in the process of compensation and resettlement. In case, they do not have relatives to represent them, the mass organizations as the women’s unions, veterans’ association ... may appoint representatives on behalf of them to join the process of compensation and resettlement to ensure that these families are benefited equitably.
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 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.

Information publication: The Compensation, Assistance and Resettlement Policy Framework will be posted for DPs and their communities in public places such as the PMU, CPC, ward PCs once they are approved by the Government.

After RPs are approved by the CPC, they will be posted in public spaces such as the PMU, ward PCs, and on websites of WB information centers in Hanoi and Washington, D.C.

The RP and the Compensation, Assistance and RPF will also be broadcast widely through media such as local radio and TV, and in newspapers, posters, leaflets, etc. Providing information for the committees of compensation and site clearance at all levels through training workshops which will include detail project policies and implementation procedures.

Organizing consultation for DPs during the project implementation.

Updating unit prices issued by the City PC, and re-affirming the land acquisition and impacts on assets based on the DMS created with the participation of DPs. After that the rural and urban district compensation councils will fix the prices, define compensation entitlements, and complete a plan for asset compensation and assistance for each affected household. The PPMU or the City’s CRCs will then announce this information in community consultations to those who are directly affected by the Project.

Having DP sign in 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. 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 severely affected and vulnerable persons. The City’s CRCs will inform the DPs about the plans and entitlements to technical assistance before asking them to state their expectations for recovery support.
Participation in meetings: Local authorities as well as the PMU and household representatives, are encouraged to participate in meetings where the Project will be explained. Such meetings will be held periodically during the circle of the Project. Textual and visual information like projectors, tables, drawing, designs, and maps will be provided for the DPs and even at their home if necessary. Copies of such information will be available in the City and concerned wards in the Project area. The meetings should include: Facilitating DPs in expressing their opinions, answering their questions, and encouraging them to contribute their ideas to the recovery plans such as compensation plans, how to implement, transparency and recovery Programs for DPs.

The CARCs prepare a complete list of affected households that participate in the meetings including of gender, ethnicity and living standard analysis. Participants will sign directly on the lists, which will be attached in the report appendix with minutes of consultation to make proofs for the consultation.

The CARCs prepare a comprehensive list of questions, comments, ideas and decisions that arise during the meetings and consultations and report all to the relevant PPMUs.

10.1.1 Consultation in the Preparation Stage

At the beginning of the sub-project preparation, local authorities and administrative leaders at all levels were informed about the proposed project and the objectives and work 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 in the approved RPF.

In early 10/2010, a large scale socio-economic survey and asset inventory was conducted in 06 project wards, including Vinh Quang, Vinh Thanh Van, Vinh Thanh, Vinh Bao, Vinh Lac, An Binh. The survey team surveyed 25% of households partly affected by the Project and conducted an inventory of 100% of households either wholly or partly affected by the Project.

Beside, the resettlement consultant group also conducted community consultations (group discussions with project affected communities) to collect quantitative information about demographic status, sources of income, expectations for compensation prices, etc. After the Project is officially approved, this Component, including the project objectives and components and preparation for on-going projects, will be published via the national and local presses and televisions.

10.1.2 Consultation in the Project Implementation

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

- Providing information for district compensation councils at all levels through training seminars and providing detailed information about the Project's policies and implementation procedures.

- Organizing information dissemination and consultation with DPs during Project implementation.
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.

- The CPCs will publish Project land acquisition policies and invite households to participate in popularizing the Project and its legal basis.

- 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.

- Households will be involved in reviewing the draft plan for compensation, the calculation tables, and the amount of compensation for each household.

- 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.

- After that, the city DRCs 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.

- Next, 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.

- Sending DPs letters and/or questions related to the RPs to inform them about the plans and clearly explain the consequences of each plan, if any.

- Requesting DPs confirm their choice of RPs and get their preliminary confirmation of the location of the resettlement area. Displaced households will visit the proposed resettlement areas to make their selection.

- 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

- Consultation with affected persons about their desire to the support and recovery plan. This section applies for severely affected and vulnerable DPs. DRCs 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 consultant 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. The 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.
10.1.3 Information Disclosure

The RP will be posted for DPs and their community in public places such as the PMU, Rach Gia City PC, and or 7 WPCs’ offices once they are final draft, for public consultation.

After the Provincial/CPC approves the RP documents and clearance by the WB, they will be posted in the above mentioned public spaces, and in WB information centres in Hanoi and Washington, D.C. If possible, the RP documents will also be broadcast widely in the mass media on local radio and TV, newspapers, posters and leaflets.

10.2 Community Consultation Results

10.2.1 Organizing Community Consultations

Before, during and after the socio-economic surveys and preliminary statistics of affected assets, the consulting group worked and consulted with stakeholders in compensation and resettlement, including ward officials, heads of residential groups and the community.

After the survey, the consulting group worked with the local officials to report the survey results; collect information related to compensation and resettlement in the areas; report the advantages, disadvantages and lessons learned; propose the preparation of RPs; and set up a temporary organizational system to monitor and continue the implementation of this work in the next phases. Officials nominated to participate in the compensation activities of each project will be the chairpersons of wards, cadastral and urban officials, and heads of residential areas. A list of these officials is included in the appendix to this report.

During the period from 01/04/2011 to the end of 29/04/2011, the Consultant has conducted public consultations to inform and consult local people and communities the policy of the project as well as the benefits that people enjoy in the project, specific programs are shown as follows:
### Table 10-1: Community Consultation Plan on Land Acquisition and Resettlement

<table>
<thead>
<tr>
<th>No.</th>
<th>Working place</th>
<th>Working time</th>
<th>Content of work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Vinh Quang ward (Lia 1)</td>
<td>25/04/2011</td>
<td>Part 1: Introduction of the project by the Consultant: Introduction of the project: including an overview of the project and investment purposes, and planned routes through local communes, wards and their processes. Environmental impact assessment: including the environmental impacts arising and proposed mitigation measures, management model and implementation plan.</td>
</tr>
<tr>
<td>2</td>
<td>Vinh Thanh (Lia 2)</td>
<td>23/04/2011</td>
<td>Resettlement Plan: including the impacts of land acquisition, site clearance compensation, unit prices and proposed support demand for restoration of life, introducing the proposed resettlement areas. (Proposed resettlement area (the community proposes desired locations and infrastructure in resettlement areas).)</td>
</tr>
<tr>
<td>3</td>
<td>Vinh Thanh Van (Lia 3)</td>
<td>24/04/2011</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Vinh Bao (Lia 4 &amp; 5)</td>
<td>23/04/2011</td>
<td>Part 2: Discussion - the parties contribute ideas to improve the proposed plans, the content focuses on: Environmental Impact Assessment and Environmental Management Plan Resettlement Plan, compensation price tariff and the needs for life recovery support, demand for resettlement. These comments will be incorporated and integrated into the content of the reports and Resettlement Plan and Environmental Management Plan prior to the submission to the relevant agencies for consideration and approval.</td>
</tr>
<tr>
<td>5</td>
<td>Vinh Lac (Lia 6)</td>
<td>28/04/2011</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>An Binh (Lia 7)</td>
<td>27/04/2011</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>An Hoa (An Hoa resettlement area)</td>
<td>26/04/2011</td>
<td></td>
</tr>
</tbody>
</table>

#### 10.2.2 Community Consultation Results

The main issues proposed topics discussed in community consultations were focused on the following:

a. Reach affected peoples confirmation by consensus on project’s implementation and Discuss and agreement with the land acquisition plan in project affected areas;

b. Provide information about land acquisition, project’s full compensation costs and plans including the land and assets valuation methods agreement prior to the project implementation;

c. discuss Tentative resettlement locations and plans; and

d. Know the project affected peoples aspirations and demands for livelihood restoration activities

Other exchanges and discussions on various issues raised by people and the details of discussions are summarized in the following table:
### Table 10-2: Summary of comments in community consultations

<table>
<thead>
<tr>
<th>No.</th>
<th>LIA</th>
<th>Subjects discussed to gather Opinions of the community on the project's interventions</th>
<th>Opinions</th>
</tr>
</thead>
</table>
| 1   | Vinh Quang ward (LIA 1) | 1. Upgrading and improving existing degraded alley as asphalt concrete road.  
2. Expanding alley routes in LIA as as asphalt concrete road with width of B=4m.  
4. Implement compensation and resettlement for DPs. | - Households agreed with the content of the compensation policy framework. |
| 2   | Vinh Thanh ward (LIA 2) | 5. The elevation of road surface is lifted to 50cm (86% of agreement), there is another opinion of lifting road elevation by 30cm.  
6. Alleys (<6m): is cement concrete road with steel nets | - Households agreed with the content of the compensation policy framework. |
| 3   | Vinh Thanh Van ward (LIA 3) | 7. Improving and expanding existing concrete roads as asphalt concrete road of 11-12m width, in which road bed of 6-7m width, sidewalks of 3 m each | - Households agreed with above alternative |
| 4   | Vinh Bao ward (LIA 4 & 5) | 8. Road elevation is increased following the standard of the city.  
9. Electric and water supply systems should be constructed following standards. | - Households are interested in compensation, assistance and resettlement policies.  
- They want to know the time of project implementation. |
| 5   | Vinh Lac ward (LIA 6) | 10. Water supply and drainage system must be in harmony and in accordance with standard | - Poor households seem to be confused about the contribution of 3-5% |
| 6   | An Binh ward (LIA 7) | 11. Culvertizing the canal | - 100% of residents agree with the project |
| 7   | An Hoa ward (An Hoa resettlement area) | 12. Implement compensation and resettlement for DPs.  
13. Implement compensation DPs. | - It is necessary to implement detailed inventory for damages prior to compensation commencement. |

In conclusion, local people focused on the issues related to relocation and resettlement in these consultations; they were concerned with the project progress, the locations of tentative resettlement areas, resettlement mode. The details of these consultations related to relocation and resettlement are stated in Part 5: Resettlement Area, which is no need to repeat in this section.
11 GRIEVANCES REDRESS MECHANISM

11.1 RESPONSIBILITY

Agencies in charge of implementing the procedure for handling complaints during compensation and land acquisition include the PC of Rach Gia city; relevant departments; compensation and land acquisition councils at all levels; and ward PCs in Project affected areas. The mechanism for handling complaints by DPs is followed those mentioned in approved project RPF.

Detailed procedures on handling complaints is described in the project RPF that ensure DPs have the opportunity to present their complaints resulting from compensation and resettlement; the objective is to quickly settle their complaints according to the established procedures. This mechanism is designed in the mode of simple, understandable, quick and fair. Handling complaints at each Project level facilitates 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.

However, 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.

11.2 COMPLAINT PROCEDURES

DPs are entitled to the complaints regarding their interests and responsibilities in the Project implementation including but not limited to such things entitlements to compensation, compensation policy, unit prices, land acquisition, resettlement and other entitlements related to the recovery support programs. Complaints can also concern issues related to construction safety and nuisances caused by construction. Grievance procedures should be affordable and accessible procedures for third party settlement of disputes arising from resettlement; such grievance mechanisms should take into account the availability of judicial recourse and community and traditional dispute settlement mechanisms. DP complaints should be presented in written documents, and they can report their complaints to the PMU and commune, ward, rural and urban district PCs without and charges.

It is noted that the PMU will assign one specialist to fully participate in the GRM and the specific TOR for the assignment to be developed during implementation phase. Then the project will establish a grievance panel that independent from the City compensation board, consist of the city leader (s), the social safeguards of PMU (1-2 persons), mass organization/civil society/CBOs/NGOs (1-2 persons), Lawyer Union/associations and DP representatives in order to ensure the equity for DPs in grievances Redress Procedure. The establishment of the panel will be disclosed publicly.

The Grievance Panel’s function cost will be covered from project compensation’s administration cost. The PMU’s monthly monitoring report of compensation and clearance tasks and/or written complaint(s) (if any) will be provided to the panel timely for mediation and resolving timely as well as to allow the panel to monitor all complaints their resolving process.
Following the aforementioned arrangement, the grievance procedure will be:

**Stage 1.** Any persons who are unsatisfied with any aspect of land acquisition, compensation and resettlement, can report verbally\(^{12}\) or in written papers to Grievance Panel. They will be responsible for resolving the issue.

The independent grievance panel will, at step 1 conduct community consultation meeting and/or face to face discussion, for mediation. If it is impossible to solve these complaints at the aforementioned step 1, the Grievance Panel will, at step 2, propose the solutions to the complaints/grievances to the City authorities to issue complaint resolutions to the DPs within 15 days from the day it is lodged;

**Stage 2.** If the DPs do not satisfy with the decisions of the city level, they can appeal to the Provincial People’s Committee within 15 days since they received decision from the city level. The PPC will provide a decision on the appeal within 15 days from the day it is lodged with the PPC.

**Stage 3.** If the DPs still do not satisfy with the decisions of the PPC on their appeals they can submit their cases to the district courts for review within 15 days since they received decisions from the province.

In case, complainants is illiterated, they will be helped to write-up and they will be free from administration charges and complaint charges.

Besides that, an escrow accounts for resettlement payments should be used when grievance is resolving to avoid excessive delay of the project while ensuring compensation payment after the grievance has been resolved.

All GRC should maintain a system to register queries, suggestions and grievances of the DPs. All queries, suggestions and grievances and their resolution should be recorded and forwarded to the PMU and its functioning monitored monthly.

All the cost of GRM establishing and functioning should be included in the project cost.

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\(^{12}\) The verbally complain might be acceptable at the communal level, but complaint in written paper is obligatory at higher level.
12 MONITORING AND EVALUATION

Monitoring is a continuous process for assessing the project implementation relating the approved implementation schedule. The monitoring 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.

The Purposes of Monitoring and Evaluations:

- To verify whether the project activities comply with the plan and are completed effectively in regards to quantity, quality and time.
- 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.
- To assess whether resettlement activities achieve the Project goals and objectives.
- The implementing agencies (PPMU) as well as independent monitoring organizations will monitor regularly the implementation of the resettlement plan.

12.1 INTERNAL MONITORING

Internal monitoring of the RP implementation is the responsibility of the implementing agencies, with the assistance from the project consultants. The implementing organizations will be regularly monitored and checked by the PMU, together with the ward PCs, through progress reports on the RP preparation and implementation. Findings will be recorded in quarterly reports and submitted to the PPC and WB.

The objectives of internal and monitoring is provided as following:

- To check if compensation for affected land and assets are smoothly implemented, and review if the compensation, land acquisition and resettlement are carried out in consistent with the RPF and RP, and to comply with the WB policy.
- To record, closely follow and settle complaints, and ensure that all complaints are handled in a timely manner.
- To coordinate and complete all resettlement activities and award construction contracts.

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

- Methodology to obtain the data, who received it how will be processed by the PMU, which capacity building is planned?
- The number and types of DPs affected by Project components and the situation of compensation, relocation and income recovery are made for each item.
12.2 EXTERNAL MONITORING

The PMU will hire one IMO for the implementation of the RP. 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. For projects with high risk and likely to provoke disagreement or related to complex resettlement activities, the PMU will normally set up an independent committee for monitoring, including international experienced experts to support all aspects of project related to land acquisition and resettlement. The size, role and intensity participation of this committee will depend on the complexity of the resettlement. The implementation of independent monitoring must be based on the terms of reference approved by IDA. 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 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 50% of DPs and seriously affected households, and at least 10% of the remaining households under each RP to:

- Determine if the procedures for DPs’ participation, compensation and recovery are implemented in accordance with the RPF and RAP.
- The Project implements processes and procedures for consultation and information dissemination, compensation policy publication.
- Evaluate if DPs’ living standards and income are at least the same as before the Project in accordance with the Project framework’s objective
- Collect quantitative indicators of the Project’s socio-economic impacts on DPs.
- Propose modifications to the implementation of the RP, if necessary, to achieve the principles and objectives of the RPF.
- Assess and record the level of satisfaction of affected persons with different aspects of the RP. The handling of complaints and speed of resolution will also be monitored.
- 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. This monitoring report will be discussed with the PMU before being submitted to the WB.

12.3 EVALUATION

Actually, this is the assessment of the RP’s impacts and the objectives in a stipulated time. The IMA will conduct an assessment of the RP’s progress and its aftermath 6-12 months after the completion of all resettlement activities. Assessment questions will be based on the Project databases and sample questions used in the monitoring surveys.

If this evaluation indicates that severely DPs have not recovered their lives according to the Project objectives, an additional fund should be established to continue assistance for them. The independent monitoring report, in addition to be submitted to the PMU, will be submitted to the World Bank for monitoring and evaluation and effectiveness of the compensation. Or in another hand, while a project is not considered complete, the Bank supervision continues until the resettlement measures set out in the relevant resettlement instrument have been implemented. Upon completion of the project, the Implementation Completion Report (ICR) valuates the achievement of the objectives of the resettlement instrument and lessons for future operations and summarizes the findings of the PMU’s assessment referred to in OP 4.12, para. 24.12 If the evaluation suggests that the objectives of the resettlement instrument may not be realized, the ICR assesses the appropriateness of the resettlement measures and may propose a future course of action, including continued supervision by the Bank. The ICR’s is normally based on a socioeconomic survey of affected people conducted at the time of project completion (or subproject completion), and takes into account the extent of displacement, and the impact of the project on the livelihoods of displaced persons and livelihood restoration.

12.4 APPROACH AND METHODOLOGY

The general approach is used for monitoring activities and assess impacts to ensure the participation of all stakeholders especially women and vulnerable groups. The monitoring tools can include both qualitative and quantitative methods.

- **Households Survey** in the representative sample regardless of gender and vulnerable groups to obtain the information of basic indicators of entitlement distribution, effectiveness, impacts and sustainability.

- **Focus Group Discussion** (FGD) should allow the monitoring organizations to consult the areas of stakeholders (local government, resettlement workers, community leaders, and most importantly the DPs).

- **Key Informant Interview**: selection of local leaders, local workers and other individuals who are experienced in the operation and implementation of resettlement.

- **Community Meetings**: organizing community meetings in the resettlement areas to collect information on the implementation of resettlement activities.

- **Direct Observations**: field observations on the state of resettlement implementation plus group and individual interviews to cross-check information.
- **Inofficial Surveys/Interviews:** The unofficial surveys of DPS, indigenous people, workers, resettlement staffs and implementation organization will be used by nonsample method.

- For special cases, in-depth interview will be used for DPs and indigenous peoples belonging to different social groups to assess the impact of resettlement.
13 COST ESTIMATION

13.1 LEGAL FRAMEWORK

According to the Vietnamese Government's Policy Framework and the regulations of Rach Gia city, the calculation for compensation of land and assets affected by the Project will be based on the following legislation:

- Decree No.197/2004/ND-CP, dated December 3, 2004, on compensation, assistance and resettlement when land is acquired by the State.


- Decree No.84/2007/ND-CP issued on 25/5/2007, supplementing on granting land use right certificates, land acquisition, implementation of land use rights, status, procedures for compensation, assistance and resettlement when the State acquires land and settlement of land claims.


- Decree No.17/2006/ND-CP dated 27/01/2006 (amending Decree No.181/2004/ND-CP and


- Decree No.84/2007/ND-CP regarding additional regulations on granting land using right certificate, land acquisition, implementation of land using right, procedures and process of compensation, assistance and resettlement when the State acquires land and settlement of land grievance redress;

- Decree No.64/1993/ND-CP, September 27, 1993, regulating for long-term agricultural land allocation for households.

- Decree No.17/2003/ND-CP building democratic regulations at grassroots level, including the requirements for consultation and participation of people in communes.

- Decree No.172/1999/ND-CP, Article 25, and amended decree in 2009. The projects which are ranked the preservation of culture, history, and within the waterway safety navigation must be maintained and protected under the provisions of current law.

- Decree No.131/2006/ND-CP dated 09/11/2006 issuing the regulation on management and use of official development assistance fund (referred to as ODA) (including the international commitments to be publicized and enforced).

- Decision No.48/2008/QD-TTg dated April 3, 2008 issued by the Prime Minister on the general guidelines for establishment of the feasibility study reports of ODA projects funded by the five banking group.
- Decision No.28/2010/QD-UBND dated 23/12/2010 issued by Kien Giang PC regarding promulgation of land price in Kien Giang City in 2010 and current regulations;

- Decision No.31/2008/QD-UBND dated 20/10/2008 issued by Kien Giang PC regarding promulgation of compensation unit price table for plants and trees in Kien Giang province;

- Decision No.19/2008/QD - UBND dated 08/07/2008 issued by Kien Giang PC regarding promulgation of unit price for newly constructed houses, civil works and architectural objects in Kien Giang province.

- Decision No.31/2009/QD -UBND dated 21/12/2009 issued by Kien Giang PC regarding promulgation of regulations on compensation, assistance and resettlement when the State acquires land in Kien Giang province;

In addition, the basis for determining the compensation costs is under the applicable policy framework for the compensation, assistance and resettlement of the Urban Upgrading Project – Mekong Delta, the compensation and resettlement policies of Rach Gia city, and involuntary resettlement policies of the World Bank. This will be the basis for determining the replacement costs of affected land and properties and the eligibility for the compensation, assistance and resettlement for households affected by the project.

13.2 FUNDING SOURCES

The budget for RP implementation will be part of the Government's counter-part fund (from Rach Gia PC budget). The Rach Gia PC will provide the counter-part fund for the compensation and resettlement and it will be included in the total investment of the Project.

13.3 SURVEY ON REPLACEMENT COSTS

The method to determine the losses of the projects financed by the World Bank is based on "REPLACEMENT COST". In this project, the damages are relating urban land, buildings and other assets. Urban land area with the same value should be fixed based on replacement costs, taking into account the public works and social services plus the cost of registration and transfer taxes. For houses and other buildings, their values are determined by market prices of construction materials to build replacement houses with acreage and quality at least same as their old houses, or to repair the affected parts of structures plus the costs of transporting materials, labor and bidding costs, registration fees and transfer taxes, excluding depreciation and value of salvage materials.

13.3.1 Unit Prices for Land Compensation

The section describes the method for identification of replacement cost. It is carried out collecting unit prices of land on roadside from many sources suc as:

- Decision No.28/2010/QD-UBND dated 23/12/2010 issued by Rach Gia PC regarding promulgation of land price in Rach Gia City in 2011;

- Information from real estate transaction platforms and centers;

- The unit price of some projects in the surrounding area; and
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- Consultations with local authorities and DPs

Some unit prices of land in the project area are determined based on information collected from replacement cost surveys, working sessions with local authorities and information in Mua and Ban newspaper. Replacement price identification is determined by the coefficient, the compensation rates will be calculated using the coefficient with the rate regulated by the People's Committee of Rach Gia city. Prices for specific areas are identified as follows.

### Table 13-1: Proposed compensation unit price of residential land

<table>
<thead>
<tr>
<th>No.</th>
<th>District/ward</th>
<th>Unit price following Decision No. 28/2010</th>
<th>Coefficient</th>
<th>Proposed price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Vinh Quang</td>
<td>3,500,000</td>
<td>1.3</td>
<td>4,550,000</td>
</tr>
<tr>
<td>2</td>
<td>Vinh Thanh</td>
<td>2,800,000</td>
<td>1.3</td>
<td>3,640,000</td>
</tr>
<tr>
<td>3</td>
<td>Vinh Thanh Van</td>
<td>3,000,000</td>
<td>1.2</td>
<td>3,600,000</td>
</tr>
<tr>
<td>4</td>
<td>Vinh Bao</td>
<td>3,000,000</td>
<td>1.2</td>
<td>3,600,000</td>
</tr>
<tr>
<td>5</td>
<td>Vinh Lac</td>
<td>2,800,000</td>
<td>1.3</td>
<td>3,640,000</td>
</tr>
<tr>
<td>6</td>
<td>An Binh</td>
<td>1,500,000</td>
<td>1.2</td>
<td>3,000,000</td>
</tr>
<tr>
<td>7</td>
<td>An Hoa</td>
<td>3,500,000</td>
<td>1.3</td>
<td>4,550,000</td>
</tr>
</tbody>
</table>

### Table 13-2: Proposed compensation unit price of agricultural land

<table>
<thead>
<tr>
<th>No.</th>
<th>District/ward</th>
<th>Unit price following Decision No. 28/2010</th>
<th>Coefficient</th>
<th>Proposed price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Vinh Quang</td>
<td>140,000</td>
<td>5</td>
<td>700,000</td>
</tr>
<tr>
<td>2</td>
<td>Vinh Thanh</td>
<td>140,000</td>
<td>5</td>
<td>700,000</td>
</tr>
<tr>
<td>3</td>
<td>Vinh Thanh Van</td>
<td>140,000</td>
<td>5</td>
<td>700,000</td>
</tr>
<tr>
<td>4</td>
<td>Vinh Bao</td>
<td>120,000</td>
<td>5</td>
<td>600,000</td>
</tr>
<tr>
<td>5</td>
<td>Vinh Lac</td>
<td>120,000</td>
<td>5</td>
<td>600,000</td>
</tr>
<tr>
<td>6</td>
<td>An Binh</td>
<td>120,000</td>
<td>5</td>
<td>600,000</td>
</tr>
<tr>
<td>7</td>
<td>An Hoa</td>
<td>120,000</td>
<td>5</td>
<td>600,000</td>
</tr>
</tbody>
</table>

### 13.3.2 Compensation Unit Prices For Architectural Objects

Houses in the Project affected area are mainly grade 3 or 4 and temporary houses (there are not Grade 2 Houses). Following the RPF, the valuation is based on the market prices of construction materials and labour costs to build a replacement house of equal or better quality and area to the affected one. For works partly or wholly affected by the project, the compensation includes the market price of building materials plus costs for transportation, labour and contractor fees, registration fees and transfer taxes. Asset depreciation and value of salvaged materials are not deducted.

In Kien Giang, unit prices for house and other structure is stipulated in Decision No.31/2008/QD-UBND dated 20/10/2008 by Kien Giang People's Committee issuing unit prices for structures when the state recovers land in the province.

During the preparation phase, replacement cost survey for housing and other structure was carried out, in which market price for construction material and other objects was surveyed. Therefore, it is proposed that, same as unit price for land; unit price for housing and structure is determined by the coefficient, the compensation rates will be calculated using the
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coefficient - about 1.3 times with the rate regulated by the People's Committee of Rach Gia city.

13.4 RESettlement Cost Estimation

Costs for resettlement compensation, including costs for preparing and implementing the RP, and costs for administration and management are estimated to be as follows:

Compensation for affected land and other assets in the Project area;

Costs for Programs for income restoration and special allowances for vulnerable groups (ethnic minorities, households under preferential treatment, households with persons who sacrificed for Revolution, households led by women, handicapped persons, poor households, etc.);

- Support, subsidies, bonuses and assistance to DPs in affected areas to be paid according to the tentative schedule;
- Costs for district compensation committees and local officials implementing the RP;
- Costs for employment of local resettlement specialists and independent monitoring consultants;
- Contingency fees:

Detailed statistical analysis of the impacts and cost estimation for operating regions will be divided into categories as follows.

Table 13-3: Cost Estimate for Subproject Compensation and Assurances

<table>
<thead>
<tr>
<th>No.</th>
<th>Items</th>
<th>Explanation/Unit price</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Land</td>
<td>Annex 1.1</td>
<td>165,104,856,195</td>
</tr>
<tr>
<td></td>
<td>Impacts on residential land</td>
<td></td>
<td>140,823,720,195</td>
</tr>
<tr>
<td></td>
<td>Impacts on agricultural land</td>
<td>202,343 m² x 120,000</td>
<td>24,281,136,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>13.4.1</td>
</tr>
<tr>
<td>B</td>
<td>Works and architectural objects</td>
<td>Annex 1.2</td>
<td>60,757,427,452</td>
</tr>
<tr>
<td>1</td>
<td>House (m²)</td>
<td></td>
<td>57,141,285,140</td>
</tr>
<tr>
<td>2</td>
<td>Kitchen (m²)</td>
<td></td>
<td>998,118,985</td>
</tr>
<tr>
<td>3</td>
<td>Auxiliary works (m²)</td>
<td></td>
<td>1,226,474,463</td>
</tr>
<tr>
<td>4</td>
<td>Wall (m)</td>
<td></td>
<td>582,494,348</td>
</tr>
<tr>
<td>5</td>
<td>Yard (m²)</td>
<td></td>
<td>627,328,517</td>
</tr>
<tr>
<td>6</td>
<td>Water tanks (m³)</td>
<td></td>
<td>41,726,000</td>
</tr>
<tr>
<td>7</td>
<td>Grave (each)</td>
<td></td>
<td>140,000,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>13.4.2</td>
</tr>
<tr>
<td>C</td>
<td>Trees and plants</td>
<td>Annex 1.3</td>
<td>1,493,143,000</td>
</tr>
<tr>
<td>1</td>
<td>Trees</td>
<td></td>
<td>481,429,000</td>
</tr>
<tr>
<td>2</td>
<td>Trees and fruits on each (rice)</td>
<td></td>
<td>1,011,714,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>13.4.3</td>
</tr>
<tr>
<td>D</td>
<td>Sub-Total 1</td>
<td>D = A+B+C</td>
<td>227,355,426,647</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>13.4.4</td>
</tr>
<tr>
<td>E</td>
<td>Kinds of assistance</td>
<td></td>
<td>75,147,248,000</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>No.</th>
<th>Items</th>
<th>Explanation/Unit price</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Assistance for relocation</td>
<td>3,000,000 VND/household</td>
<td>2,115,000,000</td>
</tr>
<tr>
<td>2</td>
<td>Assistance for renting houses</td>
<td>600,000 VND/household</td>
<td>2,538,000,000</td>
</tr>
<tr>
<td>3</td>
<td>Assistance for stabilizing life</td>
<td>30kg of rice/person/month x 6 months</td>
<td>367,200,000</td>
</tr>
<tr>
<td>4</td>
<td>Assistance for changing jobs</td>
<td>360,000 VND/m²</td>
<td>70,062,048,000</td>
</tr>
<tr>
<td>5</td>
<td>Assistance for poor households</td>
<td>5,000,000 VND/household</td>
<td>65,000,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sub-total 2</td>
<td></td>
<td>302,502,674,647</td>
</tr>
<tr>
<td>G</td>
<td>Management cost</td>
<td></td>
<td>21,175,187,225</td>
</tr>
<tr>
<td>1</td>
<td>Cost for IMC (2%)</td>
<td>Equal to 2%</td>
<td>6,050,053,493</td>
</tr>
<tr>
<td>2</td>
<td>Contingency cost (5%)</td>
<td>5%</td>
<td>15,125,133,732</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Total</td>
<td></td>
<td>323,677,861,872</td>
</tr>
<tr>
<td></td>
<td>Make round</td>
<td></td>
<td>323,700,000,000</td>
</tr>
</tbody>
</table>

Thus, the total cost of compensation/assistance and resettlement of Rach Gia Urban Upgrading Sub-project is 323,700,000,000 VND, equivalent to USD 15,790 million. The cost for the implementation of the resettlement plan is taken from the counterpart fund of Kien Giang province. This budget is expected to be disbursed in period of 5 years, beginning in 2011 and ended 2017.