COASTAL CITIES ENVIRONMENT SANITATION PROJECT
QUY NHON CITY SUBPROJECT
CREDIT NO.4253 - VN

RESETTLEMENT PLAN
REPORT SUMMARY

DECEMBER 2010
RESETTLEMENT PLAN
(REPORT SUMMARY)

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DECEMBER 2010
RESETTLEMENT PLAN REPORT
(REPORT SUMMARY)

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# ABBREVIATIONS

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tbody>
<tr>
<td>CRC</td>
<td>Compensation and Resettlement Committee.</td>
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<tr>
<td>CPRGS</td>
<td>Strategy of Poverty Alleviation and Comprehensive Growth</td>
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<td>DD</td>
<td>Detail Design</td>
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<td>DONRE</td>
<td>Department of Natural Resource and Environment</td>
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<td>DPI</td>
<td>Department of Planning and Investment</td>
</tr>
<tr>
<td>EA</td>
<td>Environment Assessment</td>
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<td>EIA</td>
<td>Environment Impact Assessment</td>
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<tr>
<td>EMP</td>
<td>Environmental Management Plan</td>
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<td>FDI</td>
<td>Foreign Direct Investment</td>
</tr>
<tr>
<td>GOV</td>
<td>Government of Vietnam</td>
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<td>IDA</td>
<td>International Development Association</td>
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<tr>
<td>LIA</td>
<td>Low Income Area</td>
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<td>NGO</td>
<td>Non-Governmental Organization</td>
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<td>DP(s)</td>
<td>Project Displaced Person(s)</td>
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<tr>
<td>PFS</td>
<td>Pre-Feasibility Study</td>
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<tr>
<td>PMU</td>
<td>Project Management Unit</td>
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<td>FCIR</td>
<td>Work Construction Investment Project</td>
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<td>RP</td>
<td>Resettlement Plan</td>
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<td>RPF</td>
<td>Resettlement Policy Framework</td>
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<td>RoW</td>
<td>Right of Way</td>
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<td>TOR</td>
<td>Term of Reference</td>
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<tr>
<td>WB</td>
<td>World Bank</td>
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<td>WWTP</td>
<td>Waste Water Treatment Plant</td>
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DEFINITIONS OF TERMS

Displaced Person (DP) Term used in OP 4.12 of the World Bank. Means any person or persons, household, firm, private or public institution that, on account of changes resulting from the Project, will have their or its (i) standard of living adversely affected; (ii) right, title or interest in any house, land (including residential, commercial, agricultural, forest and/or grazing land), water resources or any other moveable or fixed assets acquired, possessed, restricted or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence or habitat adversely affected, with or without displacement.

In the case of a household, the term affected household includes each member residing under one roof and operating as a single economic unit, who is adversely affected by a project or any of its components.

Impacted communities The impacted communities by the project including:
(i) Communities impacted by land acquisition, whether anybody will be relocated or not;
(ii) Communities will be receiving relocated households, so called “host communities”.

Resettlement Assistance Means additional support provided to DPs losing assets (particularly productive assets), incomes, employment or sources of living, to supplement payment of compensation for acquired assets, in order to achieve, at a minimum, full restoration of living standards and quality of life.

Cut-off date The date of completion of inventory of losses during preparation of the RP. Displaced Persons and local communities will be informed of the cut-off date for each Project component, and that anyone moving into the Project Area after that date will not be entitled to compensation and assistance under the Project.

Detailed Measurement Survey (DMS) Means the finalization and/or validation of the results of the inventory of losses (IOL), severity of impacts, and list of DPs earlier done during the preparation of the final RP.

Entitlement Means the range of measures comprising compensation, assistance, including income restoration support, transfer assistance, income substitution, relocation support and resettlement which are due to the DPs, depending on the type and severity of their losses, to restore
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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<tbody>
<tr>
<td>Host community</td>
<td>Means the community already in residence at a proposed resettlement site.</td>
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<tr>
<td>Income restoration/Livelihood improvement</td>
<td>Means the re-establishment and improve of sources of income and livelihood of relevant DPs.</td>
</tr>
<tr>
<td>Inventory of Losses (IOL)</td>
<td>Means the process of identification, location, measurement and valuation of replacement cost of all fixed assets that will be recovered or adversely affected by or as a result of the project. These include, (without limitation or being an exhaustive list) lands used for residence, commerce, agriculture, ponds; dwelling units, stalls and shops, other structures, such as fences, tombs, wells; trees with commercial value, sources of income and livelihood. It also includes the assessment of the severity of the impact of land and property on the affected assets and the severity of impact to the livelihood and productive capacity of DPs.</td>
</tr>
<tr>
<td>Land recovery</td>
<td>Means the processes by which all or part of land and property owned, possess, occupies or uses, are compulsorily recovered or otherwise acquired from an individual, household, firm or private institution by the State or are acquired by agreement.</td>
</tr>
<tr>
<td>Relocation/Resettlement</td>
<td>Means the physical relocation of a DP from the DP’s pre-project place of residence and/or business.</td>
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<tr>
<td>Replacement Value</td>
<td>Means the amount calculated before displacement which is needed to replace an affected asset without deductions for depreciation, salvageable materials, taxes, and/or costs of transaction as follows:</td>
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<td></td>
<td>(i) Productive land (agricultural, fishpond, garden, forest) based on market prices that reflect recent land sales of comparable land in the district and other nearby areas, and in the absence of such recent sales, based on productive value;</td>
</tr>
<tr>
<td></td>
<td>(ii) Residential land based on market prices that reflect recent sales of comparable houses and residential land in the district and other nearby areas, and in the absence of such recent land sales, based on sales in other locations with similar attributes;</td>
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<tr>
<td></td>
<td>(iii) Houses and other related structures based on current market prices of materials and labor neither depreciation nor deductions for salvaged building materials plus fees for getting the ownership papers;</td>
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<td></td>
<td>(iv) Standing crops equivalent current market value of the crop at the time of compensation;</td>
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<td></td>
<td>(v) Perennial crops and trees, cash compensation equivalent to current market value given the type, age and productive value (future...</td>
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</tbody>
</table>
production) at the time of compensation.

(vi) Timber trees, the price that would currently be paid for the trees on the nearest market based on the diameter of each tree at breast height.

Replacement Cost Survey: Means the process involved in determining the replacement cost of land, houses and other affected assets based on surveys.

Severely Affected Person: Means DPs who will (i) lose 20% or more of their total productive land and/or assets, (ii) have to relocate; and/or (iii) lose 20% or more of their total income sources due to the Project.

Vulnerable People: Means individuals or distinct groups of people who might suffer disproportionately or face the risk of being further marginalized by the effects of land and property recovery or resettlement and specifically includes: (i) female headed households with dependents, (ii) disabled individuals (iii); (iv) households with disabled persons, (v) households falling under the current MOLISA benchmark poverty line, (vi) children and elderly households who are landless and with no other means of support, (vi) landless households, (vii) non-integrated ethnic minorities.
EXECUTIVE SUMMARY

Introduction
1. This Resettlement Plan (RP) is developed for Components 1, 2, 3 & 5, Contract Package QN6.20.1A, Phase 2 - Quy Nhon City Environmental Sanitation Subproject. The RP will include the results of socio-economic survey (SES); detailed measurement survey (DMS); methods to determine replacement costs (unit prices), actual compensation rates and specific entitlements to compensation; descriptions of resettlement site and rehabilitation programmes (if do); implementation schedule, grievance redress; and monitoring and evaluation and cost estimations for the whole Components.

Land Acquisition Scale and Impacts
2. The land acquisition and impacts of components are as follows:
   i. As designed, the Component 1 & 5 scope will include the construction of rainwater/wastewater drainage alignments, pumping stations in 16 wards of the Quy Nhon City. However, in terms of land acquisition and site clearance, the land taken by the Project is occurred only in three (03) wards of Ghenh Rang, Quang Trung and Dong Da. Total number of DPs is 28 households (with 108 persons), of which 09 households are severely affected and must be relocated.
   ii. As designed, the scope of component will include the construction of WWTP 1C/2A and Long My landfill in 03 wards of Nhon Binh, Tran Quang Dieu and Phuoc My commune, Quy Nhon City. However, in terms of land acquisition and site clearance, the land to be taken by the Project Component 2 & 3 is occurred only in two (02) wards of Tran Quang Dieu ward and Phuoc My commune, land taken for WWTP 1B & 1C have been prepared in a resettlement plan for CEPT and approved by WB in 2008. Total number of DPs is 36 DPs (with about 135 persons), of which 15 DPs are severely agriculture land affected.
   iii. The socioeconomic surveys show that all DPs are Kinh and not any ethnic minority is affected by the Project that Indigenous People (OP/BP 4.10) is not triggered.

Measures to Minimize Land Acquisition
3. During the project preparation, a close co-ordination between International Technical Consultant (CDM) and Social Safeguard Consultant (Infra-Thanglong) were established to gain two (02) project targets: (i) to promote the effectiveness of the investment project and (ii) minimize the land acquisition
   1. During the process of socio-economic survey and consultation of the project affected community, the Consultant Team took measures to minimize project impacts (by means of setting up proper resettlement and compensation alternatives and residents’ consensus towards the Project), which include the propaganda and community meetings to introduce the basis
project information and the roles of residents during the project preparation and implementation stage as well. Simultaneously, a mitigation plan of temporary impacts in the construction stage was studied and proposed to avoid or minimize the same impacts in the next stages.

Policy Framework and Entitlement

4. The basic principle applied for the RP preparation is that the DPs shall be assisted together with their best efforts to better or at least improve their living standards, their earning capacity and productivity is same as to those in pre-project period. The lack of legal status of land use does not bar the DPs from the entitlements of compensations and/or allowances for their economic restoration. Their affected properties shall be compensated based on “replacement costs”.

2. According to result of the Project study, the cutoff date is the time of completing inventory of losses, of which Component I & 5 is 30th September and Component of 2 & 3 is 30th April 2010. Accordingly, all households with arising land and property after this date will not eligible to receive any compensation and supports of the project.

Rehabilitation Program

3. The Rehabilitation Program is one of the important activities in the implementation process of compensation and resettlement. Some programmes are introduced in the project as vocational training, credit of Component 5 which helps DPs, especially relocated DPs improve their living condition after resettlement process.

Institutional Arrangement

4. The Resettlement Committee (RC) of Quy Nhon City is responsible for conducting OMS, pricing, compensating and land clearance, in which PMU is one of standing members, Deputy Chairman of Quy Nhon City takes charge as Chairman of the RC, other members are representatives from Department of Finance, Department of Natural and Environmental Resource, Department of Construction, Quy Nhon City Departments and related Ward PCs.

Implementation Plan

5. The RP will be implemented and completed before the construction of the project works and compensation for DPs must be completed before starting construction at least one month. As estimated, DPs of Component 1 & 5 will be compensated and displaced in the end of 2010 and DPs of Component 2 & 3 will be compensated and displaced in February, 2011.

Consultation and Participation

6. The project entitlement policy in this resettlement plan has been developed with the close cooperation of local authorities, local community-based organizations, and project affected persons to maximize their participation in the RP formation and implementation. The local authorities, local community-based organizations (CBOs), and all relocated DPs were surveyed by questionnaires. Separately in the consultation meetings, all households in the affected area participated to get the project information, project impacts and propose their recommendations to plan for their new living arrangement. The information obtained in the consultations is not only
useful for completing the resettlement plan policy but also assists for setting up of compensation options in the implementation process.

**Monitoring and Evaluation**

7. The implementation of the detail resettlement plan will be monitored and examined internally by RC and ESP-PMU. At the same time, an independent monitoring organization will be employed to monitor the RP implementation and evaluate the DP's living standards after resettlement.

**Grievance Redress**

8. In the RP implementation, the complaints will be resolved based on the procedures approved in the Project Resettlement Policy Framework (RPF). The local authorities at all levels and project staffs will resolve DPs' complaints fairly and quickly. They will not pay any administrative fees for their grievance redress.

**Cost Estimation**

9. The total cost estimate from the implementation to completion of the RP is about VND 18 billion, in which the cost of Component 1&5 is VND 6.3 billion and of Component 2&3 is VND 11.7 billion. This includes compensation and allowance costs for project-affected land and architectures, the income restoration programs, the transition assistances, the monitoring, evaluation, administrative management and contingency costs.
1. **OVERVIEW**

1.1. **Background**

1. The population of the Vietnamese cities is increasing rapidly. The provision of the infrastructures, especially the drainage, wastewater collection and treatment, solid waste management has not been prioritized and the establishment and operation of these systems is lagging behind the pace of urbanization growth. This leads to the harmful effects on human health and environment and hinder the economic development.

2. In this circumstance, the Government of Vietnam has called for the aids from sponsors for implementing the environmental sanitation projects. The World Bank is currently supporting Ho Chi Minh City Environmental Sanitation Project and the Three City Environment Sanitation Project. Both projects focus on the restoration of primary drainage systems (that usually includes combined drainages), sewerage collection (that usually includes culvert box), treatment systems, proposals to improve households’ sanitation (small loans for building septic tank) and in some cases improving the solid waste management system. Hence, the Vietnamese Government has requested for a project in three cities of Nha Trang, Quy Nhon and Dong Hoi. The project is named the Coastal Cities Environmental Sanitation Project (CCESP). Quy Nhon City Environment Sanitation Project is one of the three (03) subprojects stated above. Some major contents of Quy Nhon City subproject are as follows:

3. **Project Objective:** The main objectives of the Project are to improve the urban environment sanitation in order to minimize harm to human health and environment, at the same time, to contribute to improving the urban landscape and economic development. The specific objectives of the Project focus on the following activities:

   a. Completing the rainwater drainage system to control drainage and water-logging.

   b. Improving the environment sanitation by construction and development of wastewater collection and treatment system (including hospital wastewater).

   c. Building capacity of waste collection and transportation, and sanitary landfill.

   d. Strengthening capacity, equipment and facilities for management and maintenance of the drainage system, increasing ability of solid waste management, training and improving expertise quality, and building capacity, organizational structure and legal system;

   e. Contributing to improving and developing infrastructure, creating beautiful urban landscape to meet the City’s development demand.

4. **Project Scope:** The Project is implemented on the entire urban area of Quy Nhon city (16 wards) and Phuong Mai Peninsula (3 communes in the Peninsula are Nhon Hoi, Nhon Ly, and Nhon Hai). The area of the city is 216.44 km² (including 3.5 km² of Nhon Chau island commune), in which the urban area is 145.31 km².

5. **Investment Components in Phase 2:** The works planned to build in Phase 2 of the Project will step the ones designed and implemented in Phase 1. The scope of work will be in
accordance with the preliminary proposals of the Pre-Feasibility Study (PFS) which was approved in January 2006. The total investment for Phase 2 is US$ 28,551,125 (twenty eight million, five hundred fifty one thousand, one hundred and twenty five dollars), including the following items:

**Component 1: Water Flood Control, Rainwater Drainage and Wastewater collection**

The additional investment for the combined drainage systems and separate waste water systems will continue the works conducted in Phase 1, including: Building a new network of the primary and secondary drainage, in the city center; setting up wastewater pipelines, combined culvert and pumping stations in the north and south of the city center; setting up the wastewater pipelines and pumping stations in Tran Quang Dieu road; dredging Bong Hong lake; improving the drainage canal of Tieu hamlet; improving the existing joint secondary and tertiary culverts; new construction of tertiary pipelines and connection ends to households in the whole city. Continuing the additional investment for the general and specific wastewater drainage systems implemented in Phase 1.

**Component 2: Wastewater Treatment Plants**

Two wastewater treatment plants will be designed as follows: (i) near Phu Hoa Lake, serving the south of the city and the coastal area of Quy Nhon bay and, (ii) near Bau Lac Lake, serving the residential areas in Tran Quang Dieu ward in the west of the city.

**Component 3: Solid Waste Management**

In the PFS, the estimated quantity of solid waste generating in Quy Nhon city up to 2020 will be:

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<tr>
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<th>Year 2010</th>
<th>Year 2020</th>
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<tbody>
<tr>
<td>Domestic waste</td>
<td>1</td>
<td>1.2</td>
</tr>
<tr>
<td>Rate of collection</td>
<td>80%</td>
<td>90%</td>
</tr>
<tr>
<td>Proposed industry</td>
<td>0.5</td>
<td>0.5</td>
</tr>
<tr>
<td>Domestic and industry</td>
<td>490</td>
<td>790</td>
</tr>
</tbody>
</table>

A new landfill in Long My will be built and part of the available landfill will be closed; they will build a new factory and transferring stations at the workshop of the URENCO, the transfer stations of solid waste, the existing collection points, 03 public toilets in the urban area, and purchase equipment and facilities for the solid waste collection.

**Component 4: Resettlement**

The investment components will be carried out to provide and divide land into plots for housing construction and carry out the resettlement for people affected by the Project in Quy Nhon city. The proposed number of affected families is estimated from 150-200 households. Up to now, the land acquisition for building a resettlement area in the south bank of Dinh river of Nhon Binh ward has been completed.

**Component 5: Revolving Fund for Households' and Schools Sanitation**

The structures to improve public sanitation will be installed in approximately 10 kindergartens, primary and secondary schools. The structures to improve school sanitation will include designing, newly building or repairing the toilets for kindergartens, primary and secondary schools in Quy Nhon city. This program will succeed the sanitation program started in Phase 1.
The number of schools benefited from the program will be decided through the discussion with relevant agencies in the city.

1.2 Scope of Works

6. The investment components and preparation for Resettlement Plan of this report include 4 components described as follows:

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<thead>
<tr>
<th>Component</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td><strong>Control of Flood, Wastewater Drainage And Collection</strong></td>
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<tr>
<td></td>
<td>- Building a primary culvert network for rainwater drainage and transferring wastewater into the pumping stations through the separated wells in discharging locations.</td>
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<td></td>
<td>- Dredging Bong Hong Lake; renovation of Tieu hamlet drainage channel to improve the rainwater drainage efficiency when it rains.</td>
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<tr>
<td></td>
<td>- Construction of sewage pumping stations, separated outlet wells of waste outlet, pipe casing/lifting alignments to gather and transport wastewater to treatment plants to prevent wastewater directly discharging into the water sources and causing environment pollution.</td>
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<tr>
<td></td>
<td>- Construction of manholes to connect status culverts and construction of new culvert to manage and increase capacity of the drainage system.</td>
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<td></td>
<td>- Upgrading manholes to collect rainwater with covers to prevent bad smell.</td>
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<td></td>
<td>- Improving the current system of secondary, tertiary sewage to meet the requirements of hydraulic calculations.</td>
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<tr>
<td></td>
<td>- Building a new tertiary pipeline connecting households’ sanitation facilities to strengthen control and collection of wastewater.</td>
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<tr>
<td>2</td>
<td><strong>Waste Water Treatment Plant</strong></td>
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<td></td>
<td>- Construction of WWTP 1B (Expanse)</td>
</tr>
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<td></td>
<td>- Construction of WWTP 2A</td>
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<tr>
<td>3</td>
<td><strong>Solid Waste Management</strong></td>
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<tr>
<td></td>
<td>- Construction Sanitary Landfill</td>
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<td></td>
<td>- Construction Workshop for URENCO</td>
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<td></td>
<td>- Construction Public Toilets</td>
</tr>
<tr>
<td>4</td>
<td><strong>Working Fund For Households’ And Schools’ Sanitation Programme</strong></td>
</tr>
<tr>
<td></td>
<td>- Working fund for building households’ hygienic latrines: Review to propose the Working fund for household sanitation including institutional development, financial need, and provision of technical support.</td>
</tr>
<tr>
<td></td>
<td>- School sanitation program: Designing toilet facilities, upgrading about 10 kindergartens/preschools, primary and secondary schools in the city. The number of schools benefited from the program will be discussed with the relevant agencies.</td>
</tr>
</tbody>
</table>
1.3 Main Assignments

7. The assignment objective includes researches and evaluations of activities implemented in Phase 1 and making Resettlement Plan; thereby the main objective of this assignment is to reduce the involuntary resettlement. Main principles to prepare the RP report are:
   (i) Reducing land acquisition and resettlement and;
   (ii) Carrying out the compensation and resettlement to ensure the living standards of project affected persons higher than or at least same as their previous living standards before the project implementation.

1.4 Survey and inventory

8. Survey and inventory of project components were implemented in 2 stage, include:
   i. Components 1&5: During the period from 24/8/2009 to the end of 30/9/2009, the resettlement consultant team (Infra-Thanglong) conducted a socio-economic survey and inventory of project affected land/assets. As a result, (i) about 100% of severely affected persons (approximately 9 households) and (ii) 25% of project affected households participated in the socioeconomic survey and asset inventory and (iii) 26 households participated in the community consultations.
   ii. Components 2&3: During the period from 26/3/2010 to the end of 10/5/2010, the resettlement consultant team (Infra-Thanglong) conducted a socio-economic survey and inventory of project affected land/assets. As a result, about 100% of severely affected persons (approximately 14 households) and over 25% of project affected households participated in the socioeconomic survey and asset inventory; and all relocated households participated in the community consultations.

9. In addition, the project information booklets have been prepared and delivered to households during the survey, whereby they understand the project basic information and benefits and therefore consent to the project implementation.
**MITIGATION MEASURES**

### 2.1 Objective

10. The first principle of the policy framework agreed by WB is to avoid or mitigates impacts on resettlement and land acquisition. If such mitigation is not feasible, satisfactory measures to compensation, assistances should be applied for the project affected persons.

11. As unified in the implementation principles of the Coastal Cities Environment Sanitation Project, the resettlement and land acquisition should be minimized. Design Consultant (CDM), Quy Nhon ESP-PMU and related authorities have made efforts to minimize impacts on land acquisition since the initial stage of project design and completion of investment report; therefore, the impact scale on resettlement is limited.

12. In the component 1, the impacts on land acquisition is unavoidable because it is necessary to upgrade and build Tieu Village ditch and other drainage routes in the ward of Quang Trung, Dong Ad and Ghenh Rang. In the component 2&3, the impacts on land acquisition is unavoidable because it is necessary to build waste water treatment plant 2A in Bau Lac area (Tran Quang Dieu ward) and Long My landfill in Phuoc My commune. Accordingly, wide-range consultations between the resettlement consultant team and local authorities, community-based organizations and especially households, who affected by the project, were organized to minimize resettlement impacts. The agreed instruction principles are attempts to finalize optimal options and solutions to avoid moving residents from their existing shelters.

### 2.2 Proposal of mitigation measures

13. During the project design, the resettlement consultant (Infra-Thanglong) closely cooperated with the technical consultant (CDM) in an attempt to minimize project impacts, thereby, by the method of locating the waste water treatment plants, land fill, workshop, ... in the planned area (Long My land fill) or in the existing construction (WWTP 1C), that project affected persons and permanent land acquisition are not necessary, or minimized. Almost households will only be temporarily affected during the construction period. For the newly-built works as WWTP 2A (Bau Lac), regardless of many mitigation methods, there will be unavoidable affects on houses. Therefore, in order to minimize impacts on these families, including households whose houses are partly or indirectly affected during the construction, the resettlement consultant team (Infra-Thanglong) took the following mitigation methods:

(i) The first action of project impact mitigation is to help households get information of project locations and interests as well as its estimated impacts in order to establish together a suitable policy framework for minimizing impacts. On the other hand, grasping information right from this period, households will have spiritual and material preparation for the impacts expected in the construction. The resettlement consultant team conducted public consultations over the project sites to (i) publicize project information and (ii) publicize some projected impacts, land acquisition and resettlement measures. After the project information, many opinions were exchanged. In general, local people supported the

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1 The waste water treatment plant 1C is located inside existing planned area of waste water treatment plant 1B (CEPT) that land acquisition and resettlement impacts have been identified thoroughly in resettlement plan approved in year of 2008.

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Project and hoped that it will be soon executed to solve the bad hygienic and sanitary situation in the area.

(ii) For Component 1&5, most culvert alignments is studied and put into a deviation on the road to minimize direct impacts on households living along the road sides, that basically only effect on households living in one side of road. Other impacts after applying the mitigation measures are only temporary in the construction process, especially on accessing business facilities of households living on the road sides. In addition, according to the dimensions of pipe culverts/box culvert/opened ditches estimated in the project area, the right of way (ROW) to be acquired for road alignments ranges from 5-6m while the road existing width is about 6-6.5m. However, in order to minimize impacts on households living on road sides, the resettlement consultant team consulted with households living in these wards to encourage their supports for the construction process. Some temporary impacts (on traffic, business, etc.) will be minimized by the Contractor though a close cooperation with the community, based on (i) notifying the construction plans in order that residents can make necessary and suitable arrangements; (ii) the construction should be finished one by one with fence/soil excavation for section by section to minimize affects on traffic, business and production of households.

(iii) For Component 2&3, many great affords have been made by PMU with help from technical consultant (CDM) and safeguard consultant (Infra-Thanglong) in minimizing the land acquisition for component 2&3, in which (i) the WWTP 1C is located inside the WWTP 1B (CEPT) which land acquisition and resettlement plan have been identified and prepared. It also means that there is no more land to be taken by this component; (ii) the WWTP 2A (Bau Lac) is a newly constructed one, which is located mostly in the public land managed by Tran Quang Dieu’s Ward PC and leased land managed by the Tran Quang Dieu Ward Veteran Union. Hence, land acquisition from household is minimized, about only 05 household is affected with their agricultural land (paddy). By survey, these households are not really the agricultural productive based income that the impact is not severe to the DPs; and (iii) the Long My land fill is expanded from the existing one with 61.61 ha (with existing of 5.54 ha for landfill and 6.6 ha for composting area). In addition, in the Long My landfill’s buffer zone, there are totally 102 households, but 51 households have been being relocated by the Quy Nhon City’s projects, (due to impact from existing landfill) and to be relocated to Long My resettlement site, which are made by Economic Zone Management Unit, of Binh Dinh PPC. Also committed by Quy Nhon City People’s Committee, relocation of the rest 51 household will be their responsibility continuously.

3. RESETTLEMENT IMPACTS

3.1 Scope of land acquisition

14. This resettlement plan report is prepared for Components, Phase 2 of Quy Nhon City Environmental Sanitation Project, in which (i) Components 1 includes the construction of rainwater/wastewater drainage alignments and sewage pumping stations; most of the culverts are located under the roadway, only some raw sewage alignments and pumping stations have impacts on site clearance and resettlement; (ii) Component 2 – Waste Water Treatment Plant including construction of WWTP 1B (Expansion) and WWTP 2A; (iii) Component 3 - Solid Waste
Management including Sanitary Landfill, Workshop for URENCO and public toilets; and (iv) component 5 has no impacts on land acquisition because the sanitation works is designed locating in the school campus.

15. Scope of land acquisition for each components are expressed as follows:

**For component 1**, total 28 DPS will be affected inclusive of 26 households and 02 organizations, of which 9 households has to be relocated:

(i) Tieu Village ditch: Tieu Village ditch (also known as Phu Hoa canal) locates upstream of Phu Hoa lake. Phu Hoa channel is 1.382m long, rising from an end of the primary culvert alignment, Ly Thai To (near T-junction Hoang Van Thu - Ly Thai To), running parallel with Xuan Thuy Street (the first section) and Road 24 (the second section). The upgrading of this ditch will affect **eight (08) households** living along the existing ditch and **one (01) Organization** (namely Quang Trung Ward People’s Committee). The main impacts are on trees (mostly are eucalyptus trees) and architects that encroachment closed to the ditch corridor (mostly are secondary works) and there is no case to be removed.

(ii) The raw sewage alignment runs from Pumping Station No.7 to Factory 1B: wastewater collecting culvert goes through Peninsula IA, IB North of Ha Thanh river in Dong Da ward with the dimension of D315mm, total length L = 2338m. It will impact **one (01) household** that has to relocate for the project implementation.

(iii) Bong Hong culvert: a culvert alignment with the dimension of 4m wide and about 500m long in the Zone No.3, 4, 5 in Ghenh Rang ward will be constructed. It will affect **one (01) Organization** (namely Ghenh Rang Ward People’s Committee) and **seventeen (17) households**, including eight (08) households affected with residential land and nine (09) households with agriculture land impacted; of which eight (08) households have to relocate for the project implementation.

**For component 2**, some land/structures to be acquired are expressed as follows:

(iv) The WWTP 1C: located in Zone 3, Nhon Binh Ward, Quy Nhon city with total land taken of 13.19 ha, in which (1) core zone for WWTP (CEPT) is 9.18ha and (2) remaining 4.01 ha for buffer zone. A resettlement plan for the CEPT have been prepared and approved by WB since 2008.

Currently, the process for land/structures acquisition implementation is divided into 02 phase: (a) phase one: all land/asset inside core zone and neighboring, overlapping area with buffer zone (a part of buffer zone) need to taken for construction of the CEPT and its auxiliary works is now cleared completely (land clearance done) and (b) remaining land in buffer zone will be measured, inventory of loss in coming time, corresponding to progress of the CEPT and resettlement site construction. The residential quarter living along the bank of Dinh river which about 270m far away from the CEPT will be relocated when the CEPT start its operation.

(v) The WWTP 2A (so called Bau Lac WWTP): located in Zone 2, Tran Quang Dieu ward (near Yung Chua Mountain, in between the planned road and Bau Lac Lake), with total

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2 Among the 08 relocated DPs, 05 houses are built on the agriculture land (for vegetables) or public land.
3 Mostly agricultural land, aquaculture land and graves.
land to be taken of about 46,795 m² (equivalent to 4.6 ha), in which (1) 30,717 m² for WWTP 2A; (2) about 9,836 m² for effluent pipe that discharge treated waste water to Ha Thanh river and (3) about 6,242 m² for other secondary work such as the existing stream rehabilitation and access road upgrading. Besides that, about 115 m² breeding facilities, 150 graves are also affected.

The WWTP 2A’s buffer zone has no land acquisition; because it covers agriculture land (with paddy field) only and local people are allowed to cultivate continuously.

In such component, there are 27 DPs (in which severely agriculture land affected households are 6), including (i) 05 households and 02 organizations (Tran Quang Dieu’s Commune PC and the Communal Veteran Union) are affected with agricultural land by WWTP 2A and (ii) other 20 households and 01 organization (Tran Quang Dieu Commune PC) affected by effluent pipe.

For Component 3: some land/structure to be acquired are expressed as follows:

(vi) The landfill (inclusive of workshop): the Long My Landfill is expanded from the existing one (about 5.54 ha for landfill and 6.6 ha for composting area) with 61.61 ha, of which (1) total area used for the Quy Nhon sub-project are 19.76 ha (landfill No 1,2,3) and (2) the remaining area of 41.85 ha will be used in next phase and the Quy Nhon city’s PC will be responsible for the land/assets acquisition.

Of the land to be taken, it is divided into 03 landfills, in which (i) landfill No.1 located in the existing one with about 121,400 m² (equivalent to 12.14 ha) and (ii) the landfill No.2 & 3 with area of 76,107 m² (equivalent to 7.6 ha), including 40,995 m² forest land; 7,611 m² agriculture land (with paddy) and 27,501 m² public land which the Quy Nhon subproject will responsible for land acquisition.

There will be nine (09) DPs severely affected with agriculture land (paddy) together with other forest land with fruit trees, timbers beyond and 03 tole roof temporary house (for taking care of their crop and trees)

(vii) Buffer Zone: the buffer areas are (i) remarkably (public) forest land with eucalyptus, acacia that is no need for compensation and (ii) some residential quarters living scattered around the existing Long My area, in 2009, due to hygienic and sanitary situation of the existing landfill, Binh Dinh province decided to relocate households living around the landfill to Long My resettlement site which are made by Economic Zone Management Unit, and Quy Nhon city’s PC. There are about 102 household and is classified into 02 categories as following:

+ Firstly, there are 51 household who have been compensated and relocated to Long My resettlement site since January 2010 (refer to Decision 3283/QD-CTUBND dated December, 28th 2009; Decision 3315/QD-CTUBND dated December 31th 2009 and Decision 1211/QD-CTUBND dated January 20th 2010 stipulated on approval of compensation, assistance and resettlement for these 51 households due to impact of the existing landfill).

4 Detailed information of the relocated DPs, pls refer to Appendix 5: Due Diligence Report
Secondly, there are 51 households, in which (i) 39 HHs are now under inventory of loss for their land/assets impact and (ii) remaining 12 households who are now livings in such residential land are requested to relocate to Long My resettlement site also. The Bình Định’s PPC is suggested that, they will also be compensated and relocated by Quy Nhơn’s PC.

As above mentioned, the clearance of land, assets and other structures for totally 102 households was carried out, and planned to carry out by Quy Nhơn City PC, that there will not any households who are considered as the project DPs.

Besides that, there are other 113 households approximately who are now livings next to the buffer zone (in a residential quarter), about 600m far away from the planned boundary and are not affected by the project.

(viii) URENCO Workshop: located in the existing area with total area of 0.6ha, that clearance of land and assets is not necessary.

(ix) Public toilet: there are 06 proposed public toilets, in which five of the proposed locations for the Public Toilets WC1, WC2, WC3, WC4, and WC5 currently are on state/public land. The WC6 is proposed to be located on residential land in Bau Sen Lake which is already cleared by another project (Upgrading Bau Sen Lake under CCESP, Phase 1 since 2005). So, it is stated that there is no more land taken for such works.

16. The detail information on clearance of land and assets and number of displaced households (DPS) are summarized in the table following.
### Table 3: Summary of affected DPs

<table>
<thead>
<tr>
<th>Main Impacts</th>
<th>Unit</th>
<th>Affected Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Affected households:</td>
<td>households :</td>
<td>36</td>
</tr>
<tr>
<td>Household members:</td>
<td>Persons :</td>
<td>135</td>
</tr>
<tr>
<td>In which:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>+ Households whose residential lands are affected</td>
<td>households :</td>
<td>1</td>
</tr>
<tr>
<td>+ Households whose agricultural lands are affected</td>
<td>households :</td>
<td>34</td>
</tr>
<tr>
<td>+ Other land (People's Committee Management)</td>
<td>PC :</td>
<td>02 (PCs)</td>
</tr>
<tr>
<td>+ Households whose houses are affected</td>
<td>households :</td>
<td>03</td>
</tr>
<tr>
<td>2. Affected area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Of which:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>+ Residential Land</td>
<td>m2 :</td>
<td>139</td>
</tr>
<tr>
<td>+ Agricultural Land</td>
<td>m2 :</td>
<td>79,450</td>
</tr>
<tr>
<td>+ Other Land (Public Land)</td>
<td>m2 :</td>
<td>43,313</td>
</tr>
<tr>
<td>+ Affected House Area</td>
<td>m2 :</td>
<td>125</td>
</tr>
<tr>
<td>3. Number of households to be relocated</td>
<td>households :</td>
<td>Nil</td>
</tr>
<tr>
<td>4. Number of households whose agricultural land is seriously affected (more than 20%)</td>
<td>households :</td>
<td>15</td>
</tr>
<tr>
<td>5. Number of household whose shop-store or business is affected</td>
<td>households :</td>
<td>Nil</td>
</tr>
</tbody>
</table>

### 3.2 Socio-Economic Information

17. **Population:** Total surveyed households in the project affected area are **190** households with **730** people in **05** wards: Dong Da, Quang Trung and Ghenh Rang, Tran Quang Dieu and Phuoc My of which **338** are male and **392** are female.

In terms of population scale in the project area, on average each household has **3.84** people, which proves that the type of family in the project area is mainly nuclear families (with only two generations: parents/children living in a household), the traditional family with three generations of grandparents/parents/children appears much in the project area wards.

18. **Resident Status:** As the survey result, there is total **150/176** households living in the existing addresses after 15/10/1993, accounting for **85%**, and **21** households living before 15/10/1995.

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5 The DPs are both impacted with agricultural and residential land, so the number of DPs who affected with agricultural land and residential land are overlapping.

6 The temporary houses with tole roof are built beyond the forest land.

7 The initial number of surveyed households is selected based on 2 options, upgrading Bong Hong Lake and building box culverts, however, the culvert model is later applied in the Project, it minimized impacts on households significantly. This socio-economic report does review on the large scale of the Project.
accounting for 15%. There are many households moving to Tieu Village ditch area from 2003 as it is a new urban area. Other cases mainly encroach on the grave area (cemetery) in Ghenh Rang ward.

In Tran Quang Dieu and Phuoc My ward, there are 09/14 HHs are living in current address since 15/10/1993, account for 65.5%; 05/14 HHs moved to their current house before 15/10/1993, account for 34.5%.

19. Income: According to the survey results, main incomes of households focus on such careers as free labor, seasonal labor (making up 45.9%), others (retirement, housework making up 28.9%), and government employment (making up 25.2%). In terms of main career structure in the project area, the number of households raising livestock, aquaculture and small industries accounts for relatively low rate, namely, the breeding households are 1.7%; aquaculture households are 5.1% and small industry households account for 4.5%. In general, most households living in the project area make money from freelance jobs and government employments with average and unstable income. Other jobs (agriculture, aquaculture, animal husbandry and trade) with more stable income are not much.

In Tran Quang Dieu and Phuong My ward, the main income of households on such careers as agriculture (making up 80%), free labor and seasonal labor (making up 12.1%); small business and services (making up 7.3%). In general, most HHs living in project area have the same labor structure.

According to the survey results, 171 households out of 176 investigated households disclosed their income information, accounting for 97.1%. The results show that households' income in the project area mainly fluctuates from VND 2-3 million per household per month (making up 65.4%), the next ranges from VND 3-5 million per household per month (accounting for 31.1%), over 5 million per month is 2.2%, and under VND 1.5 million (under the poverty line) is 1.3%, equivalent to 3 households.

In Tran Quang Dieu and Phuong My Ward, the average income of HHs in project area is 2.7 million / 1 HH/1 month, or 715,000/per/month. There is 01 poor HH (in Block 5, Thanh Long hamlet, Phuoc My commune).

21. Households' Expenditure: According to the survey results, only 170/176 investigated households provided information on their spending (accounting for 96.7%), in which the highest spending is from VND 1-3 million per month (accounting for 62.4%), the next is the spending less than VND 1 million per month (accounting for 24.7%), the spending from 3-5 million per month and over 5 million per month account for 6.5% and 6.4% respectively.

In Tran Quang Dieu and Phuoc My ward the average spending of HHs is 2.5 million/ 1 HH/1 month, equivalent to 660,000 VND/ per/month, in which, the level under the poverty line (under the poverty level as regulation of Ministry of Labor, invalid ans Social Affairs), 1.5 million/1 HH/1 month, account for 7% (1 HH); the rate from 1.5-2 million/month, account 37%, next is the rate from 2-3 million/month, account for 27%, rate from 3-5 million/month and more than 5 million/account for 22% and 7%.

22. Regarding who decide the expenditure in families, 43.6% of interviewees said the wives give the final decisions and 20.0% made of both wives and husbands, 18.3% made of children and 18.1% made of husband.
In Dong Da, Quang Trung and Ghenh Rang ward, the person who decide the expenditure of interviewees said 56.6% of interviewees said the wives give the final decisions and 21.0% made of both wives and husbands, 10.9% made of children and 11.5% made of husband.

23. **Households’ Savings:** Among the surveyed families in Dong Da, Quang Trung and Ghenh Rang ward, 61 households said they have monthly savings (accounting for 11.8%), in which 48 households save less than VND 1 million per month (accounting for 78.7%), 11 households save VND 1-2 millions per month (accounting for 18.0%) and 02 households save more than VND 2 million (accounting for 3.3%).

Among the surveyed families in Tran Quang Dieu and Phuoc My ward, surveyed households spent about 93.2% of their income, and that mean their savings is about 6.8% of the income. Among the surveyed households, 32.7% said they do not have any saving, 60% said their saving is under VND 500,000 per household per month and 7.3% said their saving is over VND 1 million. The average saving is about VND 180,000 per household per month.

24. **Education:** The levels of educational achievement and illiteracy among surveyed household heads are summarized in the following: (i) the dominant characteristic of educational achievement is in 176 interviewee (about 90%) had secondary and high school education degree and (ii) no illiterate household heads were found in the project area, all household heads can read and write.

In Tran Quang Dieu and Phuoc My ward, 14 HH that interviewed in Tran Quang Dieu and Phuoc My ward that most of household heads (about 97%) had secondary and high school education degree and (ii) no illiterate household heads were found in the project area, all household heads can read and write.

25. **Gender and Vulnerable Group:** The survey results show that almost all women in the project area work as civil servant and/or housework, and there is no gender inequality situation in the project area.

26. **Ownership of Consumer Goods:** According to the survey results, in general, the living accommodations of households in the project area are relatively sufficient and comfortable. On average, in the whole project area, 92.8% households have televisions, 71.3% households have motorcycles, 62.4% households have table telephones, and 63% households have VCD players. Regarding fans, one average, one household has three electric fans.

In Tran Quang Dieu and Phuoc My ward, 100% households have televisions, 71.8% household have motorcycles, 73.6% have telephones and on average, every household have 03 fans.

3.2.2 **Land Use Status**

27. Regarding land use status, most of the surveyed households are title to the land. Regarding the legal status of affected land, the survey data shows that 85.7% households said their land is legally and 14.3% households answered their land can be legalized.

28. The investigation results in the project area show that the purpose of house using is mainly for living (making up 85.7%), both for living and trading is 14.3%, of which 75.4% is level 4-houses and 25.6% is temporary houses.
29. Regarding land use status, in WWTP 2A area, among 05 surveyed households, there are 03 ones have their red book (for their paddy land), 02 ones reclaiming since year 1975 and do not have red book (one for paddy and other for fruit tree), in Long My landfill (9 surveyed households), all of them claim that they are legalizably titled to land.

3.2.3 Living condition

30. In general, the wards/communes in the project area have relatively stable and guaranteed living conditions. About 96.4% households are now using well water; one household uses water from neighboring and 01 uses piped water without water meters. By in depth interview, due to polluted ground water in the area, the local population has been assisted in providing 03 water pipes for their daily using, so that some of the households living in the area are now using the piped water. When asked, they are also asked for more water pipes for remaining local population.

31. On power use, 100% of households are using State electricity grid for living activities.

32. On health care for individuals and their families, no households in the area takes care this service properly; about 96.4% households said only when they get sick, they go to hospital for treatment; or even never go for health checked periodically. In wards/communes in the project area, periodic health check every year for members of family seems unfamiliar and less popular; the survey data shows that only 3.6% households said that they go to doctors periodically every 6 months or maybe less.
4. LEGAL FRAMEWORK

4.1 Legal Documents

33. Policies of Vietnam Government: Some main policies applied in this RP are defined and listed as follows:

- Land Law passed by National Congress on 26th November 2003;
- Government’s Decree No. 181/2004/ND-CP dated 29th October 2004 on the implementation of Land Law;
- Government’s Decree No. 197/2004/ND-CP dated 3rd December 2004 on compensation, assistance and resettlement when land is acquired by the State;
- Government’s Decree No. 17/2006/ND-CP dated 27th January 2006 on amendments and supplements to some articles of Decree guiding the implementation of Land Law;
- Government’s Decree No. 84/2007/ND-CP issued on May 2007 on supplementary regulations on granting land use certificate, orders and procedures for compensation, assistance and resettlement when the State acquires land and settling complaints on land;
- Government’s Decree No. 69/2009/ND-CP dated 13 August 2009, regulating additional planning of land use, land prices, land acquisition, compensation, assistance and resettlement;
- Document No.840/TTg-CN dated 06 June 2006 by the Prime Minister, approving the Resettlement Policy Framework of The Coastal Cities Environmental Sanitation Project;
- Decision No.02/2010/QD-UBND dated 22 Feb 2010 by Binh Dinh People's Committee, promulgating the compensation, assistance and resettlement policy when the State acquires land in the province (updated at the moment of compensation implementation);
- Decision No.37/2007/QD-UBND dated 31 October 2007 by Provincial People's Committee on promulgating the compensation unit prices for damages of houses, structures, tombs, trees, farm produces when the State acquires land in the province; and Decision No.20/2008/QD-UBND dated 23 May 2008 by the Provincial People's Committee on regulating the adjustment rate of unit prices of houses and structural works in Decision No.37/2007/QD-UBND dated 31 October 2007 (updated at the moment of compensation implementation);
- Decision No.49/2009/QD-UBND dated 17 December 2009 by Provincial People's Committee on promulgating prices of land types in Binh Dinh province in 2010 (updated at the moment of compensation implementation);

Other concerned documents.

Decree 69/2009/ND-CP, the policy of Vietnam Government on resettlement is closer to the WB policy on involuntary resettlement.

35. To resolve some differences, resettlement policy framework for environmental sanitation project in coastal cities was established in August 2005 promulgating following policies applied to the subprojects of Coastal Cities Environmental Sanitation projects, Phase 2:

- All DPs shall be entitled to compensation or assistance for loss of property, income and their business and provided with appropriate recovery measures to improve or at least restore the living standards, incomes and production capacity as before the project;
- Surveys on replacement prices will be conducted to ensure the compensation price of land in all cases of damage is equivalent to updated replacement price at the compensation time.
- Compensation is fully paid in accordance with replacement cost for all affected works, housing without depreciation deduction and acquired materials.
- All affected business households are entitled to support.
- Severely DPs, including households losing more than 20% of agricultural productive land or relocation, will receive recovery assistance.
- The external monitoring and evaluation on the implementation process of resettlement plan will be conducted by an independent monitoring organization.

Main Gaps between Viet Nam And World Bank Policy

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

- On the issue of land tenure and the legal right to compensation, the Government and World Bank approaches are compatible. Vietnam has a process whereby people without legal land rights may meet conditions of legalization and receive compensation for losses up to a rate equal to 100% of land price minus the taxes and fee for land use right registration from 15 October 1993 (Article 42, 49 and 50 of 2003 Land Law);
- Permanent residents are provided with options that include relocation to an improved site, or cash, or a combination of the two;
- Resettlement sites offer not only better improved infrastructure and services but represent a higher standard of living;
- Allowances are provided to help the DPs in the transition period and there is an institutional structure through which people are informed, can negotiate compensation, and can appeal;
- Compensation at replacement cost is ensured in Article 6 of Decree 197/2004/ND-CP dated December 3rd, 2004 that "...people who have land being acquired shall be compensated with land of similar land use purpose. If there is no land for compensation, cash compensation equal to land use rights value at the time of land acquisition shall be applied. If there is many differences in value, in case of compensation by new land or house, such difference shall be settled in cash" and Article 19 in the same Decree states that "...house
and structure of domestic use of household or individual shall be compensated with the value of construction of new house, structures of similar technical standard”.

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

- The ‘significance’ of impact is triggered by a loss of 30 per cent or more agricultural land in Decree 197, in the RPF the trigger is a loss of 20 per cent or more of productive land/assets;
- Houses and structures will not be compensated if they have been constructed without permission, constructed in contravention of a land use plan, or if they have encroached upon a demarcated safety protection corridor. However, they will be supported up to 80 per cent of their value or compensation rate if they have been built on land that is ineligible for compensation;
- Decree 197 recognizes businesses or economic entities DPs as only if they hold a business certificate (i.e. excludes non-registered businesses);
- Decree 197 recognizes DPs losing employment only on a permanent basis (i.e. if they are made redundant) and only if the DPs has an employment contract and is employed by a business or economic entity holding a business certificate;
- Under Decree 197, assistance for occupational change and job creation is only provided to DPs engaged directly in agricultural production and in cases where more than 30 per cent of their agricultural land is affected;
- The requirements for consultation in the Land Law and Decree 197 are limited to “informing” DPs rather than providing information and seeking feedback from those directly affected; and

These gaps were approved by GOV for a waiver as in the project RPF.

4.2 Eligible criteria and compensation

38. **Principles.** Basic principles applied to the preparation of this Resettlement Plan are: existing compensation, assistance and resettlement policies of Binh Dinh PC and in accordance with Resettlement policy framework of Costal Cities Environmental Sanitation project approved by Prime Minister on Decree 840/TTg-CN dated 06/6/2006. In case of differences between policies of GoV and the World Bank, which policy provides more benefits for DPs will be selected.

39. The DPs must be: “supported with their efforts to improve living standards, income generation and production capacity compared with the situation before the project or at least same as the living standard before the Project implementation. The lack of legal basis of land use does
not prevent DPs from entitlement for compensation and/or support for economic recovery. Lost property must be compensated on the basis of Replacement Price.

40. Project Displaced Persons (DPs)

(i) Involuntary land acquisition which leads to:
(a) Involuntary relocation to other places or accommodation loss;
(b) Loss of properties or accessibility to properties;
(c) Loss of income or means of living, regardless whether they have to relocate to new accommodation or not; or
(ii) Involuntary limit of accessibility to forests which is clearly legal or protected, which has negative impacts on their life’s sources.

41. Cut off date. According to the results of the Project study, the project cut off date is the time on completing inventory losses, of which Component 1&3 is 30th September, 2009 and of Component 2&3 is 30th April, 2010. Accordingly, all households with arising land and property after this date will not eligible to receive any compensation and supports of the project.

4.3 Entitlement policy

Compensation Policy for Productive Land

42. Because the shortage of agriculture land fund for compensation on the basis of “land for land” arrangements of equal productive capacity, satisfactory to the DP, that DP whose agriculture land affected will be entitled to compensation on cash as following

(a) Legal and legalizable land users:
   a. If the portion of the land to be lost represents less than 20% of the total landholding area, and the remaining land is still a viable economic holding, cash compensation for the lost area at full replacement cost will be provided to the DP;
   b. If 20% or more of a household’s agricultural land is acquired, then in addition to cash compensation at full replacement cost for the lost area (or for the entire affected plot if the remaining area of the plot is not economically viable), the Project will provide further rehabilitation allowances (refer to Para. 62 - 68)
   c. For agricultural/pond/garden land in urban areas, in addition to compensation at replacement costs, households will be supported by 30-50% of average land prices in the areas where such land is recovered (this support area does not exceed 5 times of quota of local allocation).

(b) Users with temporary or leased rights to use land:
   d. If the portion of the land to be lost represents less than 20% or less of the total area of the land currently used by the DPs, they will be compensated at the amount corresponding to the remained investment in the land or 30% of land replacement cost.
e. If 20% or more of the land area currently used by the DPs is acquired, then the priority to compensate by other land of temporary use rights, or, in request of DPs or if there is no available land to compensate 'land for land', the cash compensation will be applied at the amount corresponding to the remained investment in the land or 30% of land replacement cost.

If the value of remained investment is greater than 30% of its replacement cost, the Resettlement Committee will review the case by case and adjust accordingly.

(c) Land Users Without recognized Rights to Use Land

a. In lieu of compensation for land, the DPs will receive an assistance corresponding 50% of land replacement cost.

b. For poor and vulnerable, severely affected farmers, including landless, as priority, allocation of arable land equal per capita arable land in commune as regulated by Decree 64/1993/CP, OR, if there is no land available for allocation or, on the DPs’ request as informed choice, in addition to above, a rehabilitation/training assistance will be provided to ensure the DPs are able at least to restore or improve their income levels and living standards, (refer to Para. 62 - 68).

43. In case when the affected persons utilizes the public land (of Right of Way or in protection areas of hydraulic works), that subjects to be recovered under the project, with conditions to return, on request, the land to the Government, they (DPs) will not be compensated for this public land, but will be compensated for crops and trees at full market prices.

Compensation Policy for Residential Land

44. DPs are entitled to compensation as follows:

(a) DPs losing residential land without structures built thereon: Compensation for loss of land in cash at replacement cost.

(b) DPs losing residential land with structures built thereon and the remaining land is sufficient to rebuild on (reorganizing DP):

DPs will be compensated on cash as follows:

a. Compensation for loss of land in cash at (i) replacement cost to the legal land users; (ii) the amount corresponding the remained investment on the land to the users having no legal land use rights.

b. Compensation for affected structures at full replacement cost.

c. If house/structure is partially affected, addition to the compensation for the affected part repairing cost to restore it to former or better conditions.

d. If DPs have to rebuild the main house, they will receive: (i) transportation allowance (ii) Subsistence allowances; refer to Para 62 - 68.

(c) DPs losing residential land with structures built thereon and without remaining land sufficient to rebuild on (relocating DP): They are entitled to:

4 In fact, there is no affected case that land user is without recognized Rights to use land.

QUI NHON CITY ENVIRONMENTAL SANITATION PROJECT

Infra-Thanglong
(1) Compensation for the land as follows:

(i) The DPs, who have legal or legalizable rights to the affected land, can opt to one of the followings:

a. The provision of replacement residential land of equivalent size, at a location acceptable to the DPs with full land title without any payment; plus an amount of cash sufficient to develop basic infrastructure, including access road, access to electricity and water supply, drainage, which at least are equal to existing conditions at the former location, OR these facilities will be provided/developed by the project.

OR, on request as the DP's fully informed choice,

b. Cash compensation for entire residential land at full replacement cost, plus cost for infrastructure investment.

(ii) The DPs, who do not have legal or legalizable rights to the affected land, are entitled to compensation as follows:

a. Regarding the DPs who already have residence somewhere else in the same ward/commune where they are affected, the project will provide an assistance amount corresponding the remained investment on the land, or equal 30% of land replacement cost.

b. Regarding the poor or vulnerable DPs and household who have no other residential land in the same as their affected ward/commune, the project will provide (i) a residential plot of minimal size at a common resettlement sites (RSs) or an individual RS, with full titled to the land; or, (ii) on request of the DPs, as their informed choice, an assistance amount corresponding 60% of the land replacement cost for them to rearrange relocation by themselves.

(2) Compensation for affected structures at full replacement cost; AND,

(3) Rehabilitation allowances, including (i) transportation allowance and (ii) subsistence allowance (refer to Para 62-68).

**Compensation Policy for Loss of Houses/Structures**

45. DPs losing houses and/or other structures will be entitled to compensation as follows:

**Loss of Houses and other Structures:** DPs losing houses and/or other structures will be entitled to:

(i) Compensation in cash for all affected structures at full replacement cost for materials and labor, regardless of whether or not they have title to the affected land or permission of construction of the affected structure. The amount must be sufficient to rebuild the new house/structure with the same technical conditions as the former one. No deductions will be made for depreciation or salvageable materials.

(ii) Compensation for affected part if the house/structure affected a part, plus costs to restore the remaining part of the affected house/structure.

(iii) The calculation of rates will be based on the actual affected area and not the useable area.

*Tenants,* who have leased a house for residential purposes will be provided an assistance equal remaining renting contracted value, but not exceeds renting value for three months, and
transportation allowance for moving assets, as well assisted in identifying alternative accommodation.

**Removal of Graves:** compensation for the removal of graves will be provided for all costs of excavation, relocation, reburial and other reasonably related costs. Compensation in cash will be paid to each affected family.

**Compensation for Loss of Standing Crops and Trees**

46. For annual and perennial standing crops, regardless of the legal status of the land, compensation will be paid to households who cultivate on the affected land, according to the full market value of the affected crops and/or at replacement cost for affected perennial trees.

**Compensation Policy for Loss of Income and/or Business/Productive Assets**

47. In fact, there is not any loss of income or business. If in case, DPs losing income and/or business/productive assets as a result of land acquisition, the mechanism for compensating will be:

(i) cash compensation for the loss of income during the transition period, equivalent average monthly net income at least for three months;

(ii) if business' or productive assets are affected, cash compensation for lost business structure/assets at full replacement cost, without depreciation;

(iii) if the business has to be relocated, then, a provision of alternative business site of equal size and accessibility to customers, satisfactory to the DP, or, in cash for business affected area at replacement cost, plus transportation allowance to remove movable attached assets.

There is not any waged labor working in affected business households, so compensation policy for labors who are working for affected business household is not applicable.

**Temporary Impact During Construction**

48. For temporary loss of land and properties, DPs are entitled to follows:

(a) For arable land that will be temporarily affected:

(i) Compensation for one harvest of crops/trees at full market prices

(ii) Compensation for loss of net income from subsequent crops that cannot be planted for the duration of project temporary use, AND

(iii) Restoration of land to its previous or better quality by providing measures to improve land quality in cases of land being adversely affected or acidified, AND

(iv) If the duration of project's use the land exceeds more than two years, then the DPs have option to: 1) Continue using land. OR, 2) "Give it to the Project and be compensated as permanent loss"

(b) For temporary loss of residential land

(i) Compensation for all affected movable properties at full replacement cost.

(ii) Restoration of land to its previous or better quality.
RESETTLEMENT PLAN – Report Summary

(c) For temporary impact on business:
(i) Compensation for temporary loss of income, equivalent an average monthly net income at least for three months.
(ii) Compensation for all affected movable properties at full replacement cost.
(iii) Restoration of land to its previous or better quality.

(d) For damages caused by contractors to private or public structures:
(i) Damaged property will be restored or compensated by contractors immediately, after happening, to its former condition.
(ii) Under their contract specifications, the contractors will be required to take extreme care to avoid damaging property during their construction activities. Where damages do occur, the contractor will be required to pay compensation immediately to affected families, groups, communities, or government agencies at the same compensation rates that shall be applied to all other assets affected by the Project. In addition, damaged property will be restored immediately to its former condition.

Secondary DPs

49. This applies to those affected by development of group resettlement sites or construction of project works. All secondary DPs are likely to be affected in similar ways as primary ones, they will be entitled to compensation and rehabilitation assistance in accordance with the same respective provisions for all other DPs.

Compensation for Loss of Community Assets

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

Allowances and Rehabilitation Assistance during Transition Period

51. Transportation Allowances.
(i) DPs who have to relocate will be supported: (i) 3.400.000 VND/per household for DPs whose house’s code equivalent in N1 to N4 category; (ii) 1.700.000 VND/per household for DPs whose house’s code or other works are equivalent in N5 to N14 category, and; (iii) For household who relocate main house on their remaining land (rebuild main house on their remaining land and not have to be relocated) will be entitled 50% of the above mentioned item 10.
(ii) For relocating of accommodation and telephone line, television and internet cable will be received allowance for relocating and installation: (i) 300.000 VND/per household is for telephone line; (ii) 500.000 VND/per household is for television cable; and (iii) 500.000 VND/per household is for internet line.

10 Codes mentioned in detail in Decision No 37/2007/QD – UBND, dated 31/10/2007 of Binh Dinh PPC promulgating compensation price unit on affected house, architect, grave, crop and trees when State acquire land in Binh Dinh province, in which (i) N1-N4 category is equivalent to House Grade 3 (as with national standard) and (ii) N5-N14 category is similar to House Grade 4.
(iii) The DPs who register for permanent residence in project ward or register for temporary residence, have contract for house renting (certificated by Ward/Commune PC), and the renting houses are not one owned by State, when State acquire land and have to be relocated, will be received allowance equivalent in remaining value of contract for house renting and will be entitled transportation allowance for relocation to new place and arrange new hired house suitably. Allowances are same with relocating DPs.

(iv) Organizations that have enough legal procedure and have affected land and asset when State acquired land and have to be relocated will be received allowance of relocation, transportation and installation relocated machine, equipment, assets.

52. Subsistence Allowance: Reorganizing DPs, who have to rebuild main house on remaining land, and relocating DPs are entitled to subsistence allowance equivalent 30 kg of rice/person/month for 3 months if they have to remove (rebuild house) on the remaining land; and for 6 months if they remove to a new site;

53. Allowance for families under the preferential treatment policy: Families of martyrs, wounded and sick soldiers, heroes of the people's armed forces and labor, and families who sacrificed to the Revolutions and have to be relocated, in addition to allowances mentioned in Regulation will receive an allowance, as follow:

(i) Household whose three relative persons and more are revolutionary martyr; households have heroic Viet Nam Mother; households have 1/4 wounded soldier will be received 3,400,000 VND/per household;

(ii) Household whose 2 relative persons or households have 2/4 wounded soldier will be received 2,600,000 VND/per household;

(iii) Household whose 1 relative person or households have 3/4 wounded soldier, 4/4 wounded soldier, families who sacrificed to the Revolutions, veteran revolution family; family who only have retiled man (not have person working); families who have lack of man power, illness, the old and weak and the poor who certificated by local authority will be received 1,700,000 VND/per household;

(iv) Families who receive other social allowance of State will be received 1,700,000 VND/per household;

In case of families who have many policy objects will be received highest allowance.

54. Allowance for the Poor: DPs who are the poor as regulated by State policies when State acquire land will be entitled, as follow: (i) 6 millions VND/ per household for building house; and (ii) allowance for poverty elimination for 84 months (07 years). Allowance level is equivalent in 20kg/ per person/ a month (rice price at market price); the allowance is defined one time and comes from project compensation cost.

55. Allowance for Living Rehabilitation. DPs with 20% of their agricultural lands acquired will be received living rehabilitation allowance, as follow:

(i) Affected households with from 20% to 70% of their agricultural lands acquired will be assisted for living stabilization for all household’s members for 6 months if they do not have to be relocated and for 12 months if they have to be relocated; in case of moving to
the place where is weak or severely weak socio-economic conditions will be received allowance of 24 months.

(ii) Affected households with more than 70% of their agricultural lands acquired will be received allowance of living stabilization for all household’s members for 12 months if they do not have to be relocated and they received allowance of living stabilization for 24 months if they have to be relocated; in case of moving to the place where is weak or severely weak socio-economic conditions will be received allowance in 36 months.

(iii) Allowance level for a person is defined in cash equivalent in 30 kg of rice per month (rice price at market price), the number of family is defined at the moment of plan making.

56. Allowance for Vocational Training and Job Creation: DPs whose agriculture land impacts (except for those who agricultural land are located in residential area or garden land, pond in a residential areas will be provided allowance in cash at 2 times of agricultural land price for the acquired area which is not over the quota of agricultural land. And, in case families are in need of training, apprentices, they shall be admitted to vocational training establishments in the province and are exempt from tuition fees for the training courses for those in the working age

Bonus

57. Affected household, who relocates their affected assets, crops, and hands over their affected land in time and meets the requirements of subproject owner, will be awarded from 600,000 to 3,000,000 VND, depending on the type of architecture and time of handing over their land.
5. REHABILITATION PROGRAM

5.1 Overview

58. Rehabilitation programme plays an important role in the implementation of RP when DPs lose business bases, jobs and other income sources regardless of the fact that they lose their houses or not. However, those who lose houses and income sources are objects of highest risks in the project. When the project has negative impacts on local residents, they may get poorer or run out of power sources for life settlement. They may lose land, jobs, houses, be separated from community and they may be suffered from diseases, lack of food, lose use rights to public assets and be at risk of involving in social evils, for example social disorder even theft and crime. Thus, rehabilitation measures are the core of the implementation of RP and should be paid due attention. The rehabilitation measures are designed with the consultation in large scale of DPs. The objective of this programme is to recover livelihoods of all DPs to the same level as that before the project implementation or better and to ensure that DPs will adapt to the new living conditions as soon as possible.

59. Income rehabilitation is counted as an important part in the consideration of accessibility to livelihoods and economic improvement of the DPs. This aims to enhance skills or create job opportunities for poor households and vulnerable households.

60. To implement next steps of the RP, the ESP-PMU in Quy Nhon city will coordinate with local authorities at levels and social organizations such as Women union... to take actions for income restoration to all DPs.

5.2 Demand analysis

61. For component 1, 28 DPs in total suffer from impacts on resident land/houses and other architectural objects, (including households whose agricultural land is affected because they built houses on the agricultural land), of which 09 households need to be relocated for the implementation of the project. The DPs mainly live along Tieu Village channels banks or next to proposed culvert alignments of the project. These DPs earn their living mainly by free business activities and some of them are staff members. Most of their houses are 4th grade (temporary) houses with rather small area. According to consultation results, these households have not determined their demands and desires when their land is affected/acquired by the project. However, they basically have the following opinions: (i) support households to maintain their life; (ii) provide them loans for house improvement (for partly-affected households) and (ii) support them with job introduction and skill training (for households whose land is fully acquired) to enable them to soon get familiar with new living conditions (in project resettlement areas). Basically, above demands of local residents are in compliance with criteria/principles of the project. However, because the number of households suffers from project impacts on land recovery and resettlement is not so significant, relocated DPs are promptly arranged in the project resettlement site and it is difficult to set up a separate, comprehensive and/or large scale community assistance programme. Thus, this assistance programme in combination with loan programme of project under Component 5 will be made, with credit provision for their house rebuilding adequately. Furthermore, there is no household
affected with 20% agricultural land or more, so there is not any separate rehabilitation programme proposed.

62. For component 2&3, According to survey results, there are 36 DPs, including 02 organizations (Ward PC's) and 34 households, of which 15 households will be severely affected with agriculture land, and there is no case of relocation. It is provided that these DP’s livelihoods are mainly from civil servant, workers (for example, in Long My Industrial Parks nearby), forestry production and free, small business activities. That agriculture production is no longer one of key sources of their incomes. Therefore, it is reported that, losses of agriculture land does not much impact on DP’s income and living. Also in consultation results, these households have not determined their demands and desires when their land is affected/acquired by the project. However, they basically have the following opinions that the project will: (i) support households to maintain their life; (ii) provide them loans for house improvement (for partly-affected households) and (ii) support them with job orientation, introduction and skill/vocational training that help them enable to promptly get familiar with new living conditions after land acquisition.

63. Basically, above demands of local residents are in compliance with criteria/principles of the project that cash allowances such as occupation change and job creation, living rehabilitation... will be provided to DPs adequately for their living recovery. Because the number of households suffers from project impacts on agriculture land is not so significant, about 34 DPs and of which 15 DPs whose agriculture land is severely impacted that it is difficult to set up a comprehensive and/or large scale community assistance programme. Thus, the Quy Nhon ESP-PMU proposes that this assistance programme in combination with loan programme of project under Component 5 and other provincial programme will be made.

5.3 Proposed Program

64. According to results of demand analysis mentioned above, the DPs are entitled to participate in rehabilitation support program, including:

- For all DPs: support for participating in the revolving fund, house repairs under Component No. 5. So list of the DPs will be provided to Women’s union – the unit in charge of this Component. This unit will carry out necessary procedures to support these households in loans application;

- Support vocational training and job generation: the DPs whose 20% or more of their agriculture land holding impacted will be introduced to job orientation center in the city for training/vocational training to support households in case of job change. Or if informed and requested by the DPs, the Quy Nhon PC and ESP-PMU will help contacting Long My Industrial Zone for job/occupation creation to the project DPs.

65. In addition to the above assistance programs, affected households will be supported by cash such as support for living stabilization; job changing ... These supports will be calculated and stated in detail in cost estimation of this plan.
6. INSTITUTIONAL ARRANGEMENT

Resettlement action implementation will involve many organizations and agencies at national, provincial, city/district and ward/commune level; however, Binh Dinh PPC shall take the general responsibility. Organizational structure for compensation, assistance and resettlement of Component No. 2&3 are presented as follow:

6.1 Management Agencies

Binh Dinh PPC is the most powerful agency at provincial level. PPC shall take charge of establishing and directing Appraisal Council in accordance to the implementation demand of the Project. PPC shall be responsible to:

- Appraise and approve RPs after obtaining WB’s approval for final draft versions;
- Approve land acquisition and allocation for the project;
- Make final decision and issue compensation unit price, assistance level, allowance and assistance policies for DPs and affected vulnerable groups according to approved RPF and RP;
- Direct the coordination of related agencies and provincial departments to implement compensation and resettlement in accordance with approved RP;
- Provide sufficient budgets for resettlement activities;
- Ensure that resettlement activities of the project – Phase 2 are implemented in compliance with approved RPF and RP.... And ensure the objectives of RP to be implemented after shortcomings are found out through internal monitoring or independent monitoring during process of RP implementation.

6.2 Implementing Unit

PMU of Environmental Sanitation Project – Quy Nhon city

PMU - Quy Nhon city is the agency in charge of RP implementation. Their responsibility includes:

- On behalf of PPC to implement and monitor the implementation of all RP activities in the project scale under the management of PPC and sign contract on the implementation of some;
- Plan, coordinate and generally monitor resettlement programmes;
- Update and/ or prepare RPs in accordance with approved RP and PF, then submit to PPC and World Bank for approval prior to the implementation of approved RP;
- Guide all resettlement activities of the city and ward/commune, follow the policies and guidance of the Resettlement Plan of the project,
Establish procedures/model process on information strategy and organize relevant consultation such as monthly notice to communities on project activities. Coordinate with other component and other agencies engaged in RP, implement and monitor RP;

Check and consult Municipal PC on compensation unit price of land and other assets, coordinating with relevant agencies of province based on principles of this RF;

Set up land acquisition and allocation and submit to the Provincial People's Committee for approval.

Coordinate, monitor and follow the implementation of resettlement actions in the province;

Guide and monitor the process of detailed measurement and inventory, finalize compensation plans, prepare summary tables of compensation to submit to PPC for approval;

Establish liaison regime to ensure suitable technical and logistical assistance for agencies in charge of compensation and resettlement implementation;

Establish database standards on DPs of each Component as well as for the whole project;

Establish internal monitoring implementation procedures to supervise the compliance with project policies;

Establish monitoring coordination procedures between the contractor and local community and ensure quick determination and compensation for impacts on public and private assets during construction;

Select, monitor and implement following recommendations of independent monitoring agency;

Establish procedures for quickly implementing necessary adjustment methods and grievance redress;

Coordinate in providing works related to project for affected people (consulting contractors about employment opportunities for local residents, information for affected persons about opportunities and measures to grasp those opportunities);

Acquire and hand over land to construction units;

Closely coordinate with independent monitoring agency; and

Periodically report to WB on resettlement actions.

Quy Nhon Municipal PC

69. Quy Nhon City People's Committee is responsible for determining the legality of land use right or the ownership of land and affected works, appointing members of city compensation/resettlement board and assigning functions and tasks to city Board of compensation, assistance and resettlement.

Quy Nhon city Board of compensation, assistance and resettlement
70. Board of compensation, assistance and resettlement of the project shall take responsibility to:

- Establish and implement RP in the province;
- Take responsibility for land inventory for acquisition, complete compensation scheme, prepare compensation plans to submit to competent authorities for approval and directly give compensation amount to DPs after receiving compensation capital;
- Prepare land and procedures on land to arrange resettlement for DPs;
- Dispatch conciliators to settle claims of DPs on compensation policies and rights;
- Establish, if necessary, commune/ward compensation board and direct their activities in implementing resettlement activities;
- Pay special attention to demands and desires of sensitive group (minority ethnic groups) and vulnerable groups (children, old persons, women-headed or single person-headed households);
- Closely coordinate with independent monitoring organizations

_Ward/commune PC_

71. Ward/commune PC shall be responsible to:

- Assign project commune staff to support resettlement actions implementation in their wards/communes;
- Support other agencies and organizations, including PMU to publish and disseminate information and hold community meetings for public and DPs consultation;
- Support other agencies and organizations, including PMU to conduct surveys on number of persons of households, replacement cost/price, detailed measurements and other resettlement activities;
- Participate in activities relating to land acquisition and allocation, resettlement, restoration assistance and other social development supports;
- Support DPs in activities relating to resettlement and livelihood restoration. Inform DPs about compensation schedule and monitor compensation implementation. Sign in the compensation records with DPs;
- Verify the list of poor persons and handicapped persons who are affected by the project;
- Ensure to sufficiently implement settlement regime of grievance redress for DPs. Make records and file all complaints. Support and consult DPs to quickly settle grievance redress: and

_Independent monitoring agency_

72. An agency/organization or research institute specializing in social sciences will be selected to carry out socio-economic surveys, monitor and evaluate the implementation of project RP.
PMU of Environmental Sanitation Project - Quy Nhơn city will sign contract with the selected Independent Monitoring Agency. Cost for the implementation of resettlement independent monitoring for the project will be deducted from IDA loans. Independent monitoring agency will report periodically on the implementation progress and make recommendations related to solutions to problems discovered in the monitoring.

6.3 Coordination regime

![Coordination diagram]
7. **IMPLEMENTATION PLAN**

7.1 **Main activities**

Any project consists of project components and main activities, in which includes methods that ensure effective participation of beneficiaries of project activities implementation. To ensure the success and effectiveness of the project, main activities need a specific implementation plan with exact time marks. This helps to evaluate the implementation progress of the project components at certain time. The plan should be made from the beginning of the project, in the course of project implementation and to the finishing stage of the project. In the RP, main contents that need to be implemented from the beginning to the end of the project are:

a. Inform statistics cutoff date and compensation limit: fully inform to all DPs about entitlements and RP policies including: validity, entitlement policies, compensation methods and rate, schedules, complaints and complaints settlement. Resettlement Information book (RIB) is prepared by PMU and distributed to DPs or popularized in ward and hamlet meetings or community consultation. Besides, leaflets, billboards and posters are also handed to every DP, attached in public areas such as ward PC, cultural houses, health stations, schools ... Announce policies on land acquisition of the project, decision on approval of investment project and approval of project design ...

b. Conduct socio-economic survey at affected areas

c. Develop legal framework and entitlement policies for the project

d. Develop the plan of building resettlement area

e. Develop life rehabilitation measures

f. Implement compensation, assistance, resettlement and life rehabilitation

g. Evaluate project impacts on DPs: One year after the project completion, socio-economic survey shall be carried out in order to evaluate project impacts on beneficiaries and DPs. This survey results will be basis for evaluating project impacts on community and a basis for drawing lessons for project activities, design and implementation in the future.

7.2 **Implementations steps**

Compensation and resettlement orders and procedures are based on Government’s Decree 84/2007/ND-CP dated 25th May 2007 and Decision 02/2010/QD-UBND dated 22th February 2010 of Binh Dinh PPC promulgating regulations on compensation, allowance and resettlement when land in the area of Binh Dinh province is acquired by the State. Based on above-mentioned legal bases, organization structures and coordination among concerning agencies, basic compensation and resettlement activities will be implemented following below steps:
Step 1: Determine and announce land acquisition policy

Determination and announcement of land acquisition policy are based on appraisal document of land use demand of Department of Natural Resources and Environment submitting to Binh Dinh PPC for approval. Binh Dinh PPC issued documents on land acquisition policy or document of investment location acceptance.

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

Ward PCs are responsible for openly posting land acquisition policy at headquarters of ward PCs and at residential activities zone where there is acquired land, and announcing publicly on ward radio stations (if any).

Step 2: Prepare cadastral documents for acquired land

According to documents on land acquisition policy of PPC, Department of Natural Resources and Environment instruct Land use right registration offices of same level to prepare cadastral documents.

Adjust cadastral map suitably to the current status and abstract of cadastral map for places with official cadastral maps or abstract of cadastral map for places without official cadastral maps;

Correct and make copy of cadastral documents (cadastral books) to submit to DRC;

Make a list of acquire land lots with following contents: map identification mark, lot identification mark, name of land user, area of lot with the same use purpose, land use purpose.

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

City board of compensation, assistance and resettlement (with the participation of Investor representatives) prepare general plan on compensation, assistance and resettlement (hereinafter called general plan) based on current data and documents supplied by Department of National Resources and Environment and submit one (01) set to Financial agency for appraisal. The general plan has the following main contents:

a. Basis for plan preparation;

b. Synthetic statistics on area of all land types, agricultural land levels, number of map pages, number of plots; estimated value of assets on land;

c. Synthetic statistics on number of households, people, labourers in acquired land area, in which clearly specify number of job-changed labourers, number of DPs;

d. Estimation of compensation, assistance rate; estimated location, area of resettlement site or resettlement house and modes of resettlement;

e. Estimation of supporting measures to resolve employment and training plan for job changes;

f. List of works, scope of governmental works, organizations of religious bases, DPs community and estimation of location to displace;

g. Number of displaced graves and estimation of location to displace;
h. Cost estimation to realize the plan;  
i. Financial source to realize the plan;  
j. Plan implementation progress.

Within fifteen (15) days since receiving general plan, Department of Finance coordinates with Department of Natural Resources and Environment and concerned agencies to appraise the plan and submit it to Chairman of PPC for approval.

Within seven (07) days since receiving the letter of representation from Department of Finance, Chairman of PPC is responsible for considering and signing approval decision for the general plan.

**Step 4: Make notice about land acquisition**

After general plan is approved, Board of compensation is responsible to inform land users about land acquisition reasons, estimated rate of compensation; allowance and resettlement; measures on changing jobs and job settlement; displacement time and handing over acquired land stated in general plan.

Land users have right to comment, propose or request Board of compensation to give explanation for the above-mentioned contents based on regulations of law.

**Step 5: Issue decision on land acquisition**

Based on investment approval decision of PPC for the project and written instructions of PPC on land acquisition for project implementation, PPC issue decision on land acquisition in project affected area after twenty (20) days since the implementation date of land acquisition announcement.

**Step 6: Handle complaints for land acquisition decision**

In land acquisition implementation, if there is any complaints from residents, Ward’s PC will collect their opinions and letters of complaint and send them to higher competent agencies for consideration.

When there is no decision on claim settlement, land acquisition will be still in progress. In case competent agencies settling complaints conclude that the land acquisition is illegal, the implementation of land acquisition shall be obligatory to stop; governmental agencies that issued the land acquisition decision shall make decision on cancellation of that land acquisition decision and compensate for losses (if any) caused by land acquisition decision. In case competent agencies settling complaints conclude that the land acquisition is legal, the owners of acquired land have to comply with the land acquisition decision.
Step 7: Inventory and detailed statistics of affected assets

The organization in charge of compensation, assistance, and resettlement is responsible for delivering leaflets, guiding inventory, collecting inventory ... of DPs to prepare compensation, assistance, and resettlement plan.

DPs enumerate the area, grades, types and location of the acquired land, the quantity and quality of current assets on acquired land, number of persons, number of labours ... send their resettlement desires (if any) to agencies in charge of compensation, assistance, and resettlement.

In addition, information on market prices for land, crops, and other assets will be collected from respective provincial, district, and commune authorities and the local market. In case, the value of the market price is higher than unit price issued by Binh Dinh PPC, the PPC will be required to update the unit price that is equivalent to the above-mentioned market price.

Step 8: Prepare detailed compensation and resettlement plan

Based on the table of detailed statistics of compensation quantity of DPs, minutes of inventory quantity, copy of land origin, list of households' members, households under preferential treatment and unit price, compensation and assistance policies for DPs, the organization in charge of compensation, allowance, and resettlement shall apply prices to prepare compensation and assistance plan for every DPs of the project.

Detailed compensation and assistance plan shall present sufficient quantity, volume, types, unit price, ratio of remaining quality (for affected assets with depreciation) of assets attached to compensated land of DPs and other basis for calculation.

In case of Provincial PC issued the compensation price unit on affected land, architect, crop and tree lower than market price, the Quy Nhon City Resettlement Committee, in coordination with Quy Nhon ESP-PMU should propose to apply replacement price unit for compensation.

Step 9: Approve detailed compensation plan

After finalizing the compensation plan based on DPs' contributive opinions, agencies in charge of compensation shall submit it to competent authorities for appraisal and approval.

Step 10: Publish compensation, assistance and resettlement plan

After the compensation, allowance and resettlement plan is approved by authorized agencies, agencies in charge of compensation, assistance, and resettlement shall publish and openly post the compensation, assistance, and resettlement plan, including schedule and time for payment of compensation and assistance payment, schedule for removal and relocation for site clearance.

Step 11: Implement payment of compensation, assistance and resettlement

Within 15 days since the approval date of compensation and assistance plan, concerned agencies/organizations shall be responsible for paying compensation and assistance for DPs.

In case of resettlement, organizations in charge of compensation and site clearance shall hand over houses or land, land use right certificate, and house and land ownership certificate for DPs prior to land acquisition. In case, there is an agreement between compensation and site clearance organizations and DPs on receiving resettlement house and land after land acquisition, it is required to follow the agreement with signatures of both parties.
Step 12: Site clearance and land acquisition

PCs of all levels co-ordinate with mass organizations to mobilize DPs to implement the decision on land acquisition and compensation and assistance payment smoothly based on approved plan, relocating on-ground architectural objects and assets, and handing over land on schedule.

Along with steps mentioned above, PMU should employ resettlement consulting experts to support the project and independent monitoring agency to independently monitor the compensation and resettlement implementation of the project after the detailed design is approved. Resettlement consulting expert shall be responsible for supporting PMU to internally monitor the agency in charge of compensation and assistance implementation and independent monitoring agency shall periodically monitor the implementation of compensation and site clearance of the project.

7.3 Implementation plan

(See next page)
### Schedule for Project Compensation and Resettlement

<table>
<thead>
<tr>
<th>Activity Unnumbered</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
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<tbody>
<tr>
<td>1. Project Implementation Plan</td>
<td></td>
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<tr>
<td>2. Preparation of Compensations Plan</td>
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<tr>
<td>3. The Project Agreement and Appraisal</td>
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<tr>
<td>4. Construction</td>
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<td></td>
</tr>
</tbody>
</table>

### 2. Compensation and Resettlement Plan

- 5. Define and Publicize the Land Acquisition
- 6. Preparation of Cadastral Documents
- 7. Land Acquisition Assessment
- 8. Survey Implementation
- 10. Preparation of Resettlement Plan Report
- 11. Approval of the Resettlement Plan
- 12. Disbursement of the Resettlement Plan
- 13. Establishment of the GSC
- 14. Preparation of the General Compensation Plan
- 15. Training
- 16. Community Consultation
- 17. Inventory of Loss
- 18. Preparation of Draft Compensation Plan
- 19. Consultation with DPs
- 20. Compensation Payment
- 21. Land Clearance
- 22. Compensation
- 23. Income Distribution Programmes
- 24. Internal Monitoring
- 25. External Monitoring
- 26. Development of the Resettlement Plan
- 27. Issue up
- 28. Distribution of round-movement areas
- 29. Implementation of Land Acquisition
- 30. Enhancement of Technical Design
- 31. Implementation of Technical Design
- 32. Support of the Technical Design
- 33. Procurement of Construction
- 34. Development of the Resettlement Plan

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**QUY NHON CITY ENVIRONMENTAL SANITATION PROJECT**
Infra-Thanglong
8. CONSULTATION AND PARTICIPATION

8.1 Objectives and policies

75. Main objectives of consultation and participation are as follow:
   a) Ensure that all DPs and related agencies participating in issuing decisions on their involuntary resettlement matters;
   b) Minimize negative impacts caused by involuntary resettlement;
   c) Avoid possible conflicts during project implementation.

76. For Vietnam, one important step in increasing democracy at grass root level is Instruction No. 30-CT/TW of the Central Committee of the Vietnamese Communist Party in “Construction and implementation of basic democratic regime” and Decree No. 79/2003/ND-CP on this matter. The key of this legal document is the well-known slogan: “people know, people discuss, people do, people check”
   - Ordinance No. 34/2007/PL-UBTVQH11 point out matters which need the comment of local authorities and communities before the competent authority issue decision; of which there is the preparation for compensation, assistance and resettlement plan related to projects, works in the ward/commune.
   - Article 39, clause 2, Land law 2003 require to publish matters related to resettlement such as reasons and land acquisition plan, relocation plan, general compensation plan, site clearance for DPs.

77. The consultation and participation is an innovation in project implementation in Vietnam. Both local residents and officers in charge of project implementation lack experiences in this field. It is necessary to pay attention to the following points to encourage relevant agencies to participate in consultation process in the project:
   a) Determine and attract all related agencies, especially DPs to participate in consultation and participation;
   b) Establish participation strategies (by PMU) for project planning, implementation, monitoring and evaluation;
   c) Raise required details for strategy of information propaganda and dissemination and establish procedures to enable DPs to negotiate their benefits and interests;
   d) Attract related agencies to participate in making decision at different project implementation steps (for example, compensation modes, consulting opinions of DPs on compensation modes and implementation schedule, etc.);
   e) Set up a schedule to implement activities such as strategy of information provision, compensation levels and modes, interests, locations and relocation plan.
   f) Establish procedures for grievance redress settlement.
8.2 Public consultation and information dissemination

Consultation in the Preparation Phase

78. At the beginning of project preparation works, local authorities and administrative leaders at all levels were informed about the proposed project, objectives and works of the project components. They were thoroughly consulted and actively participated in discussions about their development demands and priorities as well as their awareness about project objectives. DPs were consulted about implicit impacts and applicable measures to minimize negative implicit impacts and improve the benefits of local residents.

79. Local authorities are also consulted about agreement and their commitments in implementing resettlement policies in approved RPF. After the project – Phase 2 is officially approved; proposed project including project objectives, items and preparation activities for on-going project will be published through national and local press and television.

Result of Public Consultation in the Preparation Phase

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

81. In implementation phase, the consulting group worked with local authorities to inform the implementation of projects in general and the conduction of socio-economic survey and affected property investigation in particular. It requires the smooth and thorough coordination among authorities at all levels in all survey process. Also, the consulting group conducted public consultations to inform and consult local people and community about project policies as well as people's entitlements from the project.

82. The contents of public consultation raised by local people, they are:

(i) Prior inform of compensation plan, both the implementation schedule and entitlements to local population for their agreement should be implemented;

(ii) Although the resettlement arrangement is implemented by Quy Nhon CPC, local people is also expected that more detail design of Long My resettlement site should be provided for their better understanding and for their better choices;

(iii) Other problems and discussions raised by local people. Then, their comments and ideas (from both DPs and others) were accommodated, studied and relevant answers were provided (for example, setting up pipeline water, anticipation of relocating to Long My resettlement site).

83. After finishing the survey, the Infra-Thanglong worked with the local officials to report the results of the survey, collecting information related to the compensation and resettlement in the areas, the advantages, disadvantages and experience lessons, proposing plans for finalize the resettlement plans, setting up an organizational system (temporary) to monitor and continue to implement this work in next phases. Proposed officials participating in compensation activities of each project will consist of the chairman of ward, cadastral officials (and urban officials) and village representatives.
Consultation during the Implementation

Information Dissemination and Consultation

84. During project implementation, PMUs with support of project consultants, shall undertake the following assignments:

- Provide information for Project compensation boards at all levels through training seminars. Provide detailed information about project policies and implementation procedures;
- Organize information dissemination and consultation to DPs during project implementation;
- Update provincial unit price and confirm land acquisition scale and impacts on assets based on results of Detailed Measurement Survey (DMS) with consultation of DPs;
- After that, Project compensation boards will apply price to calculate compensation and complete compensation plan for affected assets of DPs. PMU will present information on interests entitled to DPs in next consultation with households;
- Then, assets compensation plan shall clearly state affected assets and compensation rights entitled to DPs and shall be signed by DPs to show their agreement with evaluation results. Any questions of DPs on contents of plan shall be noted at this moment;
- Send letters/questions related to resettlement plans to DPs:
  - To inform them about resettlement plans (clearly explain about consequence of each selected plan), if any;
  - Request DPs to confirm their selections of resettlement plan and their preliminary confirmation on the location of resettlement area;
  - Request DPs to clearly state services which they are using such as education/ health care/ market and approach distance of services.
- Consult DPs on their desires about rehabilitation assistance plan. This part is applied to severely affected people and vulnerable people. Project compensation boards will inform DPs about plan and their technical assistance entitlements before requesting them to clearly present their desires for that rehabilitation assistance.

Community Meeting

85. Before starting detailed designs, the resettlement consulting group will conduct community meetings at affected wards/communes to provide additional information for DPs and create opportunities for them to participate in open discussion about resettlement policies and procedures. In detailed conditions and reflection, PCs of wards or residential groups will hold meetings to solve information related to the project, compensation policies, and confirmation of land use status and land use origin of households. Send invitations to all DPs at least 2 weeks before the meeting in their areas. The objective of this meeting is to clarify the information as of the meeting time and create opportunity for affected people to discuss issues of their interest and clarify information. Together with notice to affected persons, other means of communication must be used to inform affected people and the public in general, for example, posters in easily seen places in the ward/commune and city where affected people are living, announcements via radio, newspapers, public posters. Both males and females of DPs as well as members of the community who are interested in are encouraged to participate. The meeting will explain the project, and the rights and entitlements of households, and the meeting will be the opportunity to raise concerned questions. These meetings will be periodically held throughout the project cycle.

QUY NHON CITY ENVIRONMENTAL SANITATION PROJECT

Infra-Thanglong

48
Compensation and Rehabilitation

86. Notification will be sent to each affected household with time, place, and procedures for receiving compensation payment. Severely affected and vulnerable people will be met in person to assert their desires for rehabilitation support.

Information Disclosure

87. In addition to public announcement for DPs and their communities, the RPs will be available in the public information center of Binh Dinh and PMU of Quy Nhon City, in the Info Shop in Washington and Vietnam Development Information Center in Hanoi.
9. GRIEVANCE REDRESS

9.1 Responsibilities

88. Agencies in charge of implementing the procedure of complaints settlement during compensation and land acquisition process includes Binh Dinh PPC, relevant Departments, compensation and land acquisition councils at all levels, local PCs in project affected areas. Depending on functions and tasks of each level, DPs’ complaint handling mechanism will be regulated in accordance with legal documents promulgated by the State.

89. Detailed procedures on complaint handling will be established for the project in order to ensure the opportunities of the DPs to present their complaints on compensation and resettlement. The objective is to quickly settle complaints of the DPs in compliance with procedures. This mechanism will be designed in simple, understandable, quick and fair way. Handling of complaints at each project level will certainly help to push project implementation progress. DPs who do not agree with decision on compensation, assistance and resettlement are entitled to raise complaints based on legal regulations.

90. The handling of complaints against compensation, assistance, land acquisition and resettlement decisions, together with responsibilities for complaint settlement, validity and settlement procedures shall be implemented in accordance to Article 138 in Land Law 2003 and Article 63, 64 Decree No. 84/2007/ND-CP dated May 25th 2007 of the Government and regulations on complaints handling in Decree No. 136/2006/ND-CP.

91. However, while awaiting complaint settlement, persons whose land is acquired have to follow decision on land acquisition and hand over land on schedule and plan decided by competent state agencies.

92. For cases of grievance against administrative decision on land management as regulated in Article 162, Decree No. 181/2004/ND – CP shall comply with regulations and laws on complaint settlement.

9.2 PROCEDURE OF COMPLAINTS

93. Project affected persons can make a complaint regarding compensation entitlements, policies and unit prices of compensation, land acquisition, resettlement and entitlements relating to reconstruction support programs. Complaints of project affected persons may be oral or written, but in case they complain orally, the reception board will record the complaints in the first meeting with the claimant.

94. The local mass organizations, including Fatherland Front, Farmers Association, Women Union, the intermediary groups ... will be mobilized to participate actively in the process of handling arising questions and complaints of affected persons.

95. In the complaining process, affected people do not have to pay any administrative or legal fees. Four steps of grievance procedure are as follows:

*Step 1:* Complaints of affected persons by the resettlement program, or unsettled losses will be sent to ward/commune PCs first in writing or by direct reflections. It is possible to discuss complaints in an unofficial meeting between complainants and Chairman of ward/commune PCs. Ward/commune PCs will be responsible for handling complaints within 15 days since receiving the complaints.

*Step 2:* If the complaints are not handled within 15 days since the registering date or complainants have not received feedbacks of ward/commune PCs, they can send their complaints to project CRC. Complaints
RESETTLEMENT PLAN – Report summary
must be handled within 30 days from original complaints date. Project CRC have to handle the complaints
within half a month from the date of receiving the complaints.

Step 3: If affected persons are still not satisfied with the settlement of Municipal PC/CRC or
representatives of PC or Municipal PC do not have any feedbacks, they can send their complaints to PPC.
PPC together with representatives of project CRC will handle the within 30 days since provincial People's
Committee received the complaints.

Step 4: If affected persons are still not satisfied with the settlement of PPC or Provincial Appraisal
Council on their complaints or PPC do not have any feedbacks within the regulated time, they can send to
Municipal/District Administrative Court to settle the complaints as regulated by Law.
All complaints and their resolving process should be recorded/document and kept carefully at the Quy
Nhon ESP-PMU.
10. MONITORING AND EVALUATION

96. Monitoring is a continuous process of assessing the project implementation, including the approved implementation schedule, the use of inputs, project infrastructure and services. The monitoring agency provides all stakeholders with continuous reflection on the implementation. It identifies the reality, successful potential and arising difficulties as soon as possible for timely adjustment in the operation phase of the project. The monitoring has two purposes:

- Examine whether project activities are completed effectively or not regarding quantity, quality and time.
- Evaluate whether these activities achieve project goals and objectives or not, and how achievements are.

Implementing agencies (PMU) as well as contracted independent monitoring organizations follow and regularly monitor the implementation of RP.

10.1 Internal Monitoring

97. Internal monitoring of the implementation of project RP (Phase 2) is the responsibility of the implementing agencies, with the assistance of project consultants. The implementing organizations will monitor the progress of RP preparation and implementation through regular progress reports.

The main criteria of internal monitoring include:

- Pay compensation to DPs for different types of damage according to compensation policies described in RP.
- Implement technical and relocation, pay allowance and relocation support.
- Implement income recovery and recovery support entitlements.
- Publish and disseminate information and consultation procedures.
- Closely follow complaint procedures, and outstanding problems requiring management attention.
- Give priority to DPs for given options.
- Coordinate and complete resettlement activities and award construction and installation contracts.

98. Project Management Unit will collect information from City compensation council every month. A database of tracking information of the implementation of project RP will be maintained and updated every month.

99. Project Management Board submits an internal monitoring report on the implementation of Resettlement Plan to WB as part of their quarterly reports to WB. Internal monitoring reports must contain the following information:

- Number of DPs by effect types and project components and payment situation of compensation, relocation and income recovery for each item.
- Allocated fund for activities or compensation, disbursement cost for each activity.
10.2 External Monitoring

100. The overall objective of independent monitoring is to provide periodical evaluation results and independent review of the implementation results of resettlement targets, changes in living standards and employment, the recovery of incomes and social bases of DPs, efficiency, impact and sustainability of local people's entitlements, the need for additional mitigation measures for damages if any, and to draw strategic lessons for planning and policy making later.

101. The PMU will hire one (01) independent monitoring and assessment organization for the implementation of RP. This organization, called external monitoring agency (EMA), has major in social sciences and experience in resettlement independent monitoring. External monitoring agency (EMA) will start its work once after the project commences.

102. The external monitoring agency (EMA) will be recruited prior to RP activities. Relative to compliance monitoring during resettlement implementation, the main activities of the EMA will revolve around the following:

(a) Review existing baseline data and gather additional socio-economic information, as necessary, on sample affected households; This should be done once immediately after the contract of the external monitoring service is signed between PMU and External monitoring agency.
(b) Monitor and implementation of the RP
(c) Identify any discrepancy between RP and actual implementation of this plans (every monitoring mission of every 06 months)
(d) Monitor the resolution of complaints and grievances of affected households; and
(e) Provide recommendations for improving resettlement updating and implementation.
(f) Issue certification that each DP has received the full payment.
(g) Carry out compensation and resettlement audit

103. Specific to resettlement updating and implementation activities, the EMA will monitor and evaluate specific issues such as the following:

- Public consultation and awareness of resettlement policy and entitlements;
- Coordination of resettlement activities with construction schedule;
- Land acquisition and transfer procedures;
- Construction/rebuilding of replacement houses and structures on relocation sites. Level of satisfaction of DPs with the provisions and implementation of the RP.
- Grievance redress mechanism (documentation, process, resolution);
- Effectiveness, impact and sustainability of entitlements and income restoration programs and the need for further improvement and mitigation measures.
RESETTLEMENT PLAN – Report summary

- Relocation site development (housing and market) from identification of sites in consultation with DPs, to resettlement site development and relocation of DPs. Land title issues and process of land title granting.
- Capacity of DPs to restore/re-establish livelihoods and living standards. Special attention will be given to severely affected DPs and vulnerable DPs;
- Resettlement impacts caused during construction activities.
- Participation of DPs in RP implementation

104. The EMA is also required to be present during disbursement of compensation to DPs and to issue certification that each DP has received the full payment. The methods to be employed by the EMA in its monitoring work and indicators are summarized hereunder:

(a) Review of detailed measurement survey documents to be able to establish a baseline for monitoring and evaluating project benefits. The EMA to check on a random basis the DMS process with DPs from identification to agreement on DMS results. During the conduct of the DMS, the EMA will also monitor the DMS process to determine and assess if DMS activities are being carried out in a participatory and transparent manner.

(b) Review of Socio-economic Survey (SES) baseline prepared during RP. The EMA will carry out another SES. A post resettlement survey will be carried out 6 months following completion of resettlement activities. Sampling will include 20% of severely affected DPs as well as at least 10% of all other DPs.

(c) Special attention will be paid to the inclusion of women, ethnic groups, the very poor, the landless and other vulnerable groups, with set questions for women and other target groups; and, the database disaggregates information by gender, vulnerability and ethnicity

(d) Resettlement audit will be conducted during the monitoring period. The EMA will be present at the time of disbursement of payments to DPs during monitoring. The EMA report will include resettlement audit per monitoring period.
11. COST ESTIMATION

11.1 Budget

105. Budget for the implementation of Resettlement Plan will be part of the government's counterpart fund. Binh Dinh Province People's Committee will provide counterpart capital for the implementation of compensation and resettlement and will be included in the total investment cost of the project.

11.2 Replacement cost survey

106. Method used to determine value of losses in projects funded by WB is based on "replacement cost". In this project, losses include losses on urban land, construction works and other assets. For urban land of same area, existing-use value shall be evaluated following replacement price in consideration of public facilities and social services, plus registration cost and transfer tax. For residential houses and other construction works, values are determined according to market prices of construction materials so as to build a replacement house with area and quality at least same as the old one, or to repair affected structures plus costs for material transport, manpower, tender, and registration and transfer tax. Depreciation of assets and values of materials which may be utilized by DPs are not included.

107. The Safeguard Consultant (Infra-Thanglong) conducted the RCS during the period from 26/3/2010 to the end of 10/5/2010 through (i) study of the average revenue for agricultural industries (income generated from land) in the locality, (ii) interviews and surveys of affected households and non-affected households and (iii) observations and surveys in residential areas ... Detail implementation of the replacement cost survey, pls refer to Annex 4.

108. Currently, regulations on compensation unit price and allowances for land, trees, crops as well as architectural objects, buildings ... issued by People's Committee of Binh Dinh Province are always updated by Department of Finance, Department of Natural Resources - Environmental, Department of Construction ... and local authorities all year round.

109. Thus, according to the comparisons result between market prices and compensation unit prices regulated in documents and policies of the province that are equivalent. In other sides, (i) provincial issued land price is relatively close to market unit price; (ii) the price survey of assets, trees/ crops indicated that the market unit price is equivalent to the unit price regulated by the Binh Dinh’s PPC. In the community consultation meeting, local population and DPs have been consulted on the replacement cost and they were all agreed with proposed price which issued by PPC.

110. Therefore, based on the survey data, consultation results and unit prices issued by Binh Dinh Province People's Committee, it is proposed compensation unit prices for land, trees, crops ... applicable to the subproject are based on the unit price issued by the provincial People's Committee of Binh Dinh, including (i) Decision No. 49/2009/QD-UBND on December 29, 2009 of Binh Dinh Province People's Committee promulgating compensation policy, support and resettlement when the State acquire land in the area of Binh Dinh province (ii) Decision No. 37/2007/QD-UBND dated 31/10/2007 of the PPC promulgating compensation unit price for houses, architectural objects, graves, trees, crops when the State acquire land in the province; and and Decision No.20/2008/QD-UBND dated 23 May 2008 by the Provincial People's Committee on regulating the adjustment rate of unit prices of houses and structural works in Decision No.37/2009/QD-UBND dated 31 October 2009 (updated at the moment of compensation implementation).
RESETTLEMENT PLAN – Report summary

111. At the time of compensation implementation all compensation prices for land and other assets will be updated at market prices or replacement costs.

11.3 Cost estimate

112. Costs for resettlement compensation including costs for RP preparation and implementation, cost for administration and management are estimated with the following items:

- Compensation cost for affected land and other assets in the project area;
- Costs for programmes on income recovery and special allowance for vulnerable groups (household under preferential treatment, households with persons sacrifices for revolution, households led by women, handicapped persons, poor households, etc.);
- Cost for administrative management;
- Cost for employment of local resettlement propagandists and independent monitoring consultant;
- Contingency

113. The total cost estimate from implementation to completion of RP is about VND 18 billion, in which (i) component 1&5 is VND 6.3 billion and (ii) component 2&3 is VND 11.7 billion. This includes compensation and allowance costs for project-affected land and architectures, the income restoration programs, the transition assistances, the monitoring, evaluation, administrative management and contingency costs.

114. Detailed analysis of impacts and cost estimation for project operating areas will be divided into categories and shown as below:

Table 7: Cost Estimation For Compensation And Assistance

(See next page)
## RESETTLEMENT PLAN – Report summary

### QUY NHON CITY ENVIRONMENTAL SANITATION PROJECT

#### INFRA-THANGLONG

#### HANG MUC & S

| STT | LHanh hống | Thanh phán | P. anh C lòng | P. anh trong | P. Đống Dị | Tổng
|-----|------------|-----------|-------------|-------------|-------------|-----|
|     |            | Công trình | Nguyên X Piano | Nguyên X Thị | Nguyên X Quốc | Tổng
| A   | CHI PHÍ BỘ THƯƠNG HỌC |           |             |             |             |     |
| 1   | Đất       | 274,130,000 | 754,968,000 | 440,000,000 | 3,967,606,000 |     |
|     | Đất       | 1,024       | 100        | 310          |             |     |
|     | Đất       | 3,276,000   | 5,236,000  | 4,900,000    |             |     |
|     | Thanh liêu | 2,917,946,000 | 312,200,000 | 40,000,000   |             |     |
|     | Đất Nông nghiệp | 2,100      |            |              |             |     |
|     | Đất Nông nghiệp | 5,000      |            |              |             |     |
|     | Đất Nông nghiệp | 314,500    |            |              |             |     |
|     | Đất Nông nghiệp | 3,190      |            |              |             |     |
|     | Đất Nông nghiệp | 24,000     |            |              |             |     |
|     | Đất Nông nghiệp | 10,205,000 |            |              |             |     |
| B   | Vốn lưu động | 296,111,200 | 67,208,500  | 104,407,500  | 465,936,000  |     |
|     | Đất Nông nghiệp | 1,34        |            |              |             |     |
|     | Đất Nông nghiệp | 183,500    |            |              |             |     |
|     | Đất Nông nghiệp | 293,112,200 |            |              |             |     |
|     | Đất Nông nghiệp | 30         |            |              |             |     |
|     | Đất Nông nghiệp | 48,500     |            |              |             |     |
|     | Đất Nông nghiệp | 34,350     |            |              |             |     |
|     | Đất Nông nghiệp | 3,220      |            |              |             |     |
|     | Đất Nông nghiệp | 3,315,000  |            |              |             |     |
| C   | Tiếp cận, kinh tế | 86,626,000 | 3,456,000   |              | 80,084,000  |     |
|     | Công trình | 2,375       |            |              |             |     |
|     | Đất Nông nghiệp | 950        |            |              |             |     |
|     | Đất Nông nghiệp | 3,756,000  |            |              |             |     |
|     | Đất Nông nghiệp | 15,474,000 |            |              |             |     |
|     | Đất Nông nghiệp | 130,000    |            |              |             |     |
|     | Đất Nông nghiệp | 150,000    |            |              |             |     |
|     | Đất Nông nghiệp | 30,500,000 |            |              |             |     |
|     | Đất Nông nghiệp | 3,500      |            |              |             |     |
|     | Đất Nông nghiệp | 3,500      |            |              |             |     |
|     | Đất Nông nghiệp | 10,050,000 |            |              |             |     |
| D   | Tiếp cận, kinh tế | 755,306,000 | 13,668,000  | 11,235,000   | 438,306,000  |     |
|     | Công trình | 115,000.00  |            |              |             |     |
|     | Công trình | 1,400,000   |            |              |             |     |
|     | Công trình | 2,900,000   |            |              |             |     |
|     | Công trình | 1,700,000   |            |              |             |     |
|     | Công trình | 1,700,000   |            |              |             |     |
|     | Công trình | 1,850,000   |            |              |             |     |
|     | Đất Nông nghiệp | 50,500     |            |              |             |     |
|     | Đất Nông nghiệp | 450,000    |            |              |             |     |
|     | Đất Nông nghiệp | 4,500,000   |            |              |             |     |
|     | Đất Nông nghiệp | 10,150,000  |            |              |             |     |
|     | Đất Nông nghiệp | 1,400,000   |            |              |             |     |
|     | Đất Nông nghiệp | 1,400,000   |            |              |             |     |
|     | Đất Nông nghiệp | 3,400,000   |            |              |             |     |
|     | Đất Nông nghiệp | 3,400,000   |            |              |             |     |
|     | Đất Nông nghiệp | 3,400,000   |            |              |             |     |
|     | Đất Nông nghiệp | 3,400,000   |            |              |             |     |
|     | Đất Nông nghiệp | 3,400,000   |            |              |             |     |

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**Note:** The table above provides a summary of the resettlement plan for Quy Nhon City, detailing the financial aspects and the distribution among various categories.
### RESETTLEMENT PLAN - Report summary

**DU LỊCH VỆ SINH MÔN TRỌNG THÀNH PHỐ QUỲ NHƠN - HÀNG MỊC 1&5**

**Uy tín chi phí bồi thường, hỗ trợ và tài chính cụm**

**HÀNG MỊC 1&5**

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### RESETTLEMENT PLAN - Report summary

**DU AN XE HÍNH MỞ TRƯỜNG TRẢI NGHEN QUY NHƠN - HÀNG VƯƠN 2C**

**Ứng tinh chỉ phí dời thuong, hỗ trợ và tái định cư**

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QUY NHƠN CITY ENVIRONMENTAL SANITATION PROJECT

Infra-Thanglong

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###RESETTLEMENT PLAN - Report summary

**DỰ ÁN VỆ SINH MÔI TRƯỜNG THÀNH PHỐ QUY NHƠN - HÀNG XỨ 2A**

**Uy có tính chi phí bổ thông, hỗ trợ và tái định cư**

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**QUY NHƠN CITY ENVIRONMENTAL SANITATION PROJECT**

Infra-Thanglong

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