DONG NAI POWER COMPANY
DONG NAI POWER GRID PROJECT MANAGEMENT UNIT

Investment Project
Nhon Trach 110kV Substation and Connection lines

ABBREVIATED RESETTLEMENT PLAN

May, 2010

EVNPECC3
CÔNG TY CỔ PHẦN TƯ VẤN XÂY DỰNG DIỄN 3
POWER ENGINEERING CONSULTING JOINT STOCK COMPANY 3
Investment Project
Nhon Trach 110kV Substation
and Connection lines

ABBREVIATED RESETTLEMENT PLAN

Director of Information Technology : Duong Thi Thanh Truc
& Environment Department
Member : Luu Nguyen Huong Lan

Ho Chi Minh City, May 27th, 2010
POWER ENGINEERING CONSTRUCTION and CONSULTING J.S.C NO.3
GENERAL DIRECTOR

[Signature]

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### Abbreviations

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Full Form</th>
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<tbody>
<tr>
<td>ARP</td>
<td>Abbreviated Resettlement Plan</td>
</tr>
<tr>
<td>CRC</td>
<td>Compensation and Resettlement Committee</td>
</tr>
<tr>
<td>DONRE</td>
<td>Department of Natural Resources and Environment</td>
</tr>
<tr>
<td>DOC</td>
<td>Department of Construction</td>
</tr>
<tr>
<td>DOF</td>
<td>Department of Finance and Pricing</td>
</tr>
<tr>
<td>DOI</td>
<td>Department of Industry and Trade</td>
</tr>
<tr>
<td>DPs</td>
<td>Displaced Person</td>
</tr>
<tr>
<td>DRC</td>
<td>District Resettlement Committee</td>
</tr>
<tr>
<td>GOV</td>
<td>Government of Vietnam</td>
</tr>
<tr>
<td>MOC</td>
<td>Ministry of Construction</td>
</tr>
<tr>
<td>MOF</td>
<td>Ministry of Finance</td>
</tr>
<tr>
<td>MOI</td>
<td>Ministry of Industry and Trade</td>
</tr>
<tr>
<td>DNPC</td>
<td>Dong Nai Power Company</td>
</tr>
<tr>
<td>PECC3</td>
<td>Power Engineering and Consulting joint-stock company No.3</td>
</tr>
<tr>
<td>PMU</td>
<td>Project Management Unit (Dong Nai Power Grid Project Management Unit)</td>
</tr>
<tr>
<td>PPC</td>
<td>Provincial People's Committee</td>
</tr>
<tr>
<td>VND</td>
<td>Viet Nam Dong</td>
</tr>
<tr>
<td>WB</td>
<td>World Bank</td>
</tr>
</tbody>
</table>
1. Introduction

1.1 Scope of Project

The overall project comprises of

(i) Construction and installation Nhon Trach 110 kV Substation (area: 4,067 m²),
(ii) Roping double circuits on the existing Long Thanh – Nhon Trach 110 kV (462 m).

1.2 Project Objectives

The project is proposed to support electricity for industrial development and load of its proximity of areas in Nhon Trach district, Dong Nai province. This area is concentrated large industrial establishments, factories and its residential density is quite high. Therefore, implementing this project will satisfy the requirement of power development in the project area, meeting the immediate requirements and future electricity demand.

Implementing the project components, land acquisition will be required an area around 4,067 m² for the substation, and access roads.

(Pls. see Appendix 1 for Maps of Project Areas).

1.3 Objective of the Report

According to the World Bank’s safeguard policy, total number of project DPs is less than 200 people, thus, only an abbreviated resettlement plan (ARP) is required and contents of this ARP is followed as requirements in the project abbreviated resettlement plan.

The overall objective of the Abbreviated Resettlement Plan is defining resettlement and compensation programs for the project in such a way as to limit as much as possible the number of project displaced Person and their affected properties and to ensure that all DPs shall be compensated for their losses at replacement cost and will be provided with rehabilitation measures to assist them to improve, or at least maintain, their pre-project living standards and income earning capacity.

The ARP preparation has been carried out by consultation and participation of DPs and local authorities in the project areas.

1.4 Project Ownership and Organization

- Investor: Dong Nai Power Company
- Management: Dong Nai Power Grid Project Management Unit
- Consulting agency: Power Engineering and Consulting joint-stock Company No.3
1.5 Overall Project Description

1.5.1 Project Components

Substation
- Construction and installation of Nhon Trach 110kV Substation
  - Capacity: (1x40MVA), contingency area for the second transformer in the future
  - Voltage level: 110/22kV
  - Location: Nhon Trach district, Dong Nai province.
  - Area: 4,067m²

Connection lines: Roping double circuits on the existing Long Thanh – Nhon Trach 110kV

Official agreements (approved by provincial People’s Committee) on the substation location and connection and have been obtained.

(Please see Appendix 4 for Agreements on substation location and connection).

1.5.2 Project Impacts

Individual DPs

Permanent Impacts

Permanent Land Acquisition
- Residential land: 300 m²
- Paddy land: 1,575 m²
- Perennial trees land: 2,192 m²

Permanently Impacted Trees
- Rice: 3,767 m²
- Coconut: 5 tree
- Grapefruit: 1 tree
- Poon tree: 40 tree
- Papaw: 4 tree
- Banana: 10 tree
- Eucharis (tram): 4 tree
- Guava: 2 tree
- Bamboo: 10 tree

Temporary Impacts
Nil

Institutional DPs
Nil.
2. **Census Survey of Displaced Person and Valuation of Assets**

2.1 **Data Gathering Activities**

The census and inventory work of project impacts were carried during May, 2010 by the Consultant and under the assistance of the related local authorities. The inventory work includes:

- Census of all DPs impacted by the project.
- Survey for DPs who have houses (partially or fully demolished) within the proposed locations.
- Survey for impacted public infrastructures, properties, facilities and farms.
- Survey for land acquisition area for tower foundation.
- Survey for temporary land acquisition area.
- Survey for other impacted assets.

Each survey team is organized with 2 members in co-ordination with local authorities.

1 survey team for the substation location and the connection line.

The socio-economic survey of DPs was carried out for 100% of DP.

The socio-economic survey for DPs is to define the characteristic of impacted community, evaluate on the population, housing status, main economic activities, living standards of DPs etc.

2.2 **Socio-economic Survey**

The socio-economic survey aiming at providing baseline data on the localities traversed by the substation and connection, covering:

<table>
<thead>
<tr>
<th>No</th>
<th>Province</th>
<th>District</th>
<th>Commune</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Dong Nai</td>
<td>Nhon Trach</td>
<td>Phu Thanh</td>
</tr>
</tbody>
</table>

Total 1 district 1 communes

Survey data cover the information on the characteristics of the communities (mainly displaced Person in proposal substation location), total numer of displaced Person, sources of income, average income, socio-economic situation etc. The survey data
are used for establishing resettlement policy and bases for evaluating restoration of living standards.

2.3 Economy

Economy in the project related province, among the open-door market economy of the whole country, develops on the trend of increasing industry and services sectors in the overwhelming agriculture and aquaculture/fishery sectors.

Dong Nai is one of the giants in the economic development in Western Vietnam with the overwhelming percentages of the industrial and construction sectors in their GDP structures are about 58-59%; agricultural, forestry, commercial and services of this province are very developed.

2.4 Census and Inventory

2.4.1 Individual Characteristics

The socio-economic survey traversing the connection covering 01 commune belong to 01 district of the project area in Dong Nai province is carried out for 100% of all DPs.

- Male 49.42 %
- Female 50.58 %

Average annual income 89,500,000 VND/household

Ethnic minorities in the project area There is not any ethnic minority group in the project areas

2.4.2 Census and inventory of assets

<table>
<thead>
<tr>
<th>No.</th>
<th>Individual DP</th>
<th>Total land holding (m²)</th>
<th>Land lost (m²)</th>
<th>Percent of permanent acquisition/total land holding (%)</th>
<th>Percent of temporary acquisition/total land holding (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential land</td>
<td>Paddy field and crop land</td>
<td>Perennial trees land</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Tran Thanh Phong</td>
<td>8,134</td>
<td>300</td>
<td>1,575</td>
<td>2,192</td>
</tr>
<tr>
<td>Total</td>
<td>8,134</td>
<td>300</td>
<td>1,575</td>
<td>2,192</td>
<td>50</td>
</tr>
</tbody>
</table>

Table 2.4.2.2 - Crops and trees lost

<table>
<thead>
<tr>
<th>No.</th>
<th>Categories</th>
<th>Unit</th>
<th>Quantities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Rice</td>
<td>m²</td>
<td>3,767</td>
</tr>
<tr>
<td>2</td>
<td>Coconut tree</td>
<td>tree</td>
<td>5</td>
</tr>
</tbody>
</table>

PECC3 - 8 -
Business lost including structures, land and other fixed assets
Nil.

Impact on Houses/Structures
- Cat.4 : 01 (6m x 4m)
- Temp. house : 01 (3m x 3m).

Impact on Facilities
Nil.

Other Impacts
- Impact on natural preserving zones, sensitive areas Nil
- Impact on tenants who leased house for residential purpose Nil
- Impact on ethnic minorities Nil

DPs Required to be Relocated
01. Tran Thanh Phong.
3. Entitlement Policy

3.1 Impact Categories

By the nature of the project impacts as described above and based on the survey of the DPs, the impacted categories could be classified as below:

3.1.1 Temporary Impact within ROW

All DPs who have productive land, crops, trees or structures in ROW of connection, surrounding areas of tower foundations, in the temporary service roads, which are temporarily affected only during the construction period.

Category 1 DPs who has trees, crops, which are damaged by the project during the construction period due to construction of temporary access roads or conductor stringing.

Category 2 DPs who has residential, garden, productive lands which are temporarily acquired during the project construction period.

3.1.2 Permanent Impact

All DPs who owned lands and properties on it, which will be permanently acquired for the tower foundations, the substation areas, the permanent access roads for construction and maintenance of the project. All DPs who have houses, other structures, or high trees in ROW, which need to be removed, demolished or cut.

Category 3 DPs who has houses/structures, which are partially damaged or cut, and the damaged portion will not affect to the safety or using purposes of the entire house or structure, and the lost house/structure portion could be rebuilt in adjacent areas already owned by the DPs. Impact on cleared residential land in ROW would be temporary as it could be reused for restricted purposes.

Category 4 DPs who has houses/structures, which are partially or totally damaged, and the damaged portion will affects the safety or using purposes of the entire house or structure and the remaining area can not be used or inconvenient for using, therefore, the house needs to be totally removed and rebuilt in remaining adjacent areas already owned by the DPs. Impact on cleared residential areas will be temporary as they can be reused for restricted purposes.

Category 5 DPs who has houses, which are partially or totally damaged and the damaged portion will affects the safety or using purposes of the entire house or structure, so the house/structure needs to be totally removed and rebuilt. But DPs does not have sufficient spare residential land for the reconstruction of a house of equal dimensions as the house lost. The threshold of sufficient residential land is at 60 m².
**Category 6**  
DPs who has residential land, productive land which will be acquired permanently for the project, including for permanent roads construction and maintenance of the project.

(a) acquired productive land areas is more than 30% of total productive land DPs' holdings;
(b) acquired productive land areas is less than 30% of total productive land DPs' holdings;
(c) the remaining residential-garden land areas is less than 60 m²;
(d) the remaining residential-garden land areas is equal or more than 60 m².

**Category 7**  
DPs impacted permanently or temporarily on business or other services.

### 3.2 Entitlement

#### 3.2.1 Eligibility and Limitation to Eligibility

DPs are all individuals, firms or institution with or without land registration papers who owned, rented, or used land, properties and business, which are affected by the project.

All DPs will be entitled to full compensation for their respective losses as long as they are included in the ARP inventory list or can prove that they owned the affected items before the cut-off-date. The same applies to DPs whose incomes are affected by the project.

Encroachers who settled into the proposed affected area after the cut-off-date will have no entitlement to compensation and resettlement. They will be required to demolish their structure and cut the trees or harvest their crops for land clearance to the project. In case necessary, they will be forced to be removed out the proposed project area. Nevertheless, they do not have to pay any fine or sanction. The cut-off-date and the provision of 'no compensation for encroachers' have been clearly declared in the community meetings and printed in the pamphlet.

#### 3.2.2 Eligibility to Compensation Entitlement

The DPs (or project-displaced person) eligible for compensation will include:

(a) those who have formal legal rights to land or other assets;
(b) those who initially do not have formal legal rights to land or other assets but have a claim to legal rights based upon the laws; upon the possession of documents such as land tax receipts and residence certificates; or upon the permission of local authorities to occupy or use the project affected plots, and
(c) those who have no recognizable legal right or claim to the land they are
occupying - if they occupy the project area prior to the cut-off date defined in the ARP.

People covered under (a) and (b) above are provided compensation for the land they lose and other assistance in accordance with para 6 of the Operational policy (OP) 4.12. People covered under (c) above are provided 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 the cut-off date. All people included in (a), (b) and (c) above are provided compensation for loss of assets other than land.

The DPs are identified by the baseline information collected for ARP:

(a) people whose houses are in part or in total affected (temporarily or permanently) by the project;
(b) people whose residential and premise and/or agricultural land is in part or in total affected (permanently or temporarily) by the project;
(c) people whose crops (annual and perennial) and trees are affected in part or in total by the Project, and
(d) people whose businesses are affected in part or in total (temporarily or permanently) by the project.

3.2.3 Resettlement and Compensation Principles

The principles outlined in the World Bank's OP4.12 have been adopted in the Policy Framework for this ARP. In this regard, the following principles and objectives would be applied:

(a) Acquisition of land and other assets, and resettlement of people will be minimized as much as possible.

(b) All DPs's residing, working, doing business or cultivating land in right of way (ROW) of connection line, surrounding areas of tower foundation, the substation areas, in the service roads under the project as of the date of the baseline surveys are entitled to be provided with rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, income earning capacity and production levels. Lack of legal rights to the assets lost should not bar the DPs from entitlement to such rehabilitation measures.

(c) The rehabilitation measures to be provided are: (i) compensation at replacement cost, without deduction for depreciation or salvage materials for houses and other structures; (ii) agricultural land for land of equal productive capacity acceptable to the DPs or in cash at replacement cost according to DP's choice; (iii) replacement of residential/premise land of equal size acceptable to the DPs or in cash at replacement cost according to DP's choice; and (iv) transfer and subsistence allowances.
(d) Replacement residential and agricultural land will be as nearby as possible to the land that was lost, and acceptable to the DPs.

(e) The resettlement transition period will be minimized and the rehabilitation means will be provided to the DPs prior to the expected start-up date of works in the respective Project site.

(f) Plans for acquisition of land and other assets and provision of rehabilitation measures will be carried out in consultation with the DPs, to ensure minimal disturbance. Entitlements will be provided by DPs prior to expected start-up of works at the respective project site.

(g) The previous level of community services and resources will be maintained or improved.

(h) Financial and physical resources for resettlement and rehabilitation will be made available and as where and when required.

(i) Institutional arrangements will ensure effective and timely design, planning, consultation and implementation of ARPs.

(j) Effective and timely supervision, monitoring and evaluation of the implementation of ARPs will be carried out.

### 3.2.4 Compensation Policy

Compensation for crops will be provided at market price. Compensation for land, houses, buildings, trees and other assets will be provided at the replacement cost.

Compensation for land losses:

- Compensation for productive land losses (less than 30% of total land DPs' holdings) will be provided at the replacement cost for the equivalent area and all other losses will be provided in cash.

- Compensation for productive land losses (more than 30% of total DPs' land holdings) will be provided in terms of land for land at the equivalent area and quality of land acquired by the project or in cash at replacement cost according to DPs' options.

Compensation for houses, buildings and trees will be provided in cash at the replacement costs.

Compensation for crops will be given in cash at the current market rates calculated on the productive average of the last three years (according to the Circular No. 14/2009/TT-BTNMT of MONRE).

Compensation prices defined in this ARP are tariffs established by the project related city/provincial CRCs/DOFs and approved by their city/provincial People's Committees based on the decree 69/2009/ND-CP and the Circular 14/2009/TT-BTNMT of MONRE
Since the time from ARP preparation to time of the project implementation may be long, at the implementation time, such prices may not correspond to market or replacement rates. In case land prices are published by Provincial People’s Committee have not close to transfer price of reality land use right certificate in normal condition, then Provincial People’s Committee will hand over for executing agency to determine detaily them to decide compensation prices and unlimited by land prices range (according to Art. 5 of Circular No.14/2009/TN-BTNMT)

### 3.2.5 Compensation Entitlement by Categories

<table>
<thead>
<tr>
<th>Category</th>
<th>Entitlement</th>
</tr>
</thead>
</table>
| 1        | • Cash compensation for affected trees, crops at replacement cost plus cost for cutting trees, crops at market price.  
          | • Allowance 80% for land value depreciation of land  
          | • Reinstate land after the project construction. |
| 2        | • Cash compensation for affected trees, crops at replacement cost plus cost for cutting trees, crops at market price.  
          | • Allowance 80% for land value depreciation of land  
          | • Reinstate land after the project construction. |
| 3        | • The damaged house/structure will be compensated in cash at full replacement cost.  
          | • Allowance 80% for land value depreciation of land  
          | • No deduction for depreciation and salvage materials. |
| 4        | • Cash compensation reflecting full replacement cost of the house/structures.  
          | • Cash compensation reflecting full replacement cost of lost land area.  
          | • No deduction for depreciation and salvage materials. |
| 5        | • DPs can opt for:  
          | (i) 'land for land': the provision of replacement residential land (house site and garden) of equivalent size, satisfactory to the DPs or cash compensation reflecting full replacement cost according to DP’s choice and  
          | (ii) cash compensation reflecting full replacement cost of the house/structures  
          | • No deduction for depreciation and salvage materials. |
6  **DPs losing productive land**

*Land loss ≤10% of their total landholdings*

- Cash compensation for the lost area if the remaining plot is still economically viable.
- Cash compensation for the whole impacted plot if the remaining plot is not economically viable.
- Cash compensation for properties associated with land.

*Land loss ≥30% of their total landholdings*

DPs can opt for the followings:

(i) “Land for land” with the same area and productive of impacted area if the remaining plots are still economic-viable and for the whole impacted plots if the remaining plots are not economic-viable.

(ii) Cash for land at the replacement cost.
- Compensation for trees and affected fruit trees at the replacement cost.
- Rehabilitation assistance.

**DPs losing residential and garden land**

- If remaining land is sufficient for reorganizing (more than 60 m²):
  Cash compensation for lost area and assets associated with land.
- If remaining land is not sufficient for reorganizing:
  DPs can opt for:
  (i) cash compensation at replacement cost for land and assets on land, or
  (ii) “land for land” compensation for the whole residential area which DPs occupied (not only for the impacted areas) and properties associated with occupied land. For affected house and building, the same entitlement to DPs of categories 3 or 4 or 5.

7  **Temporary impact**

Compensation for income lost during the affected period.

**Permanent impact**

- Provision of alternative business site of equal size and accessibility to customers and satisfactory to DPs.
- Cash compensation for lost business structure reflecting full replacement cost of the structures without depreciation.
- Cash compensation for the lost of income during the transition period.
3.2.6 Allowances

Allowance for land in ROW

Art. 1 of Decree 81/2009/ND-CP:
- Temporary affected land in ROW max. 80% compensation for land in ROW

Transportation allowance

Art. 27 of Decree 197/2004/ND-CP: all relocating DPs are entitled in one time:
- DPs relocating within the province/city max. 3,000,000 VND (per household)
- DPs relocating out of the province max. 5,000,000 VND (per household)
- Relocated DPs (while waiting for the establishment of new resettlement residences at resettlement sites) to be provided with temporary residence, or to be provided with temporary rent cost.

Art. 20 of Decree 69/2009/ND-CP: all relocating and retorating DPs* are entitled in one time:
- DPs relocating within the province
  Cash (equivalent to 30 kg of rice per month x 6 months) per family member.
- DPs relocating out of the province
  Cash (equivalent to 30 kg of rice per month x 12 months) per family member.
- DPs who are in a severe socio-economic difficulties or who relocating to areas of socio-economic difficulties
  Cash (equivalent to 30 kg rice per month x 24 months per family member.

Restoration allowance

Art. 29 of Decree 197/2004/ND-CP**:

* Art. 20 of Decree 69/2009/ND-CP defines that this subsidy is applicable to APs who lost more than 30% to 70% of their agricultural land only. However, in line with this RP Policy Framework, this kind of subsidy is applicable to all APs who required to be relocated.

** Art. 29 of Decree 197/2004/ND-CP defines that APs who lost more than 30% of their agricultural land will be assisted for changes of occupations (level of assistance will be decided by the provincial People’s Committee). However, in line with the RP Policy Framework for RD subprojects, the restoration allowance remains in conformation with the on-going RD subprojects throughout Vietnam.
Abbreviated Resettlement Plan Nhon Trach 110kV Substation and Connection lines

DPs who have more than 30% of productive land or incomes permanently affected are entitled to trainings and Other restoration allowance to be decided by the provincial People's Committees with financial resource from the person who is going to use the acquired land.

Institutional DPs

Enterprises required to be relocated shall be entitled to:

Compensation

Permanent land acquisition Cash compensation for the acquired land at replacement cost.

Permanently affected factory housing/structures Cash compensation at replacement cost for the affected factory housing and other structures.

Permanently affected facilities Cash compensation at replacement cost for the affected facilities.

Relocation Subsidy

Art. 27 of 197/2004/ND-CP

Dismantling of machineries Subsidy in cash for the total cost of dismantling of machineries.

Transportation of machineries Subsidy in cash for the total cost of transportation of machineries.

Assembling of machineries Subsidy in cash for the total cost of assembling of machineries.

Commissioning of machineries Subsidy in cash for the total cost of commissioning of machineries.

Restoration Allowance

Production stoppage

*** The amount of 700,000 (VND)/main labor is delivered directly to training or TA institutions/consultants and 800,000 VND for trainee as a subsidy allowance in the training time (total is 1,500,000 VND per trainee). For the sake of cost estimates, each household is estimated at having 2 main labors.
Nhon Trach 110kV Substation and Connection lines
Abbreviated Resettlement Plan

- post tax profit
  Art. 28 of 197/2004/ND-CP
  Cash allowance for 30% of post tax profit x 12 months (on the basis of the average revenue of the last 3 years)

- salary
  Art. 26 of 197/2004/ND-CP
  Cash allowance for full basic salary for all personnel x 6 months.

Other subsidies
- loan
  to be considered by the project related City/provincial People’s Committees
- exemption of revenue tax
  to be considered by the project related City/provincial People’s Committees

Notes
(i) It is noted that the above entitlements, assistances etc. are essential criteria applicable to land acquisition throughout the country in accordance to Decree 197/2004/ND-CP dated Dec. 03, 2004.

However, apart from the essential criteria above, there are certain additional assistances, bonus, subsidies etc. defined and applicable by certain province/ city for certain project:

Example:

Dong Nai People’s Committee promulgated its Decision No.02/2009/QD-UBND dated February 02, 2009 - “Regulation on compensation, assistance and resettlement when the State acquires land for public interests” with certain additional assistances, bonus, subsidies etc. that do not prevails in the Decree 197/2004/ND-CP i.e.:

Art. 27 Other assistances
- Assistance to DPs households with martyr or wounded soldier of Vietnam 6,000,000 VND/households

(ii) It is noted that all items of the ‘Relocation Subsidy’ and ‘Restoration Allowance’ in case of the Institutional DPs shall be evaluated by an independent evaluation agency. Based on such evaluation, the City/provincial CRC shall issued the ‘Compensation and Assistance’ proposal for the approval by the People’s Committee.

* In case of HCMC, the ‘Southern Information and Valuation Center’ (SIVC), 145, Nam Ky Khoi Nghia Rd., Dist.1, is usually used for the assessment of the compensation, relocation subsidy and restoration allowance for the resettlement of institutional APs i.e. enterprises, production setups etc.
4. People's Participation

4.1 Community Meetings

During the project preparation (along with ARP preparation), PMU and the Consultant have held community meeting with the DPs about the project related issues i.e. project investment financial resources, project objectives, project components, conditions and policy for compensation and allowance etc. are explained by PMU representatives and Consultant.

The proposed substation location are also displayed in the meeting along with discussions and consultation with the DPs on possible impacts caused by the project, so as the proposed selected substation location is the least impact option.

In the community meetings, DP’s queries on ARP related issues i.e. entitlements, compensation etc. are explained by PMU representatives and DP’s opinions.

(Pls. see Appendix 3 for Samples of Minutes of Community Meetings).

4.2 Socio-economic Surveys

PECC3 has carried out the socio-economic survey by direct interviews and fill-in the 'Questionnaires' for DPs areas during May, 2010. (Pls. see Appendix 4 for Sample of 'Questionnaires').

4.3 Objectives of Information Campaign and Consultation Program

Information dissemination to, consultation with and participation of the Displaced people and involved agencies (i) reduce the potential for conflicts, (ii) minimize the risk of project delays, and (iii) enable the project to design the resettlement and rehabilitation program as a comprehensive development program to fit the needs and priorities of the displaced Person, thereby maximizing the economic and social benefits of the project investment.

The objectives of the Public Information Campaign and DPs Consultation Program are as follows:

- To share full information on the proposed project areas, its components and its activities with the displaced Person.
- To obtain information about the needs and priorities of the effected people as well as information about their reactions/feedback to proposed policies and activities.
- To obtain the cooperation and participation of the displaced Person and communities required to be undertaken for resettlement planning and implementation.
- To ensure transparency in all activities related to land acquisition, resettlement and rehabilitation.
5. Institutional Responsibility for Implementation and Procedures for Grievances Redress

5.1 Institutional Responsibility for Implementation

5.1.1 Overall Responsibility

- The overall responsibility for enforcement of the *Policy Framework* for planning and implementing this ARP's rests with Dong Nai Power Grid Project Management Unit belongs to DNPC and the People’s Committee of Dong Nai province and their relevant Institutions (i.e. City/Provincial and District CRCs, provincial DOFs, DOCs, DOIs, DONREs...).

PMU and its Consultant are responsible for carrying out census, socio-economic surveys and inventories and preparing ARP and for the day-to-day implementation thereof within their respective jurisdiction.

The related District and Commune People’s Committees will participate in the ARP preparation and implementation.

These administrative units will also ensure the active and effective participation of the DPs in the ARP preparation and implementation. In order to have ARP acceptable to the WB and to implement ARP smoothly, PMU is responsible for

(i) hiring qualified consultants to prepare ARP;
(ii) appointing qualified social safeguard staff at DNPC’s PMU.

- Funds for implementing ARP will be from counterpart funds based on budgetary requirements established by the project provincial CRCs.

5.1.2 Detail Responsibility

**DNPC**

Dong Nai Power Company is the owner of the project and is responsible for managing and organizing of investigation, design, budget arrangement, funding and supervision for ARP implementation.

**Project Management Unit (Dong Nai Power Grid Project Management Unit)**

Dong Nai Grid Project Management Unit, is responsible for the implementation of ARP, including impact survey, delivery of entitlements, carry out for the restoration program, redressal of complaints, internal monitoring. Main tasks of PMU will be:

- Establish master plan, management and supervision of ARP implementation.

- Responsible for organizing information dissemination/disclosure, public meetings: disclose ARP to all relevant local authorities, Resettlement Committee, disseminate DMS and Entitlement forms to all DPs.

- Organizing/training for survey team to carry out the Detail Measurement Survey (DMS) and ARP implementation for all levels of People’s Committees and relevant agencies.
• Supervision/monitor for compensation payment, land acquisition and land clearance.
• Report the ARP implementation progress and land clearance work to WB and DNPC.

**Dong Nai Provincial People’s Committee**

• Dong Nai PPC is responsible for endorsing the ARP and clearly demarcate the responsibilities for their relevant institutions in implementing ARP.
• Approve the compensation unit costs, allowances and establishing appraising committees, compensation committees at all different administrative levels and approve lands for compensation.
• Redress complaints and grievances.

**ARP Related Provincial Departments**

Dong Nai Provincial DOF is responsible for studying and issuing unit prices of compensation and submitting to PPCs for approval. Right from the initial stage of the ARP implementation, the DOF will closely co-ordinate with DOC, DONRE, DARD, Nnon Trach District People’s Committee and independent external monitoring agency in order to evaluate the applicable unit prices in ARP and propose to PPC for approval and ensuring the compensation unit prices to be at the replacement value at the time of compensation payment.

**Dong Nai Provincial Compensation/Resettlement Committee (CRC)**

Dong Nai Provincial CRC is responsible for implementing ARP according to the approved Schedule. Dong Nai CRC will be headed by the Vice Chairman of the Provincial People’s Committee. The Provincial CRC is responsible for:
• Assisting PMU and District CRC in preparing detailed plans for compensation and resettlement.
• Checking all inventory of impacts and detailed implementation plans submitted by District CRC. Approving the implementation plans submitted by the District CRC.
• Solving complaints if the redressal is fail at the district level.

Dong Nai Provincial CRC will consist the representatives of:
• Department of Finance & Pricing
• Department of Construction
• Department of Natural Resources and Environment (Cadastral and Housing Section)
Chairmen of People’s Committee of related districts.

Representative of City/Provincial PMU.

**Nhon Trach District People’s Committee**

Nhon Trach District People’s Committee is responsible for guiding the compensation and resettlement activities in their respective district areas:

- Direct the relevant institutions for carrying out impact survey, public consultation, information dissemination on the resettlement policy and ARP implementation.
- Establishment of District CRC.
- Responsible for settling complaints of DPs at district levels.

**Nhon Trach District Compensation/Resettlement Committee**

Nhon Trach District CRC is principal institution responsible for the implementation of ARP in their respective district areas. Nhon Trach District CRC recruits experienced personnel for gathering of base-line information and inventory. Nhon Trach District CRC is responsible for:

- Organizing the survey team to carry out Detailed Measurement Survey (DMS) for affected houses and assets; finalizing DMS and Entitlement forms for each DPs.
- Checking the unit prices of compensation as applied in ARP, suggesting for the adjustment of the unit prices in conformation with market prices/replacement costs (if required).
- In co-ordination with PMU, organizing the meetings with DPs, communes, disseminate the RIB, DMS and entitlement forms to DPs.
- Based on the policy and approved process in ARP, preparing the detailed implementation plan (quarterly, semi-annual, annual plans) and the together with PMU pay entitlements to DPs in a timely manner.
- Settling the complaints and grievances of DPs, solving any difficulties during the implementation period, and suggesting the solutions for the outstanding issues to City/Provincial CRC.

Nhon Trach District CRC will be headed by the Vice Chairman of Nhon Trach District People’s Committee. The District CRC will consist of the following representatives:

- Department of Finance and Pricing
- Department of Natural Resources and Environment (Cadastral and Housing Section)
• Department of Agriculture
• PMU
• Affected Commune
• DPs

Phu Thanh Commune People’s Committee

People’s Committees of Phu Thanh will be responsible for:
• Contributing to census and inventory surveys.
• In co-ordination with Nhon Trach District CRC for public meetings, information dissemination, compensation/allowance payment to DPs.
• Transferring all feedback by DPs to Nhon Trach District CRC and settle the complaints at the communal level. Suggesting the solutions for the outstanding issues (if any).
• Assisting local people in overcoming the difficulties during the construction period, assist DPs in repairing of affected houses. Arranging land in the case DPs require compensation by land for land.

Project Displaced Person (DPs)

DPs are ready with their necessary ARP related papers i.e. land use right certificate, ownership of other assets.

DPs are responsible for carefully checking on their lost assets and respective entitlements and clear land in a timely manner once DPs receive full entitlements.

(Pls. see Figure 5.1 for ARP Implementation Institutional Organization Chart)
5.2 Grievance and Appeals

Since the entire resettlement and rehabilitation program is being carried out with the participation of the DPs and the impacted scale of this project will be relatively small, it is expected that no grievance issue will arise. However, to ensure that the DPs have avenues for redressing their grievances related to any aspect of compensation and resettlement, detailed procedures of redress of grievances have been established for the project. The objective is to respond to the complaints of the DPs speedily and in a transparent manner. The mechanism is designed to be easy, transparent and fair. By resolving grievances at the project level, the progress of the project would be more effective ascertained.

The procedures are as follows:

Stage 1 - Commune Level

If any person is aggrieved by any aspect of the resettlement and rehabilitation program, he/she can lodge an oral or written grievance with commune authorities. In case an oral complaint is made, it will be written on paper by the commune and processed. Commune People’s Committee will settle the issue within 15 days.
Stage 2 - District Level

If any aggrieved person is not satisfied with the decision in Stage 1, he/she can bring the complaint to the attention of the district CRC and within 15 days from the date of the receipt of the decision in Stage 1, the district CRC will reach a decision on the complaint within 15 days.

Stage 3 - Provincial Level

If any aggrieved person is not satisfied with the decision in Stage 2, he/she can bring the complaint to the attention of the provincial CRC and within 15 days from the date of the receipt of the decision in Stage 2, the district CRC will reach a decision on the complaint.

The Decree No. 197/2004/ND-CP (Art. 39) entitles DPs to file complaint with the CRC or the People’s Committee at the same level, regarding decisions concerning damage to the property. The responsibility, time and procedures to settle the complaint shall be in line with Article 138 of the Law on Land 2003 and Articles 162, 163 and 164 of Decision 181/2004/ND-CP dated 29 Oct., 2004 of the Government on the implementation of Law on Land.

In extreme cases, the DPs can bring the issues to Court by using the Bureau of Law Consultants, free of charge.

Stage 4 - Court Case

If the DPs is still dissatisfied with the decision in Stage 3, he/she can bring the case to the district Court in accordance with the "Civil Procedure Act" and within 15 days of receiving the decision of in Stage 2, the case shall be settled in the district Court without any charges or fees. The district Court’s decision will be a legal basis for compensation.

DPs can make an appeal on any aspect of the resettlement and rehabilitation program, including compensation rates being offered.

Detailed procedures for redress of grievances and appeal process shown publicized among the DPs during participation meetings and also in the offices of RBs. This information is also incorporated into the RIB to be disseminated to the DPs before the beginning of implementation.

Please see Figure 5.2 for Grievance Redress Administrative and Juridical Structures Available to DPs.
Figure 5.2 - Grievance Redress Administrative and Juridical Structures Available to DPs

- Provincial CRC
- District CRC
- Commune People's Committee
- AP
- Mass Media
- District Court
- Lawyer

Triangles indicate arrows pointing up:
- Complaints
- Bring to Court
6. Monitoring and Supervision and Implementation Schedule

The implementation of ARP shall be constantly supervised and monitored by PMU in coordination with local People’s Committees.

An independent consulting agency will be entrusted with external monitoring tasks. The selection of this agency will be submitted to the approval of PMU and WB.

The selected independent external monitoring agency shall be contracted by the PMU immediately after ARP approval and shall begin supervision and monitoring activities form the beginning of the implementation phase.

6.1 Monitoring

6.1.1 Internal Monitoring

Internal supervision and monitoring include the following activities:

- Monitoring the population and socio-economic surveys of DPs and the inventory of DPs assets, status, occupation and living conditions and supervising the implementation of compensation, resettlement and rehabilitation for the DPs in the terms agreed by the DPs.
- Monitoring whether the implementation of resettlement and compensation tasks are carried out as provided in this ARP.
- Monitoring the availability and quality of replacement land.
- Monitoring the timely and sufficient deployment of resettlement and compensation funds for this ARP.
- Investigate and fairly assess each case of complaint and grievance.
- Internal monitoring agencies will prepare a quarterly report detailing the progress of ARP implementation. Such a report should be made available to appropriate GOV authorities, WB and external monitoring agencies.

6.1.2 External Monitoring

Besides evaluation the quarterly reports produced by internal monitors and conduct the same thing of investigation assigned to internal monitoring, the external monitoring agency will be responsible for the following:

- At the beginning of ARP implementation, review unit costs of compensation applied in ARP, check at the site for ensuring that, the compensation costs are at replacement value or otherwise, recommend to PMU and PPCs for adjusting.
- Evaluation of inventory survey (DMS) and Entitlements to DPs.
- Evaluation of socio-economic project impact on the DPs.
Supervision of the implementation of ARP to achieve the objectives of the ARP in particular "to improve or at least maintain the incomes and living conditions of the DPs after the resettlement".

Putting forward the amendments for the implementation of ARP so as to achieve the objectives of this ARP.

Offering suggestions on how improve ARP programs.

Closely monitoring compensation activities and be prepared to give informed evaluation of Complaint and grievances cases.

Write working reports to be submitted to PMU and WB every 6 months to the appropriate GOY authorities, the WB and to the representatives of the DPs.

Produce a final document to be prepared six months after the completion of the entire resettlement program. This document shall provide detailed evaluation of the ARP and its implementation, shall document both by means of interviews with the DPs the situation and the opinions of these latter after they have been resettled and compensated.

Finally, on the bases of the ARP implementation experience this document shall provide suggestions both to help reinforce local ARP expertise and to improve future resettlements plans.

Terms of Reference (TOR) for independent monitoring will be prepared by PMU and will be sent to WB for its concurrence prior to invitation of independent monitoring.

6.2 Implementation Schedule

The proposed ARP implementation schedule is as follows:

Schedule for PMU and Project CRC:

1. Establishment of Project CRC Aug., 2010
2. Review and approval of ARP by the project related People’s Committees Aug., 2010
3. Review and clear of ARP by the WB Sep., 2010
4. Negotiation (GOY and WB) Sep., 2010
5. Effectiveness Oct., 2010
6. Commencement of Public information Oct., 2010
7. Commencement of Field works (DMS) Oct., 2010
8. Commencement of payment of compensation Nov., 2010

Schedule for DPs:

1. Commencement of declaration of quantity and status of properties Oct., 2010
2. Commencement of receiving compensation and ground clearance Nov., 2010

Bidding
6.3 Staffing for ARP Implementation

Staffing for the ARP implementation is proposed in the following table.

**Table 6.1.2 – Staff schedule**

<table>
<thead>
<tr>
<th>No</th>
<th>Institutions</th>
<th>Number of Staffs</th>
<th>Total Working time</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>PMU</td>
<td>1</td>
<td>3 months</td>
</tr>
<tr>
<td>2</td>
<td>Dong Nai Provincial CRC</td>
<td>1</td>
<td>3 months</td>
</tr>
<tr>
<td>4</td>
<td>Nhon Trach District CRC</td>
<td>1</td>
<td>3 months</td>
</tr>
<tr>
<td>5</td>
<td>Phu Thanh Commune People’s Committee</td>
<td>1</td>
<td>3 months</td>
</tr>
<tr>
<td>6</td>
<td>PECC3</td>
<td>3</td>
<td>6 months</td>
</tr>
<tr>
<td>7</td>
<td>Independent External Monitoring</td>
<td>2</td>
<td>6 months</td>
</tr>
</tbody>
</table>

**Notes**: These institutions are already existed.

The independent monitoring agency shall dedicate their workforce to satisfy the monitoring requirement of the WB with defined schedule. They shall commence their monitoring work from the beginning of the ARP implementation through its completion. The monitoring is required to carry out in 6 months after the completion of the ARP implementation for the surveying of the satisfaction level of DPs. It is estimated that one (01) Inception Report, six (06) Progress Reports and one (01) Final Report will be prepared by the Independent Monitoring Agency.
7. Costs and Budgets

7.1 Budgets

Budget for ARP implementation will be the counterpart funds: DNPC is to cover overall budgets for all components of ARP implementation.

7.2 Compensation Cost Estimate

Compensation cost estimate for temporary and permanently impacted house, structure, agricultural land, forestry land, cultivated land, trees and crops based on:

- Decree No. 84/2007/ND-CP dated 25 May. 2007
- Decree No. 197/2004/ND-CP dated 03 Dec. 2004
- Decisions for unit costs of compensation of Dong Nai Provincial People’s Committees.
- Survey for replacement costs and market price for structures, land, trees by PECC3 in the period of carrying out impact survey (May, 2010).

7.3 Compensation Unit Prices

Decisions for unit costs of compensation of Dong Nai Provincial People’s Committees are applicable for these subprojects.

To ensure that the applicable unit costs for compensation are at the replacement costs, during the impact survey, PECC3 had carried out the survey on unit prices in Dong Nai province and compare them with the unit costs approved by the Dong Nai provincial People’s Committee. Construction prices given by contractors for recently structures are similar to construction price applied in ARP.

The applicable compensation unit prices, particularly for land, in this ARP reflected the prevailing market prices in the project areas since all the applicable compensation unit prices have just issued by the People’s Committee of Dong Nai province (in according to Clause 4 of Article 56 of the Law on Land 2003).

7.3.1 Compensation Unit Prices for Land

Compensation for land shall be at replacement cost.

Land unit price is established separately conforming to the regular price frame of the Decree No.188/2004/ND-CP and Circular No. 114/2004/TT-BTC.

Chapter II of Decree No.188/2004/ND-CP - Methods of Defining Land price, which is elaborated in Chapter I of Circular No.114/2004/TT-BTC (i.e. Art.1: ‘the direct
"comparison method" and Art. 2: 'the income method') ensure the adjustment of unit cost to meet replacement value at the time of issuance of unit cost. These unit prices are based on the replacement costs for land, house, trees and market prices for crops.

However, the compensation unit costs will be reviewed by local authorities and Independent External Monitoring Agency at the initial stage of ARP implementation and the amendment will be done by the provincial People's Committee (if required and to be used for calculation the entitlements of DPs) to ensure that DPs will be compensated at the replacement costs for land, house, trees and market prices for crops according to this ARP policy.

### Table 7.3.1.1 - Compensation Unit Prices for Land

<table>
<thead>
<tr>
<th>No.</th>
<th>Categories</th>
<th>Unit price (VND/m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential land</td>
<td>1,700,000</td>
</tr>
<tr>
<td>2</td>
<td>Paddy field</td>
<td>140,000</td>
</tr>
<tr>
<td>3</td>
<td>Perennial tree land</td>
<td>140,000</td>
</tr>
<tr>
<td>4</td>
<td>Afforested land</td>
<td>70,000</td>
</tr>
<tr>
<td>5</td>
<td>Aquatic production land</td>
<td>80,000</td>
</tr>
</tbody>
</table>

**Notes**

In this project, the affected productive land is the paddy field land, the perennial tree land and specific used land and there is not any other category lands affected.

The newly issued compensation unit prices for land reflect the prevailing market price of land in the project areas. 'Direct comparison method' and/or 'Income method' (Chapter 1 of Circular 114/2004/TT-BTC dated 26 Nov., 2004) of defining land price shall be applied for the adjustment of unit cost to meet the replacement value by the time of issuance of unit cost. The contingency component would cover such differences by the time of actual ARP implementation.

The newly issued Decree No.81/2009/ND-CP dated 12 Oct. 2009 is also applied to estimate allowance for land value depreciation of land (due to change of land use purpose).

### 7.3.2 Compensation Unit Prices for Trees and Crops

Compensation for crops shall be at market price.

According to Circular 114/2004/TT-BTC of MOF, compensation for fruit trees is determined based on the remaining harvests, perennial trees to be compensated at the replacement cost and annual crops to be compensated at the average yields of three latest years.

Comparison of the applicable local unit prices, surveyed market prices and prices proposed by DPs shows that the unit prices are not much altered.
Table 7.3.2.1 - Compensation Unit Prices for trees and crop

<table>
<thead>
<tr>
<th>No.</th>
<th>Categories</th>
<th>Unit</th>
<th>Unit price (VND)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Rice</td>
<td>m²</td>
<td>2,000</td>
</tr>
<tr>
<td>2</td>
<td>Coconut tree</td>
<td>tree</td>
<td>220,000</td>
</tr>
<tr>
<td>3</td>
<td>Grapefruit tree</td>
<td>tree</td>
<td>200,000</td>
</tr>
<tr>
<td>4</td>
<td>Poon tree</td>
<td>tree</td>
<td>30,000</td>
</tr>
<tr>
<td>5</td>
<td>Papaw tree</td>
<td>tree</td>
<td>25,000</td>
</tr>
<tr>
<td>6</td>
<td>Banana tree</td>
<td>tree</td>
<td>15,000</td>
</tr>
<tr>
<td>7</td>
<td>Eucharis (tram) tree</td>
<td>tree</td>
<td>15,000</td>
</tr>
<tr>
<td>8</td>
<td>Guava tree</td>
<td>tree</td>
<td>15,000</td>
</tr>
<tr>
<td>9</td>
<td>Bamboo tree</td>
<td>tree</td>
<td>4,000</td>
</tr>
</tbody>
</table>

Notes: Compensation unit prices only listed where impact may occurred. Certain provincial applicable compensation unit price decision defined min. and max. prices for certain fruit/long-term tree. In this ARP, the max. compensation unit prices for various fruit/long-term trees are applied (as listed in the table above).

7.3.3 Flow of Fund

Fund for the implementation of ARP will be from the DNPC. PMU will transfer such budget to Dong Nai Provincial CRC. Provincial CRC will transfer such budget to Nhon Trach District CRC.

Nhon Trach District CRC is responsible for:

- Payment of compensation and all entitled allowances directly to DPs, and
- Payment to cover costs of overall ARP activities.

7.3.4 Inflation Adjustment

The rates of compensation and cash entitlements for rehabilitation and allowances payable to the DPs shall be reviewed and, if necessary, adjusted at the actual time of ARP implementation based on the actual annual inflation rate upon request of the CRCs.

7.4 Cost Estimates

7.4.1 Cost of survey

- Land survey fees: 1 time x VND 10,000,000 = VND 10,000,000
- Construction fees: 2 times x VND 10,000,000 = VND 20,000,000
- Land survey cost: 0,41ha x VND 6,000,000/ha = VND 2,460,000
- Cost of setting up landmarks for clearance (estimated as 1 landmark per corner):

\[ 4 \text{ landmarks} \times \text{VND200,000} = \text{VND800,000} \]

Total VND33,260,000

### Table 7.4.2.1 - Nhon Trach district, Phu Thanh commune

<table>
<thead>
<tr>
<th>STT</th>
<th>Compensation Components</th>
<th>Unit</th>
<th>Quantities</th>
<th>Unit price (VND)</th>
<th>Amount (VND)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Land</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Residential land</td>
<td>m²</td>
<td>300</td>
<td>1,700,000</td>
<td>510,000,000</td>
</tr>
<tr>
<td></td>
<td>- Paddy and crops land</td>
<td>m²</td>
<td>1,575</td>
<td>140,000</td>
<td>220,500,000</td>
</tr>
<tr>
<td></td>
<td>- Perenial land</td>
<td>m²</td>
<td>2,192</td>
<td>140,000</td>
<td>306,880,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>Sub-total 1</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,037,380,000</td>
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<tr>
<td>2</td>
<td>Trees</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Coconut</td>
<td>tree</td>
<td>5</td>
<td>220,000</td>
<td>1,100,000</td>
</tr>
<tr>
<td></td>
<td>Grapefruit</td>
<td>tree</td>
<td>1</td>
<td>200,000</td>
<td>200,000</td>
</tr>
<tr>
<td></td>
<td>Poon tree</td>
<td>tree</td>
<td>40</td>
<td>30,000</td>
<td>1,200,000</td>
</tr>
<tr>
<td></td>
<td>Papaw</td>
<td>tree</td>
<td>4</td>
<td>25,000</td>
<td>100,000</td>
</tr>
<tr>
<td></td>
<td>Banana</td>
<td>tree</td>
<td>10</td>
<td>15,000</td>
<td>150,000</td>
</tr>
<tr>
<td></td>
<td>Eucharis (tram)</td>
<td>tree</td>
<td>4</td>
<td>15,000</td>
<td>60,000</td>
</tr>
<tr>
<td></td>
<td>Guava</td>
<td>tree</td>
<td>2</td>
<td>15,000</td>
<td>30,000</td>
</tr>
<tr>
<td></td>
<td>Bamboo</td>
<td>tree</td>
<td>10</td>
<td>4,000</td>
<td>40,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>Sub-total 2</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,880,000</td>
</tr>
<tr>
<td>3</td>
<td>Crops</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Paddy</td>
<td>m²</td>
<td>3,767</td>
<td>2,000</td>
<td>7,534,000</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td><strong>Sub-total 3</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7,534,000</td>
</tr>
<tr>
<td>4</td>
<td>Houses, structures and</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Cat.4</td>
<td>m²</td>
<td>24</td>
<td>1,436,000</td>
<td>34,464,000</td>
</tr>
<tr>
<td></td>
<td>- Temporary house</td>
<td>m²</td>
<td>9</td>
<td>718,000</td>
<td>6,462,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>Sub-total 3</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>40,926,000</td>
</tr>
<tr>
<td>5</td>
<td>Allowances</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a Transportation allowance</td>
<td>HH</td>
<td>1</td>
<td>3,000,000</td>
<td>3,000,000</td>
</tr>
<tr>
<td></td>
<td>b Allowance for production and rehabilitation (following Decree No.69/2009/ND-CP)</td>
<td></td>
<td></td>
<td></td>
<td>14,400,000</td>
</tr>
</tbody>
</table>
Nhon Trach 110kV Substation and Connection lines

**Abbreviated Resettlement Plan**

<table>
<thead>
<tr>
<th>HH with acquired agricultural land area from 30% to 70% of total area</th>
<th>HH's holding (relocation): (30kg rice/person/month × 12 months)</th>
</tr>
</thead>
<tbody>
<tr>
<td>person</td>
<td>4</td>
</tr>
<tr>
<td>3,600,000</td>
<td>14,400,000</td>
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</tbody>
</table>

 Allowance for change of occupation and job (allowance by cash from 1.5 to 5 times price of agricultural land for the whole agricultural land which will be recovered; allowance area is not over agricultural transferring land limited at the local (according to Article 22 Decree No.69/2009ND-CP): Estimated as twice

| Allowance | person | 1,066,760,000 |

- Paddy and crops land
- Perennial land
- Training occupation

<table>
<thead>
<tr>
<th>Area Type</th>
<th>Person</th>
<th>Allowance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paddy and crops land</td>
<td>1.575</td>
<td>280,000</td>
</tr>
<tr>
<td>Perennial land</td>
<td>2.192</td>
<td>280,000</td>
</tr>
<tr>
<td>Training occupation</td>
<td>4</td>
<td>3,000,000</td>
</tr>
</tbody>
</table>

**Sub-total** 1,084,160,000

**Total** 2,172,880,000

### Table 7.4.2.2 – Summary of Compensation

<table>
<thead>
<tr>
<th>Province</th>
<th>District/ Commune</th>
<th>Permanently Affected</th>
<th>Allowances</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dong Nai Province</td>
<td>Phu Thanh commune</td>
<td>Land</td>
<td>Trees/crops</td>
<td>House/structure</td>
</tr>
<tr>
<td>PT Tran Thanh Phong</td>
<td></td>
<td>1,037,380,000</td>
<td>10,414,000</td>
<td>40,926,000</td>
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</tbody>
</table>

#### 7.4.3 Cost for Resettlement Committees

Cost for Resettlement committees are estimated as at 2% in maximum of total cost of survey and compensation and rehabilitation.

#### 7.4.4 Monitoring

Cost of the independent external monitoring of ARP implementation is estimated at about VND50,000,000.

#### 7.4.5 Contingency slippage in prices

The rate for contingency slippage is estimated about 70%/year.

#### 7.4.6 Contingency

The rate for contingency is estimated about 5% of total cost of compensation and ARP preparation and implementation.
### 7.4.7 Total Cost of ARP Implementation

#### Table 7.4 - Total Cost of ARP Implementation

<table>
<thead>
<tr>
<th>Components</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td><strong>Sub-total 1</strong></td>
<td><strong>33,260,000</strong></td>
</tr>
<tr>
<td><strong>Sub-total 2</strong></td>
<td><strong>44,120,800</strong></td>
</tr>
<tr>
<td><strong>Sub-total 3</strong></td>
<td><strong>44,120,800</strong></td>
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<tr>
<td><strong>Sub-total 4</strong></td>
<td><strong>10,000,000</strong></td>
</tr>
<tr>
<td><strong>Sub-total 5</strong></td>
<td><strong>50,000,000</strong></td>
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<tr>
<td><strong>Sub-total 6</strong></td>
<td><strong>726,166,000.00</strong></td>
</tr>
<tr>
<td><strong>Sub-total 7</strong></td>
<td><strong>151,821,440.00</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,188,250,240.00</strong></td>
</tr>
</tbody>
</table>

**Notes**

- Overall budget for this ARP implementation is from the counterpart: DNPC.
- The total cost above is estimated for implementation in 2010 and 2011. In case the project is extended, the land prices will be added 60% for each next year.
8. Disclosure

Drafts of Policy Framework have been disclosed at the People's Committees of Nhon Trach district and Phu Thanh commune of the project areas in Dong Nai province.

All feedback from local authorities and DPs are integrated in this ARP.

Draft of ARP has been disclosed at the office of Dong Nai Provincial People's Committee and at the WB's office in Hanoi.

The final ARP will be cleared by the WB and approved by Dong Nai provincial People's Committee.
Appendices

1. Project Area
2. Agreements on substation location and connection line
3. Sample of Minutes of Community Meetings
4. Sample of ‘Questionnaires’
Appendix 1

Project Area
Appendix 2

Agreements on substation location and connection lines
Kính gửi: - Tổng Công ty Điện lực Việt Nam
- Công ty Tư vấn Xây dựng Điện 3

Ngày 01/08/2001, Công ty Tư vấn Xây dựng Điện 3 có văn bản số 02086/EVN/PECC3-LD về việc thỏa thuận hướng tuyến đường dây 110 KV Long Thành – TP. Nhơn Trạch và tram biến áp 110/22 KV TP. Nhơn Trạch. Sau khi xem xét ý kiến của Sở Công nghiệp tại văn bản số: 613/CN ngày 02/08/2001 về việc trên; Chủ tịch UBND tỉnh có ý kiến như sau:

1). Chấp nhận thỏa thuận hướng tuyến đường dây 110 KV Long Thành – TP. Nhơn Trạch và tram biến áp 110/22 KV TP. Nhơn Trạch:

- Tram 110/22 KV Nhơn Trạch đặt tại xã Phú Thạnh, vị trí nằm bên phải đường 25A tính từ QL51, cách tính 20m, khoảng cây số 07 (gần công trình Tuy Hòa), trên diện tích đất nông nghiệp.

(Kèm theo bản vẽ mặt bằng vị trí tram và hướng tuyến 110 KV số: 31016C-LD-01).

2). Khi tiến hành triển khai khảo sát thiết kế, chủ đầu tư phải phối hợp chặt chẽ với địa phương và các ngành có liên quan để lập phương án denen bù, giải tỏa hợp lý, nhằm đảm bảo dự án triển khai được thuận lợi.

Kết luận:
- Như trên
- Chủ tịch và các Phó Chủ tịch.
- Các Sở Công nghiệp, Kế hoạch và Đầu tư.
- UBND huyện Nhơn Trạch.
- Công ty Điện lực Đồng Nai.
- Lưu VT, TH (CN)

Ký: Chủ tịch UBND tỉnh Đồng Nai

Phó Chủ tịch

Ao Văn Thịnh
QUYẾT ĐỊNH CỦA TÔNG GIÁM ĐỐC
TÔNG CÔNG TY ĐIỆN LỰC VIỆT NAM
Về việc phê duyệt hiệu chỉnh báo cáo nghiên cứu khả thi
Dự án: Trạm biến áp 110kV Nhơn Trạch và đường dây 110kV Long Thành - Nhơn Trạch

CÔNG VIÊN ĐÔNG NAM

Độc lập - Tự do - Hành phước
Hà Nội, ngày 19 tháng 2 năm 2004

TÔNG GIÁM ĐỐC

Cần cứ nghị định 14/CP ngày 27/01/1995 của Chính phủ về thành lập và ban hành Điều lệ tổ chức và hoạt động của Tổng Công ty điện lực Việt Nam;
Cần cứ quyết định số 238/QĐ-EVN-HDQT ngày 11/9/2002 của HDQT Tổng Công ty DLUVN về việc phê duyệt báo cáo NCKT dự án trạm biến áp 110kV Nhơn Trạch và đường dây 110kV Long Thành - Nhơn Trạch;
Cần cứ quyết định số 2965/QĐ-EVN-TD ngày 12/9/2002 của Tổng Công ty DLUVN về việc phê duyệt báo cáo NCKT dự án trạm biến áp 110kV Nhơn Trạch và đường dây 110kV Long Thành - Nhơn Trạch;

Theo đề nghị của Trưởng ban Thẩm định;

QUYẾT ĐỊNH

1. Phê duyệt hiệu chỉnh báo cáo nghiên cứu khả thi dự án trạm biến áp 110kV Nhơn Trạch và đường dây 110kV Long Thành - Nhơn Trạch với những nội dung chính như sau:
   1. Tên dự án: Trạm biến áp 110kV Nhơn Trạch và đường dây 110kV Long Thành - Nhơn Trạch.

...
- Chống rung dây dễ: Dùng ta chống rung cể thích hợp.


c. Phân ngạn lô 110kV tại trang 220kV Long Thành:
   - Các thiết bị chính: Đầu tư dây duke và động bộ, thiết bị Nhật thú và nghị thú cho 02 ngạn lô đi trang 110kV KCN Ông Kéo. Hệ thống bảo vệ, điều khiển và đo lượng theo qui phạm, đặc tính kỹ thuật chủ yếu của thiết bị đảm bảo quá trình được với hệ thống hiện có và hệ thống SCADA/EMS.
   - Người diễn nghĩa, lucrơ nội dạt, hệ thống thông tin liên lạc, PCCC: Chủ yếu sử dụng hệ thống hiện có. Việc lập đặt thiết bị thông tin quang đầu cuối sẽ thực hiện động bộ tại các trang 220kV Long Thành, trang 110kV Nhon Trạch và trang 110kV KCN Ông Kéo.


7. Trong bước TKKT-TĐT, yêu cầu Công ty tự xây dựng điện 3 chuẩn xác thiết kế công cụ 4 mạch phù hợp với kết quả khảo sát địa chất. Chuan xác khối lượng và bổ sung dây duke các bản vẽ thiết kế hệ thống thông tin theo qui định, phù hợp với việc bổ sung phương thức thông tin quang trên tuyến 110kV Long Thành - Nhon Trạch

Điều 2. Phù hợp với các nội dung hiệu chỉnh tại điều 1 và việc thay đổi tỷ giá ngoại tệ của Ngân hàng Nhà nước Việt Nam, việc điều chỉnh một số đơn giá, chế độ khí cấp TMĐT, TĐT, phê duyệt hiệu chỉnh tổng mức đầu tư dự án trang biến áp 110kV Nhon Trạch và đường dây 110kV Long Thành - Nhon Trạch là: 89.473.527.000 đồng (Tạm mui chi tính, bón trạm bay mui bát trieus, năm trăm hai mui bay ngân đồng). Trong đó:
- Phân đường dây và 2 lô ra 110kV: 68.668.146.000 đồng.
- Phân trang biến áp 110kV Nhon Trạch: 20.805.381.000 đồng

Chia ra:
- Chi phí xây lắp: 54.125.679.000 đồng
- Chi phí thiết bị: 15.204.637.000 đồng
- Chi phí khác: 12.009.254.000 đồng
- Dự phòng: 8.133.957.000 đồng
Appendix 3

Minutes of Community Meetings
BIENVÀN LÀM VIỆC

Nơi dung: Về Điều tra, xác định mức độ ảnh hưởng đến môi trường, dân sinh kinh tế của dự án Trạm biến áp 110kV Nhơn Trạch và đường dây đầu nối.

Hôm nay, ngày __ tháng __ năm 2010.
Tai văn phòng UBND xã __

I. Thành phần tham dự

Phía UBND

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<th>Họ và tên</th>
<th>Chức vụ</th>
<th>Ký tên</th>
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<tr>
<td>1</td>
<td>Lê Văn Thanh</td>
<td>CT UBND xã Phú Xuân</td>
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<tr>
<td>2</td>
<td>Trương Văn Hải</td>
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</tr>
<tr>
<td>3</td>
<td>Lê Văn Hùng</td>
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<tr>
<td>4</td>
<td>Nguyễn Văn Thân</td>
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</table>

Phía Công ty Cổ phần tư vấn xây dựng điện 3 (PECC3)

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<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Lê Văn Sơn</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Nguyễn Văn Hùng</td>
<td></td>
<td></td>
</tr>
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</table>

II. Nơi dung

Sau khi nghe đại diện PECC3 trình bày, phổ biến thông tin về dự án và sự cần thiết phải tiến hành điều tra mức độ ảnh hưởng đến môi trường, dân sinh kinh tế của dự án Trạm biến áp 110kV Nhơn Trạch và đường dây đầu nối, hai bên đã trao đổi và có các ý kiến sau:

1. UBND xã Phú Xuân hoàn toàn nhất trí với chủ trương của Nhà nước về việc xây dựng dự án Trạm biến áp 110kV Nhơn Trạch và đường dây đầu nối.
2. UBND xã Phú Xuân đã tạo điều kiện để hoàn thành nhiệm vụ được giao.
3. Khảo sát chi tiết khu vực dự án:
   Đại diện PECC3 và các cơ quan chức năng của địa phương kết hợp tiến hành điều tra, khảo sát mức độ ảnh hưởng môi trường, dân sinh kinh tế khu vực dự
án (từ ngày ......... tháng ...... năm 2010 đến ngày ......... tháng ...... năm 2010) đã xác định mức độ ảnh hưởng của dự án số bồ như sau:
Tổng hợp khối lượng ảnh hưởng:

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<td>3</td>
<td>Sổ dân</td>
<td>người</td>
</tr>
<tr>
<td></td>
<td>B. Đất</td>
<td></td>
</tr>
<tr>
<td>1</td>
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<td>ha</td>
</tr>
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<tr>
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<td>Đất rừng biểu trong cây lâu năm</td>
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<td>C. Công trình kiến trúc</td>
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<td>cái</td>
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<td>Trạm xã</td>
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</tr>
<tr>
<td>6</td>
<td>Đường giao thông</td>
<td>km</td>
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III. Ưy kiến của địa phương về ảnh hưởng môi trường, bối cảnh - tài chính:

[Signature]

Đại diện
Công ty Cổ phần tư vấn xây dựng diễn 3

[Signature]

Le Văn Túy
Appendix 4

Sample of 'Questionnaires'
## PHIÊN ĐIỀU TRA PHỤC VỤ LẬP BÁO CÁO KHBT&TĐC

### DỰ ÁN

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<th>Mã phiếu:</th>
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### Địa chỉ

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<th>Tỉnh:</th>
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### 1. HỘ GIA ĐÌNH

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<th>Nữ</th>
<th>Dân tộc</th>
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(*) Gia đình thuộc diện chính sách

1.1 Thu nhập trung bình hàng tháng của hộ gia đình: ................. đồng/tháng.

1.2 Чи tiêu trung bình hàng tháng của hộ gia đình: ................. đồng/tháng.

1.3 Tôn giáo


1.4 Tiến nghi gia đình

1. Nhà vệ sinh ☐ 2. Điện ☐

3. Nước (mộc sử dụng là gì?): ☐ 4. Ghe/xuong may ☐

5. Xe máy ☐ 6. TV ☐

7. Xe đạp ☐ 8. Máy giặt ☐

9. Tủ lạnh ☐ 10. Điện thoại bàn ☐

2. Tài sản của hộ gia đình

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Trang 1/2