VIETNAM ELECTRICITY
TRUNG SON HYDROPOWER MANAGEMENT BOARD

RP857
V4

Vietnam: Trung Son Hydropower Project
Transmission Line Component

POLICY FRAMEWORK FOR
COMPENSATION, RESETTLEMENT
AND REHABILITATION OF PROJECT DISPLACED PERSONS

Ha Noi, 19 May 2010
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### Abbreviations

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<td>CPC</td>
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<td>District People’s Commitee</td>
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<td>PMB</td>
<td>Project Management Board</td>
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<td>District Compensation and Assistance Resettlement Council</td>
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SECTION 1
INTRODUCTION

A. The Project

Trung Son hydropower project will be constructed on the Ma River, in the territory of Trung Son commune, Quan Hoa district, Thanh Hoa province. The proposed project aims to provide least-cost electric power to support Vietnam’s further economic development and improvement of living standards through the development of hydropower resources in an environmentally sustainable and socially responsible manner. The proposed project will provide support for EVN’s development of one of the country’s medium-sized hydropower development projects. The goal is to provide a “good practice” case of sustainable hydropower development in this core part of Vietnam’s power sector.

Trung Son Hydropower project with its installed capacity of 260 MW and mean annual energy of 1056 GWh is a multipurpose project, providing both power generation and flood control benefits. The proposed dam is about 40km downstream from Lao PDR, with the reservoir tail about 10km from the border. The roller compacted concrete dam will be 88m high and have a crest length of 353 meters. Full supply level is 160 meters. The total reservoir volume will be about 348.50 million m$^3$ including a flood control volume of about 112 million m$^3$. It will cover an area of about 13.175 km$^2$, inundating mixed forest and agricultural land.

The construction work consists of the main dam, including the spillway, intakes, penstock, power house and discharge channel. A switchyard at the dam site and a 220kV transmission line about 65 km long will evacuate power from the plant and connect it to an existing 220kV line in Tan Lac district in Hoa Binh province. An access road about 22km long connecting the all weather road at Co Luong with the dam site will be constructed, as will about 13km of road within the construction area. Four hydropower turbines and generators, control and other equipment will be installed, as will mechanical equipment including the spillway gates.

The project will consist of the following four components:

- Dam construction. This will include the construction of the main dam, including the spillway, intake gate, penstock, power house and discharge channel, supply and installation of the electromechanical and hydro-mechanical equipment. Auxiliary investments including the access road and bridges, internal roads and construction camp will be included in this component, as will consulting services for supervision of construction.
- Construction of power lines, one from the switchyard to the connection point into the existing Hoa Binh – Nho Quan 220kV system and a 110/35kV line from the area of Mai Chau to the construction site.
- Impact mitigation and compensation, which will include the implementation of resettlement, livelihoods restoration, ethnic minorities, environment management and public health management plans.
- Technical assistance to support preparation of further hydropower projects and improvement of capacity to meet best international practice for hydropower development.
Total costs are estimated at $380 million, of which about $2.25 million is for environmental management (in addition to remediation requirements placed on construction contractors) and $26 million for resettlement and restoration of peoples’ livelihoods. Vietnam Electricity (EVN) has applied to the World Bank for a loan of $330 million.

The Power Line Component

The power line component will support investments necessary for supply of power during construction and evacuation of electrical power generated at the Trung Son power plant during operation.

Power supply to the site during construction will be by 35kV line. A 35kV line from Ba Thuoc to Co Me via Co Luong village is now under construction, financed by a separate project (Second Rural Energy Project, Cr. 4000 VN). The line will be extended from its currently-planned termination at Co Me village by a further 1.5km to the project site. In later stages of construction, from about 2012, when loads at the project site grow, the supply for the 35kV line will be switched from Ba Thuoc to the planned Mai Chau 110/35kV substation, via a 35kV link from Mai Chau to Co Luong. The Mai Chau 110/35kV substation will be fed by a branch, also to be constructed, from the existing Hoa Binh – Moc Chau 110kV line.

The transmission line will connect the hydro plant’s switchyard to a grid connection point on the 220 kV Hoa Binh – Nho Quan power line, an estimated 65 kilometers away in the vicinity of Tan Lac in Hoa Binh Province. Feasibility studies for design and alignment are not likely to begin until some time in 2011, as commercial operation of the power plant is not likely to begin until 2016. At present, it is anticipated that the component will support construction of a single 220 kV transmission line. The alignment is expected to run along the alignment for the road constructed for dam site access, turning north to the vicinity of Mai Chau before heading east to Tan Lac District. The present expectation is that construction of substations or other ancillary facilities will not be necessary.

The implementing agency for this component will be the National Power Transmission Corporation and its Northern Vietnam Power Projects Management Board (NPPMB) for the 220kV line and Trung Son Hydropower Project Management Board (TSHPMB) for the 110/35kV line. Construction of the lines will almost certainly cause land acquisition for placement of towers and for the site of the Mai Chau 110/35kV substation. Ten households representing 55 people are identified to be relocated as of March 2010. Permanent land acquisition will likely involve footing areas for towers and the site of the substation. Temporary land acquisition will be required for erection of towers and stringing of conductors. These generally will be relatively minor in terms of impacts on household land areas and livelihoods.

B. Definition of Key Terms

i) Displaced Persons (DPs)

The DPs include the person or persons, household, firm, or a private or public institution to be identified by the baseline information collected for each of the Inventories and Resettlement Plans (RPs) as specified in E, Surveys and Documentation, Para. (iii), who, on account of the execution of the Project, has experienced or would experience direct economic and social impacts caused by:

Policy framework for compensation, resettlement and rehabilitation of project displaced persons
(a) the involuntary taking of land, resulting in:

- relocation or loss of shelter;
- loss of assets or access to assets; or
- loss of income sources or means of livelihood, whether or not such person must move to another location; or

(b) the involuntary restriction of access to legally designated parks and protected areas, resulting in adverse impacts on the livelihood of such person.

“Displaced Persons” means, collectively, all such Displaced Persons.

ii) Compensation

Compensation includes the process of financial or material reimbursement of DPs who lose partial or complete value of their assets as a result of the Project. Compensation also includes the valuation and reimbursement in monetary terms or in kind of financial and physical losses as a result of impacts of the Project.

iii) Cut-off date

The cut-off-date is the last day of the survey when all DPs have been accounted for. After the cut-off date, no other DPs may be included in the inventory of DPs. The inventory lists all potential DPs, including their baseline information. People who move residences or business assets into or within the marked right of way after the cut-off date are not entitled to compensation under this policy framework.

iv) Rehabilitation

Rehabilitation means providing assistance to DPs severely affected due to the substantial or entire loss of productive assets, incomes, employment or sources of living, to supplement payment of compensation for acquired assets in order to improve, or at least achieve full restoration of incomes and living standards to the pre-project levels.

v) Replacement Cost

With regard to land and structures, “Replacement Cost” is defined as follows:

(a) For agricultural land: it is the pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes.

(b) For land in urban areas: it is the pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes.
(c) For houses and other structures, it is provided by the Provincial People’s Committee based on the market cost (at the time of compensation) of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labor and contractors’ fees, plus the cost of any registration and transfer taxes. In determining the replacement cost, depreciation of the asset and the value of salvage materials are not taken into account, nor is the value of benefits to be derived from the project deducted from the valuation of an affected asset.

(d) Crops, trees and other perennials based on current market value

i. Compensation for annual crops is equivalent to the production over the last three years multiplied by the market price for agricultural products at the time of the calculation of the compensation.

ii. Compensation for trees includes total investment cost plus production cost from the time of its planting to the expropriation. In case this cost cannot be determined, the compensation will be calculated on the basis of the type, age and productive value.

(e) Other assets (i.e., income, cultural, aesthetic) based on replacement cost or cost of mitigating measures. For example, compensation for the removal of graves includes all expenditures for exhumation, removal and reconstruction to its original state.

vi) Resettlement

Resettlement refers to all measures taken by the Project Proponent to mitigate any and all adverse social impacts of a project on the DPs, including compensation for lost assets and incomes and the provision of other entitlements, income rehabilitation assistance, and relocation, as needed.

vii) Right of Way

For this Policy Framework, Right of Way (ROW) is determined as a safety corridor along a power line with width, length and height specified for the relevant voltage in Decree 106/2005/ND-CP dated August 17, 2005 on Protection of Safety for High Voltage Power System as amended by Decree 81/2009/ND-CP of October 12, 2009.

viii) Vulnerable Groups

Vulnerable groups include those distinct groups of people who might suffer disproportionately or face the risk of being marginalized by the effects of resettlement, and specifically include:

(a) Poor and very poor communes as identified by the 1999 national survey results.
(b) Ethnic minorities (see Policy Framework and Guidelines for Ethnic Minority Development Plan).
(c) Mentally and physically handicapped people or people in poor physical health.
(d) Infants, children and women.
(e) Households without security of tenure or with tenure status.

ix) DPs Without Legal Title

DPs without legal title are occupants of land and housing without legal ownership rights and individuals or groups of people with shops conducting business in the immediate project areas without official registration and will be adversely impacted by the Project through displacement.

(3) DPs without legal title but have a claim to legal rights based upon the laws of Vietnam and who are certified by the commune’s People’s Committee are entitled to compensation provided their assets affected by the project were documented in the pre-project census prior to an established cut-off date.

(3) DPs without legal title who do not have a claim to legal rights based upon the laws of Vietnam but who are certified by the commune’s People’s Committee are entitled to assistance in lieu of compensation in order to achieve the policy objectives, provided their assets affected by the project were documented in the pre-project census prior to an established cut-off date.

x) Ethnic / Indigenous People

Ethnic/Indigenous People are defined as persons who belong to a minority tribal group affected in part or in total (temporarily or permanently) by the Project due to acquisition of their lands, dwellings, disturbance of their place of work, and other Project-related adverse impacts.

xi) Land Use Registration Certificate (LURC)

A Certificate of Land Use Right, land associated House and Assets Ownership is the one issued by appropriate State Authority to the land user in order to protect his/her legal rights and benefits.

C. Policy Framework

This resettlement policy framework is prepared based on the Operations Policy (OP) 4.12 of the World Bank on involuntary resettlement (December, 2001) and applicable policies of Vietnam. The principal objective of the Policy Framework is to ensure that all displaced persons (DPs) will be compensated for their losses at replacement cost and provided with rehabilitation measures to assist them to improve, or at least maintain, their pre-project living standards and income earning capacity.

The Policy Framework lays down the principles and objectives, eligibility criteria of DPs, entitlements, legal and institutional framework, modes of compensation and rehabilitation, people’s participation, features and grievance procedures that will guide the compensation, resettlement and rehabilitation of the DPs.
D. Principles and Objectives

The principles outlined in the World Bank’s Operational Policies 4.12 (OP 4.12) have been adopted in preparing this Policy Framework. 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 residing, working, doing business or cultivating land in the ROW of a power line, surrounding areas of tower foundations, or along any service roads created to construct or maintain the line or at the site of a substation 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 of materials, or for any other purpose, for land, structures or other fixed assets lost because of the project; (ii) an option to obtain replacement agricultural land of equivalent productive capacity (instead of cash compensation) for any households losing more than 25% of their production land; (iii) replacement of residential/premise land of equal size acceptable to the DP 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 to 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 RPs.

(j) Effective and timely supervision, monitoring and evaluation of the implementation of RPs will be carried out.
E. Resettlement Plan (RP)

The scope and level of detail of the resettlement plan vary with the magnitude and complexity of resettlement. As construction of the 220kV and 35kV lines is expected to adversely affect more than 200 persons, a full resettlement plan (as described in World Bank OP 4.12) will be necessary for each. The RP will be prepared by NPPMB and TSHPMB as the case may be for review and acceptance by the World Bank before initiating land acquisition processes.

The RP will include: (1) description of the project and component; (2) project potential impacts; (3) objective; (4) socio-economic studies; (5) legal framework; (6) institutional framework; (7) eligibility criteria for entitlements; (8) valuation and compensation for lost assets; (9) resettlement measures; (10) site selection, site preparation and relocation; (11) housing, infrastructure, and social services; (12) participation and consultation; (13) integration into the hosting community in the resettlement area; (14) grievance procedures; (15) organizational responsibilities; (16) implementation schedule; (17) cost and budget; and, (18) arrangements for internal project monitoring and external monitoring, and for overall evaluation of resettlement program outcomes.

The RP will be completed by no later than six months prior to the estimated date for commencement of the works. The RP will be furnished to the World Bank for consideration by no later than three months prior to the actual initiation of the works under the Project. Rehabilitation and assistance activities will only commence after the World Bank has found acceptable the respective RP and EVN has approved it. Rehabilitation and assistance activities will be completed before awarding contracts of civil works under each sub-project.

SECTION 2
INSTITUTIONAL AND LEGAL FRAMEWORK

A. Institutional Framework

The responsibility for preparing and implementing the Policy Framework and RPs are as follows:

(a) The overall responsibility for enforcement of the Policy Framework and for planning and implementing the RP rests with NPPMB for the 220kV line and TSHPMB for the 110 and 35kV lines and substation. They are also responsible for ensuring full and effective implementation of all resettlement activities for the parts for which they are respectively responsible. The People’s Committees at the commune level will ensure the active and effective participation of the DPs in the preparation and implementation of the RP. In order to ensure that the RP meets World Bank policy standards, NPPMB and TSHPMB are responsible for (1) hiring qualified consultants to prepare the RP; and (2) appointing qualified social safeguard staff within its own ranks to undertake implementation and oversight functions.
(b) Funds for implementing the RP will be from NPPMB, and TSHPMB following financial arrangements established in consultation with local governments (provincial, district and commune peoples committees) and the DPs.

B. Legal Framework

This section reviews the legal framework and policies of the Government of Vietnam and World Bank policies related to land acquisition, compensation and resettlement. It then compares the two approaches. Since there are differences between World Bank policy and the Vietnamese regulatory framework, the Project requires a waiver of certain articles of the Vietnamese Government’s decrees and regulations concerning compensation and resettlement. Subsequently, compensation and resettlement plans will be implemented according to the project policies.

This Resettlement Policy Framework will apply the various laws, degrees, and circular regulating use and acquisition of land in Vietnam as well as the World Bank policy.

- The 2003 Land Law enacted by the National Assembly of Viet Nam on November 26, 2003, provides that: "the persons with land to be recovered shall be compensated with the assignment of new land of the same use purposes; if having no land for compensation, shall be compensated with the land use right value at the time of issuance of the recovery decisions. The People’s Committees of the provinces and centrally-run cities shall elaborate and execute resettlement projects before land recovery and compensation for dwelling houses, residential land for persons having residential land recovered and having to move their places of residence. The resettlement zones must have development conditions being equal to or better than the conditions in the former places of residence. In cases of having no resettlement zones, the persons having land recovered shall be compensated with money and given priority to purchase or lease dwelling houses under the State’s ownership, for urban areas; be compensated with residential land, for rural areas. In case of recovering land of households and/or individuals, that are directly engaged in production, but having no land for compensation for continued production, apart from pecuniary compensations, the persons having land recovered shall be supported by the State to stabilize their lives, with training for change of their production and/or business lines, with the arrangement of new jobs."
  (Article 42)


- Decree 84/2007/ND-CP issued by GoV on May 25, 2007 provides supplemental regulation on issuance of Land Use Right Certificate, land acquisition, execution of land use right, sequence and procedures for compensation, allowance, resettlement when land is acquired by the State.

- Decree 197/2004/ND-CP issued by GOV on December 3, 2004, in replacement of Decree 22CP, regulates compensation, support and resettlement when land is recovered by the State. This Decree guides the implementation of compensation for land, compensation for property, support policies and resettlement relating to land acquisition.
• Circular No. 14/2009/TB-BTNMT issued on October 1, 2009 by the Ministry of Nature Resources and Environment provides detailed regulations on compensation, allowance, resettlement and sequence, procedures for land acquisition, land allocation and leasing.

• Decree 60/CP issued by GOV on July 5, 1994 regulates property ownership and Land Use Rights in urban areas.

• Decrees 61/CP issued by GOV on July 15, 1994 regulates dwelling house purchases, sales and business.

• Decree 188/2004/ND-CP issued by GOV on November 16, 2004 sets the methodologies for defining land prices and land price frame of various categories of land. This Decree set forth the minimum and maximum prices of different types and categories of land covering the whole country. These prices have been established for the purpose of land acquisition by Government, tax value for transfer of land use rights, leasing government land and national and public purposes. Decree No.123/2007/ND-CP amending and supplementing some articles of the Decree No.188/2004/ND-CP

• Decree 69/2009/ND-CP issued by the Government on August 13, 2009, which sets out additional requirements on land use planning, land revocation, compensation, support and resettlement in the case of land revocation, land prices, allocation and leasing and additional requirements concerning land use rights.

• Decree 106/2005/ND-CP dated August 17, 2005 regulates the protection and safety for high voltage power systems and defines the right of way corridors needed to maintain safety. Certain provisions of this decree, mainly to increase the safety distances from high voltage lines, have been amended by Decree 81/2009/ND-CP of October 12, 2009.

• Circular 114/2004/TB-BTC issued by Ministry of Finance on November 26, 2004 guides the implementation of the Decree 188. This Circular elaborates in details the methodologies (i.e. direct comparison method and income method) for the land price verification of different types and categories of land in different regions/areas to ensure the replacement cost.

• Law on Petition and Accusation approved by National Assembly on December 02, 1998.

• Law amending and supplementing to Law on Petition and Accusation approved by National Assembly on June 15, 2004


Other decisions and policy frameworks were used for preparation of this policy framework:

• Compensation, allowance for resettlement and livelihood restoration for people affected by Trung Son Hydropower Project.

World Bank Policy on Involuntary Resettlement (OP 4.12)

The primary objective of the World Bank policy is to explore all alternatives to avoid or at least minimize involuntary resettlement. Where resettlement is unavoidable, the living standards of displaced persons should be restored or improved relative to those conditions that prevailed prior to the Project. The policy applies to the taking of land and other assets when land acquisition results in the loss of shelter, the loss of all or part of productive assets, or access to them, and the loss of income sources or other means of livelihood.

Measures required to ensure that resettlement has a positive outcome include:

• Consulting with potential DPs on feasible measures for resettlement and rehabilitation;
• Providing DPs with options for resettlement and rehabilitation;
• Enabling their participation in planning and selecting these options;
• Providing compensation at full replacement cost for losses;
• Choosing relocation sites that provide, at a minimum, the same benefits and services as the sites they replace;
• Providing allowances, training and income support to assist in making a smooth transition;
• Identifying vulnerable groups and providing special assistance to these groups; and,
• Establishing an institutional and organizational structure that supports this process to a successful end.

Eligibility Criteria and Compensation and or assistance:

The displaced or project-affected people eligible for compensation and or assistance will include: (1) those who have formal legal rights to land or other assets; (2) 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 of the country; 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 (3) those who have no recognizable legal right or claim to the land they are occupying.

Persons covered under (1) and (2) are provided compensation for the land they lose, and other assistance. Persons covered under (3) 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 a cut-off date defined in RPs. Persons who encroach on the areas after the cut-off date defined in RPs are not entitled to compensation or any other form of resettlement assistance.
Valuation of and Compensation for Losses: The methodology to be used in the valuation of losses for Bank-associated Projects is based on their replacement cost. In this Project, losses comprise land, structures and other assets. Replacement cost for land include the value of land at market price plus the cost taxes and fees to get Land Use Right Certificate (LURC). For houses and other structures, the market cost of the materials should be used to calculate the replacement cost to build a replacement structure with an area and the quality should be at least as good as those affected. For both totally and partially affected structures, compensation includes market cost of material, plus the costs of material transport, labor and contractor fees, registration and transfer taxes. Depreciation of the asset and amount saved in materials will not form a part of replacement cost.

Comparison between Government of Vietnam and World Bank Approaches

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

- Vietnam has a process whereby most people without legal land rights may meet conditions of legalization and receive compensation for losses.
- Permanent residents are provided with options that include relocation to an improved site, or cash, or a combination of the two.
- Resettlement sites offer not only improved infrastructure and services but represent a higher standard of living.
- Allowances are provided to help the DPs in the transition period and there is an institutional structure through which people are informed, can negotiate compensation, and can appeal.
- Differences between the approaches and measures that need to be addressed within the program also exist. However, in this context, procedures exist within national and City governments that allow the granting of waivers of domestic law on specific projects that may be in conflict with that of the funding agency.
- On the issue of land tenure and the legal right to compensation, the Government and World Bank approaches are compatible. The government has its own process in place whereby land occupied without legal documentation can be legalized; this land, however, is compensated for at a rate equal to 100% of land price minus the taxes and fee for land use right registration from 15 October 1993 (Articles No.42, 49 and 50 of the Land Law 2003).

C. Required Waivers

In order to meet the requirements of the World Bank OP 4.12 on Involuntary Resettlement a number of articles in various Vietnamese laws and regulations which do not ensure compensation at replacement cost or set eligibility provisions which do not extend the right to rehabilitation and or assistance to households without proper land paper, will be waived. The articles of law and regulations that will be waived are mentioned below:

Eligibility to Compensation and or assistance – Decree 197

Article 7 of Decree 197 of 2004 (Cases where land is recovered without compensation) stipulates that any person whose land is recovered and who has not met one of the
conditions of Article 8 of this Decree, or who has violated the plan, or who violates the protecting corridor work, or who illegally occupies land shall not receive compensation when the state recovers the land. In case of necessity, the Provincial People’s Committee shall consider and decide on a case-by-case basis.

Article 18, 20 of Decree 197:

- Houses and structures on non-eligible-for-compensation land, which have not violated announced land use plans or the right of way will be assisted at 80% of replacement cost
- Houses and structures on non-eligible-for-compensation land, which have violated announced land use plans or the right of way will not be assisted. If necessary, the PPC will consider on the case by case basis.

Article 29 of Decree 197: DPs losing more than 30% of productive land will be entitled to living stabilization and training/job creation assistance

To ensure that the objectives of this resettlement policy are met, a special decision of the Government waiving Article 7, 18, 20, 29 of Decree 197 and article 24 of Decree 69 is needed to permit assistance and rehabilitation measures for illegal users of land as proposed in the policy.

Price of Land for Calculation of Compensation

Article 9 of Decree 197: The compensation rates for land shall be determined by the PPC for the type of land which has been used for at the time of land acquisition

To ensure that the objectives of the project resettlement policy are met, unit price for land compensation established by the Project Provincial/City People’s Committees will be adjusted to meet the replacement costs.

Assistance Policy for DPs who Rent State-owned dwelling houses – Decree 197

Article 21 of Decree 197/2004/ND-CP states that DPs who rent State-owned dwelling houses shall be provided with monetary supports equal to 60% of the land value and 60% of the value of currently rented houses, in cases where there are no resettlement houses to be arranged for them.

To ensure that the objectives of the policy are met, a special decision of the Government of Vietnam regarding waiver of Article 21 of Decree 197/2004/ND-CP is needed to permit assistance and rehabilitation measures for DPs who share State-owned dwelling houses as proposed in this policy.

Article 2 of Decree 188/2004/ND-CP states that the land price shall be defined by the provincial People’s Committees and/or cities directly under the central government. To ensure that the objectives of the project resettlement policy are met, unit prices for land compensation established by the project related provincial/city People’s Committees shall be adjusted to meet the replacement costs.

The Item 4, Article 2 of Decree 17/2001/ND-CP dated May 04, 2001 to guide on the ODA management stipulates that “in the case of the international agreements on ODA have been
signed between GOV and sponsor stipulates other contents, then that international agreements will be followed”

SECTION 3
ENTITLEMENT POLICY

DPs will be entitled to the following types of rehabilitation and assistance measures, for instance:

(a) DPs losing agricultural/productive land and crops:

(i) if the portion of the land to be lost represents 25% or less of the total area of the landholding, and the remaining land is still a viable economic holding, cash compensation, at full replacement cost for the acquired area may be provided to the DP.

(ii) if the portion of the land to be lost is more than 25% of the total area of the landholding or the remaining holding is not viable then the project will acquire the entire landholding and provide "land for land" arrangements of equal productive capacity, satisfactory to the DP. However, if the DP prefers to receive cash instead of land, then cash compensation at replacement cost is applied.

(iii) DPs will be compensated for the loss of standing crops at market price, productive trees will be compensated at replacement cost.

(iv) DPs whose land is temporarily taken by the works under the project will be compensated for their loss of income, standing crops and for the cost of soil restoration and damaged infrastructure. Land will be rehabilitated after the project construction by NPPMB or TSHPMB as the case may be.

(b) DPs losing residential land and house/structure

(v) The mechanism for compensating loss of residential land and structures will be: (1) the provision of replacement residential land (house site and garden) of equivalent size, satisfactory to the DP or cash compensation at replacement cost according to DPs’ choice; and (2) cash compensation reflecting full replacement cost of the house/structures, without deduction for depreciation or salvage materials or compensate in kind according to DPs’ options.

(vi) If residential land is only partially affected by the project and the remaining areas are not sufficient for reorganizing DP’s house then at the request of the DP, the entire residential land will be acquired at full replacement cost.

(vii) If house/other structure is only partially affected by the project and the remaining areas are not convenient to use, the house/ structure will be acquired at full replacement cost, without depreciation.
(viii) If the lost residential land is less than the compensated land slot of standard size, the DPs are not required to pay for the difference.

(ix) Tenants, who have leased a house for residential purposes will be provided with a cash grant of six months rental fee at the prevailing market rate in the area, and will be assisted in identifying alternative accommodation.

(c) DPs losing business

The mechanism for compensating loss of business will be: (1) the provision of alternative business site of equal size and accessibility to customers, satisfactory to the DP; (2) cash compensation for lost business structure reflecting full replacement cost of the structures, without depreciation; and (3) cash compensation for the loss of income during the transition period.

(d) DPs will also be provided compensation at full replacement cost, without deduction for depreciation and salvage materials for any other fixed assets affected in part or in total by the project, such as tombs and water wells, etc.

In cases where community infrastructure such as schools, factories, water sources, roads, sewage systems is damaged, NPPMB or TSHPMB will ensure that these would be restored or repaired as the case may be, at no cost to the community.

Besides the direct compensation for the losses, DPs will also be entitled to additional assistance (subsidies/allowances) as below:

a) Transportation allowance:

All HH relocating within the province are entitled to a transportation allowance of 3 million VND. All DP relocating out of the province are entitled to an allowance of 5 million VND. This allowance is for the transportation of their salvageable materials and living facilities.

All HH choosing not to relocate to a designated resettlement site shall receive a supplemental allowance for their administrative arrangements of 1 million VND if they remain within the province and 2 million VND if they relocate to a different province.

b) Subsistence Allowance:

(i) All relocating DPs shall, for a period of 24 months receive a cash allowance equal to 20 kg of rice per month for each family member, calculated at the average monthly price.

(ii) DPs, who are involved in agricultural production, will receive an allowance in cash as follows (i) equal to 30kg of rice/person/month for a period of 6 months if DPs lose between 25% and 70% of their agricultural land holdings; (ii) equal to 30kg of rice/person/month for a period of 12 months if DPs lose greater than 70% of agricultural land holdings.

(c) Production disruption allowance:
DPs, who are permanently affected by losing more than 25% of productive land or incomes, or have to relocate will be entitled to training or other economic restoration programs at 3,000,000 VND for one person and a further 2 million VND for every additional person in the household.

d) Support to job transfer and employment creation

DPs, who are involved in agricultural production and do not receive land for land compensation for their agricultural land acquired by the project, will be entitled to cash allowance equal to 1.5 to 5.0 times the agricultural land price for the acquired area of agricultural land in addition to the cash compensation at replacement cost. The land area which is eligible for allowance shall not exceed the limit of agricultural land allocation permitted in the province. The Provincial People’s Committee stipulates the allowance rate suitable for local conditions.

e) Bonus/incentive for timely relocation:

A bonus of 5 million will be awarded to DP who dismantle their houses and vacate their premises in accordance with the resettlement schedule of will get a maximum bonus of VND 5,000,000/HH.

f) Other relocation allowances:

DPs that relocate will be entitled to a health care allowance of 200,000 VND; a subsidy for lighting of 10,000 VND per DP per month, for six months; a subsidy for set of school books for primary, secondary and high school pupils of 100,000 VND per pupil and a one-off payment of 1,000,000 VND per person in HH with a poor family book, single elderly, disabled or seriously ill person.

By the nature of the project impacts, the potential impacted categories are classified into nine (09) categories. The entitlement matrix is attached (see Annex 1)

SECTION 4
PEOPLE’S PARTICIPATION

The local authorities and its relevant organizations, DPs and host communities will participate throughout the various stages of the planning and implementation of the RP. The DPs will be fully informed of the provisions of this Policy Framework at public meetings held by NPPMB and local authorities.

Each DP will be fully informed and consulted by the relevant District Peoples' Committee and/or Communes Peoples' Committees of their entitlements and rehabilitation choices under the respective.
SECTION 5
BASELINE INFORMATION

A. Census and Inventory

The baseline information will include the following information for each household:

(a) number of persons and names;
(b) number, type, and area of the houses lost;
(c) number and area of all the residential plots lost;
(d) number, category and area of agricultural land lost;
(e) quantity and types of crops and trees lost;
(f) businesses lost including structures, land and other fixed assets;
(g) productive assets lost as a percentage of total productive assets;
(h) quantity and category of other fixed assets affected by each sub-Project; and
(i) temporary damage to productive assets.

The proposed census and inventory form is attached (see Annex 2)

B. Resettlement Plan

The baseline information for the RP will include: (a) a Census and Inventory (see above); and (b) a detailed socioeconomic survey of all DPs describing their age, sex, ethnicity, education, occupation, sources of income, and total household income. The proposed form for socio-economic survey is attached (see Annex 3).

The entitlements of DPs will be calculated based on the above information. The proposed entitlement form is attached (see Annex 4).

SECTION 6
IMPLEMENTATION ARRANGEMENTS

A. Implementation Schedule

A detailed implementation schedule of the various activities to be undertaken will be included in the RP, with the resettlement implementation schedule clearly linked to the civil work implementation schedule.

The taking of land and related assets may take place only after compensation has been paid and, where applicable, resettlement sites and moving allowances have been provided to DPs.

B. Institutional Arrangement

NPPMB will arrange adequate and experienced staff to make sure that the RP will be implemented smoothly in accordance with the approved schedule.
C. Complaints and Grievances

Complaints and grievances related to any aspect of RP implementation, including the determined the quantity and price of the lost assets, will be handled as follows:

First step:

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. Commune People’s Committee will resolve the issue within fifteen days from the date it receive the complaint.

Second step:

If any aggrieved person is not satisfied with the decision in stage 1, he/she can bring the complaint to the District People’s Committee (DPC) or District Resettlement Committee (DRC) within fifteen days from the date of the receipt of the decision in stage 1. The District People’s Committee (DRC) or District Resettlement Committee (DRC) will reach a decision on the complaint within fifteen days.

Third step:

If the DP is still not satisfied with the decision at district level, he/she can appeal to the Provincial People’s Committee (PCC) or Provincial Resettlement Committee (PRC) within 15 days of receiving the decision of the DPC or DRC. The Provincial People’s Committee (PRC) or Provincial Resettlement Committee (CRC) will reach a decision on the complaint within fifteen days.

Fourth step:

If the DP is not satisfied with the decision of the Provincial level, the case may be submitted for consideration by the District Court within 15 days of receiving the decision of the PPC or PRC.

DP’s will be exempted from all administrative and legal fees.

D. Supervision, Monitoring and Evaluation

Implementation of the RP will be periodically supervised and monitored by NPPMB in close coordination with the respective Peoples’ Committees at different administrative units and external monitoring agencies. The findings will be recorded in quarterly reports to be furnished to EVN.

Internal monitoring will:

(a) Verify that the baseline information of all DPs has been carried out and that the valuation of assets lost or damaged, and the provision of compensation, resettlement and other rehabilitation entitlements has been carried out in accordance with the provisions of this Policy Framework and the respective RP.
(b) Oversee that the RPs are implemented as designed and approved.

(c) Verify that funds for implementing the RP are provided in a timely manner and in amounts sufficient for their purposes, and that such funds are used in accordance with the provisions of the RP and policy framework.

(d) Record all grievances and their resolution and ensure that complaints are dealt with in a timely manner.

External Monitoring: An independent agency or agencies or individual consultant will be retained by NPPMB to periodically carry out external monitoring and evaluation of the implementation of the RP. The independent agencies will be academic or research institutions, non-Governmental Organizations (NGO) or independent consulting firms, all with qualified and experienced staff and terms of reference acceptable to the World Bank.

In addition to verifying the information furnished in the internal supervision and monitoring reports of the respective PCs, the external monitoring agency will visit a sample of 10% of household DPs along the transmission line alignment twice a year beginning prior to initiation of civil works and continuing until all actions required under the RP are fully implemented. External monitoring consultants or agencies will:

(a) Determine whether the procedures for DPs participation and delivery of compensation and other rehabilitation entitlements has been done in accordance with this Policy Framework; and

(b) Assess if the Policy Framework objective of enhancement or at least restoration of living standards and income levels of DPs have been met.

(c) Gather qualitative indications of the social and economic impact of Project implementation on the DPs.

(d) Suggest modification in the implementation procedures of subprojects, as the case may be, to achieve the principles and objectives of this Policy Framework.

SECTION 7
COSTS AND BUDGET

The RP will include detailed cost of rehabilitation and other restoration/assistance entitlements and relocation of DPs, if that be the case, with a breakdown by agricultural land, residential land, business land, houses, businesses and other assets. The cost estimates will make adequate provision for contingencies. Sources of funding, and fund flow arrangements for the various activities will be clearly specified in the RP.

Annexes

1. Annex 1: Entitlement Matrix
2. Annex 2: Proposed Inventory form of Project Displaced Persons
3. Annex 3: Socio-Economic Household Data Sheet of Project Displaced Persons
4. Annex 4: Entitlements of Project Displaced Persons
ANNEX 1

Entitlement Matrix

<table>
<thead>
<tr>
<th>No</th>
<th>Type of loss</th>
<th>Application</th>
<th>Definition of entitled DPs</th>
<th>Compensation Policy</th>
<th>Implementation Issues</th>
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</table>
| 1  | Temporary acquisition of productive land in ROW   | All DPs who have trees, crops, other assets in ROW                          | DPs with/without land certificate included in the inventory or able to prove land occupancy prior to cut-off date. | - Cash compensation for affected trees at the replacement cost plus cost for cutting trees, crops at market price. Number of crop patterns to be compensated based on the duration of temporary acquisition of land.  
  - No compensation for land  
  - Rehabilitate land after the project construction.  | - Trees that have to be cut are regulated by Article 7 of the Government Decree 54/1999/ND-CP, July 8th, 1999 on the protection of the high voltage networks.  
  - PMBs and local authorities determine and ensure that compensation for trees will be at the replacement cost and for crops at the market price. If a DP is requested to cut affected trees, PMBs will pay for this work. The DP has the right to use salvageable trees.  
  - Full compensation at least 1 month before land clearance. Payment to DPs will be delivered by PMBs and District Resettlement Committees (DRCs).  
  - Affected land in ROW will be rehabilitated by contractors after the project construction and land in ROW could be used with the restricted purposes.  
  - Finance available for compensation and ensuring information disclosure/dissemination to DPs and key stake holders.  |
| 2  | Temporary acquisition of residential and garden land in ROW without | All DPs with orchards or trees in ROW                                       | -do-                                                                                     | - Cash compensation for affected fruit trees and trees at replacement cost.  
  - No compensation for land  
  - Rehabilitate land after the project construction.  | - Article 5 of Decree 106/ND-CP of August 17, 2005 on the protection of the high voltage networks and Article 1 of Decree 81/2009/ND-CP of October 12, 2009 amending Decree 106 regulate the cutting of trees in the ROW. |
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<th>No.</th>
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<tr>
<td>-</td>
<td>house or structures in ROW</td>
<td>construction.</td>
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<td>trees in the ROW. - PMBs and local authorities determine and ensure that compensation for trees will be at replacement cost. If a DP is requested to cut affected trees, PMBs will pay for this work. The DP has the right to use salvageable trees. - Full compensation to DPs at least 01 month before land clearance. Affected land in ROW will be rehabilitated by contractors after the project construction - Payment to DPs will be delivered by PMUs and DRCs - Finance available for compensation and well information disclose/ disseminate to DPs and key stake holders.</td>
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<td>3</td>
<td>Temporary impact on residential and garden land. Partial house/building within ROW (area in ROW less than 25% of total area) and the demolished area does not impact to the remaining</td>
<td>All DPs have house/building and trees/fruit trees in ROW</td>
<td>House/building: - DP can opt for: i) Remain their houses or building in ROW with the conditions regulated by Article 6 of Decree 106/ND-CP of August 17, 2005 on the protection of the high voltage networks and Article 1 of Decree 81/2009/ND-CP of October 12, 2009 amending Decree 106. Subsidy for fireproof materials and lightning arrestors for the existing house/building as ii) Cash</td>
<td></td>
<td>- Article 6 of Decree 106/ND-CP of August 17, 2005 on the protection of the high voltage networks and Article 1 of Decree 81/2009/ND-CP of October 12, 2009 amending Decree 106 regulate which houses and buildings must be demolished and which can remain in the ROW. - PMBs and local authorities determine and ensure that compensation will be paid at the replacement cost, without deduction for salvageable materials. - DPs will demolish the impacted part/room and reconstruct/or improve their houses themselves.</td>
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<td>No.</td>
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<td>the remaining house/building. Residential land and garden land outside of ROW is sufficient for re-organizing (not less than 60 m²).</td>
<td></td>
<td>house/building; or ii) Cash compensation for the directly affected rooms at the replacement cost and cost for demolishing an affected room.</td>
<td>- No compensation for land.</td>
<td>- Full compensation for trees and fruit trees at least 01 month before land clearance. If DP is requested for cutting affected trees, PC or project provinces will pay money for this work. DP has right for using salvageable trees.</td>
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<td>- Rehabilitate land after the project construction by contractors.</td>
<td>- Full entitlement payment to DPs impacted on house/building at least 03 months before land clearance.</td>
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<td><strong>Tree and fruit tree</strong></td>
<td>- Payment to DPs will be delivered by PMBs and DRCs</td>
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<td>- Compensation for affected trees and fruit trees at the replacement cost.</td>
<td>- land in ROW could be used with restricted purposes.</td>
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<td><strong>Allowances:</strong></td>
<td>- Finance available for compensation and information to be fully disclosed/ disseminated to DPs and all key stakeholders.</td>
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<td>- Subsistence allowance of 20 kg of rice equivalent per person per month for 24 months.</td>
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<td>4</td>
<td>Temporary impact on residential and or garden land. Impact more than 25% or less than 25% of total house/building area but the demolished area</td>
<td>All DPs who have house/building and trees/fruit trees in ROW</td>
<td>-do-</td>
<td><strong>House/ building:</strong></td>
<td>- Which house and building has to be demolished and which can remain is regulated by Article 6 of Decree 106/ND-CP of August 17, 2005 on the protection of the high voltage networks and Article 1 of Decree 81/2009/ND-CP of October 12, 2009 amending Decree 106.</td>
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<td>- DP can opt for : i) Remain their houses or building in ROW with the conditions regulated by Article 6 of Decree 106/ND-CP of August 17, 2005 on the protection of the high voltage networks and Article 1 of Decree 81/2009/ND-CP of October 12, 2009 amending Decree 106.</td>
<td>- Consultation for DP’s options on remain their house in ROW or move out of ROW.</td>
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<td>No.</td>
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| 4   | will impact to the remaining of house/structure. Land outside of ROW is sufficient for reorganizing (not less than 60 m2). | Subsidy for fireproof materials and lightning arrestors for the existing house/building; or ii) Cash compensation at replacement cost for full areas of impacted house/building and demolish DP’s house in ROW. | - No compensation for land.  
- Rehabilitate land after the project construction by contractors.  
**Tree and fruit tree**  
- Compensation for affected trees and fruit trees at the replacement cost.  
**Allowances:**  
- Subsistence allowance of 20 kg of rice equivalent per person per month in 24 months. | - PMBs and local authorities determine and ensure that compensation will be replacement cost at the time of payment.  
- DPs will demolish the impacted areas and reconstruct/or improve their houses themselves.  
- Full compensation for trees and fruit trees to DPs at least 01 month before land clearance. If DP is requested for cutting affected trees, PMB will pay money for this work. DP has right for using salvageable trees.  
- Full compensation payment for impacted house and allowances to DPs at least 03 months before land clearance.  
- Payment to DPs will be delivered by PMBs and DRCs  
- Cleared residential could be reused with other restricted purposes.  
- Finance available for compensation/ rehabilitation and well information disclose/ disseminate |
<p>| 5   | Temporary impact on residential and or garden land in ROW. Full or partial | All DPs have house, building or trees, including fruit | DPs can opt for one of the following: i) Remain in their houses or building in ROW with the conditions regulated by Article 6 of Decree 106/ND-CP of August 17, 2005 on the protection of high voltage networks and Article 1 of Decree 81/2009/ND-CP of October 12, 2009 amending Decree 106 on the protection of the high voltage networks regulates which houses and | - Article 6 of Decree 106/ND-CP of August 17, 2005 on the protection of the high voltage networks and Article 1 of Decree 81/2009/ND-CP of October 12, 2009 amending Decree 106 on the protection of the high voltage networks regulates which houses and |</p>
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</table>
| 1  | house/building impacted and land outside of is not sufficient for reorganizing (less than 60 m2) | trees in ROW | the high voltage networks and Article 1 of Decree 81/2009/ND-CP of October 12, 2009 amending Decree 106. Subsidy allowance for fireproof materials and lightning arrestors for the existing house/building; or   | buildings must be demolished and which can remain in the ROW. Article 6 of Decree 106 and Article 1 of Decree 81 regulates which trees must be removed.                                                                                      | - Consultation on DPs’ options on remaining in their houses in ROW or move out of ROW  
- PMB and local authorities determine and ensure that compensation will be at replacement cost at the time of payment.                                                                                           |
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<tr>
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<tr>
<td>Replacement cost.</td>
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<td>restoration and ensure information disclosure/dissemination to DPs and key stakeholders.</td>
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<td>Allowances:</td>
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<td>- PMBs and local authorities will consult with DP who are eligible to restoration programs for their options and prepare proposal for restoration programs in the period of RAP implementation.</td>
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<td>- Transportation allowance for relocating DP of 3 million VND if moving within province and 5 million VND if moving outside province.</td>
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<td>- Supplemental allowance for HH not moving to a resettlement site of 1 million if remaining within province and 2 million if moving to another.</td>
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<td>- All relocating DPs shall, for a period of 24 months receive a cash allowance equal to 20 kg of rice per month for each family member, calculated at the average monthly price.</td>
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<td>- Production disruption allowance if DPs permanently lose business or more than 25% of their incomes of 3 million VND for one person and 2 million VND for every additional person of working age in HH.</td>
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<td>- Bonus/incentive for relocating in a timely manner: maximum 5 million VND/HH</td>
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<td>- Other relocation allowances for health care: 200,000 VND per DP;</td>
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| 6   | Permanent acquisition of land for tower foundations, substation and access roads etc. | All DPs occupying land and properties associated with land permanently impacted by towers foundations, substation and access roads etc. | -do-                                                                                                                                                                                                                       | For DP losing productive land:                                                                                                                                                                                                                                                                                                                                 | - Consultation with DPs on their options for land compensation.  
- PMB and local authorities determine and ensure that compensation will be at replacement cost at the time of payment.  
- Replacement land, and resettlement sites development.  
- DPs receiving compensation will demolish the impacted areas and reconstruct/or improve their houses themselves.  
- Full compensation for trees and fruit trees to DPs at least 01 month before land clearance. If a DP is requested to cut affected trees, PMB will pay for this work. The DP has the right to use salvageable trees.  
- Full compensation for impacted house and allowances to DPs at least 05 months before land clearance.  
- Compensation and reorganizing houses or relocation must be complete before starting civil works.                                                                                                                                 |
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<td>plots if the remaining plots are not economically viable.</td>
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<td>- Payment to DPs will be delivered by PCs and DRCs</td>
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<td>i) Cash for land at the replacement cost.</td>
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<td>- Finance/land available for compensation/rehabilitation and ensure information disclosure/disclosure.</td>
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<td>- Compensation for trees and affected fruit trees at the replacement cost.</td>
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<td>- PMBs and local authorities will consult with DPs who are eligible for restoration on their options and prepare proposal for restoration programs in the period of RAP implementation.</td>
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<td>- Rehabilitation assistance</td>
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<td>- DPs will be granted Land Use Right Certificate without payment of administrative fees.</td>
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<td>c. <strong>Allowance</strong></td>
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<td>- DPs, who are involved in agricultural production, will receive an allowance in cash as follows (i) equal to 30kg of rice/person/month for a period of 6 months if DPs lose between 25% and 70% of their agricultural land holdings; (ii) equal to 30kg of rice/person/month for a period of 12 months if DPs lose greater than 70% of agricultural land holdings.</td>
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<td>- Support to job transfer and employment creation: DPs, who are involved in agricultural production and do not receive land for land compensation for their agricultural land acquired by the project, will be entitled to cash allowance equal to 1.5 to 5.0 times the agricultural land price</td>
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<td>No.</td>
<td>Type of loss</td>
<td>Application</td>
<td>Definition of entitled DPs</td>
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<td>for the acquired area of agricultural land in addition to the cash compensation at replacement cost. The land area which is eligible for allowance shall not exceed the limit of agricultural land allocation permitted in the province. The Provincial People’s Committee stipulates the allowance rate suitable for local conditions.</td>
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<td>For DP losing Residential and garden land:</td>
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<td>- If remaining land is sufficient for reorganizing (not less than 60 m²): Cash compensation for lost area and assets associated with land.</td>
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<td>- If remaining land is not sufficient for reorganizing: DP 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 DP occupied (not only for the impacted areas) and properties associated with occupied land. For affected house and</td>
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<td>o</td>
<td>Type of loss</td>
<td>Application</td>
<td>Definition of entitled DPs</td>
<td>Compensation Policy</td>
<td>Implementation Issues</td>
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<td>7</td>
<td>DP impacted on business or other services</td>
<td>All DPs impacted on business and other services</td>
<td>-do-</td>
<td>(a) Temporary impact on business or other services.</td>
<td>- Full compensation for incomes lost to DPs at least 01 month before land clearance.</td>
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<td>Compensation for income lost in the affected time</td>
<td>- PMBs and local authorities will consult with DP who are eligible to rehabilitation for their options and prepare proposal for rehabilitation programs in the period of RP implementation.</td>
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<td>(b) Permanent impact on business or other services.</td>
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<td>Rehabilitation assistance.</td>
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<td>8</td>
<td>Public Works</td>
<td>Public Works</td>
<td></td>
<td>- Temporary impacts</td>
<td>Contract(s) with Contractor(s) should include one article on this specific responsibility of the contractor(s):</td>
</tr>
<tr>
<td></td>
<td>– Temporary impacts</td>
<td>All impacted institutional DPs (who directly manage and operate such impacted public works systems)</td>
<td>All impacted institutional DPs shall be approached in advance for cooperation in impact mitigation measures as well as measures for maintaining the normal</td>
<td>• Alternative measures to maintain the normal functioning of the public works (i.e. roads, water supply, drainage systems, telephone lines etc.)</td>
<td>• approach the institutional DPs for cooperation;</td>
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<td>• Reinstatement after project construction.</td>
<td>• arrange and pay for the expenses of the alternative measures to maintain the normal functioning of the impacted systems to the satisfaction of the institutional DPs.</td>
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<tr>
<td>No</td>
<td>Type of loss</td>
<td>Application</td>
<td>Definition of entitled DPs</td>
<td>Compensation Policy</td>
<td>Implementation Issues</td>
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<td>functioning of their impacted systems by the Contractor(s)</td>
<td>- Alternative measures to maintain the normal functioning of the public works (i.e. roads, water supply, drainage systems, telephone lines etc.)</td>
<td>- do –&lt;br&gt;• complete the works for ‘alternative solutions’ prior to the commencement of the project works.</td>
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<td>9</td>
<td>Permanent impacts on rented houses</td>
<td>All DPs impacted on their leased houses for residential purposes</td>
<td>DPs with house lease contract</td>
<td>Tenants who have leased a house for residential purposes will be provided with a cash grant of six months rental fee at the prevailing market rate in the area.</td>
<td>PMB and local authorities will assist them in identifying alternative accommodation.</td>
</tr>
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</table>
ANNEX 2

Inventory of Project Displaced Persons

<table>
<thead>
<tr>
<th>Survey No.</th>
<th>Name of Head of Household</th>
<th>No. of persons in HH</th>
<th>Total landholding of HH in m²</th>
<th>Loss as % of total</th>
<th>Loss of Assets</th>
<th>Loss of Crops</th>
<th>Loss of Other assets</th>
<th>Other Losses</th>
<th>Temporary Losses (specify)</th>
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<tr>
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<td>Number and type of lost structures</td>
<td>Structures permanent (m²)</td>
<td>Structures temporary (m²)</td>
<td>Area of residential land lost (m²)</td>
<td>Fruit trees lost Type and Number</td>
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<td>Structures</td>
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**ANNEX 3**

*Socio-Economic Household Data Sheet of Project Displaced Persons*

Province: _______________  
District: _______________  
Commune: _______________

<table>
<thead>
<tr>
<th>Survey No.</th>
<th>Address of Household</th>
<th>Name of Household Member</th>
<th>Sex</th>
<th>Age</th>
<th>Ethnic Group</th>
<th>Education</th>
<th>Occupation and Sources of Income</th>
<th>Employment</th>
<th>Estimated Total Income per Year (VND)</th>
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</table>

Policy framework for compensation, resettlement and rehabilitation of project displaced persons
ANNEX 4

Entitlements of DPs

1.
Province: ___________________ District: ___________________ Commune: _______________

<table>
<thead>
<tr>
<th>Survey No.</th>
<th>Name of Head of HH</th>
<th>Compensation for Land</th>
<th>Compensation for Structures</th>
<th>Compensation for Crops &amp; Trees</th>
<th>Compensation for Other Assets (wells, tombs, etc.)</th>
<th>Total in Dong</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Quantity Sq. Meters</td>
<td>Unit Price Sq. Meters</td>
<td>Entitlement in Dong</td>
<td>Quantity Sq. Meters</td>
<td>Unit Price in Dong</td>
<td>Entitlement in Dong</td>
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Policy framework for compensation, resettlement and rehabilitation of project displaced persons
Policy framework for compensation, resettlement and rehabilitation of project displaced persons