

**BINH DINH PROVINCE PEOPLE'S COMMITTEE  
AGRICULTURE AND RURAL DEVELOPMENT PROJECT MANAGEMENT  
BOARD**

**INTEGRATED RESILIENT DEVELOPMENT PROJECT (P-509666)  
BINH DINH SUBPROJECT**

**RESETTLEMENT PLAN**



**May 2025**

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## ABBREVIATIONS

CPCs	Commune Peoples' Committees
DRC	District's resettlement committees
DARD	Department of Agriculture and Rural Development
DDRs	Due diligence Reviews
DLFDCs	District Land Fund Development Centers
DMS	Detailed Measurement Survey
DOC	Department of Construction
DOF	Department of Finance
DOLISA	Department of Labor, Invalids and Social Affairs
DONRE	Department of Natural Resources and Environment
DPC	District People's Committee
DP(s)	Displaced Persons
ESF	Environmental and Social Framework
ESIA	Environmental Social Impact Assessment
ESMP	Environmental and social management plan
ESS	Environmental and Social Standard
FS	Feasibility Study
GoV	Government of Vietnam
GRDP	Gross Regional Domestic Product
IA	Implementing Agency
IOL	Inventory of Loss
IRDP	Integrated Resilient Development Project
IRP	Income Restoration Program
LAR	Land Acquisition and Resettlement
LURC	Land Use and Land Use Right Certificate
MOLISA	Ministry of Labor, Invalids and Social Affairs
ODA	Official Development Assistance
PAH	Project Affected Household
PAP	Project Affected People
PDO	Project Development Objective
PMU	Project Management Unit
PPC	Provincial People Committee
PR	Provincial Road
RP	Resettlement Plan
RCS	Replacement Costs Survey
SES	Socio-Economic Survey
TA	Technical Assistance
US\$	US Dollar
VND	Vietnamese Dong
WB	World Bank

## GLOSSARY

- Affected persons (APs)** : Individuals, households, organizations are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihood) as a result of (i) involuntary expropriation of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. In the case of affected households, it includes all members residing under one roof and operating as a single economic unit, who are adversely affected by the project or any of its components.
- Cut-off-date** : The date of Land acquisition announcement issued by local government to people affected by component/subproject before implementation of detailed measurement survey. Affected persons and local communities will be informed of the cut-off date for each project's component, and that anyone moving into and/or asset created in the project areas after that date will not be entitled to compensation and assistance under the Project. The notification of land acquisition for each component will be determined in detail, depending on resettlement implementation plan. The notification of land acquisition is valid for 12 months.
- Census:** Census of all affected people will include key socioeconomic information of the project affected persons (PAPs), such as main occupations, sources of income, level of obtained education in order to be able to determine vulnerable households as well as to establish baseline data for monitoring livelihood restoration of the PAPs.
- Inventory of Losses (IOL)** : A process where all fixed assets (i.e. lands used for residence, commerce, agriculture, including ponds; dwelling units; stalls and shops; secondary structures, such as fences, tombs, wells; trees with commercial value; etc.) and sources of income and livelihood inside the Project right-of-way are identified, measured, their owners identified, their exact location pinpointed, and their replacement costs calculated. Additionally, the severity of impact to the affected assets and the severity of impact to the livelihood and productive capacity of displaced households will be determined.
- Severely Affected Households** : Households who will (i) lose 30% (10% for vulnerable households) or more of their total productive land and/or their total income sources, or lose less than 30% but significantly affect their livelihood; and/or (ii) have to relocate, due to the Project.
- Eligibility** : any person who has used land affected by the project is listed before a cut-off date that (a) have formal legal rights to land or assets;(b) do not have formal legal rights to land or assets, but have a claim to land or assets that is recognized or recognizable under national law; or (c) have no recognizable legal right or claim to the land or assets they occupy or use.
- Replacement cost** : A method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement. Where functioning markets exist, replacement cost is the

market value as established through independent and competent real estate valuation, plus transaction costs. Where functioning markets do not exist, replacement cost may be determined through alternative means, such as calculation of output value for land or productive assets, or the undepreciated value of replacement material and labor for construction of structures or other fixed assets, plus transaction costs. In all instances where physical displacement results in loss of shelter, replacement cost must at least be sufficient to enable purchase or construction of housing that meets acceptable minimum community standards of quality and safety. The valuation method for determining replacement cost should be documented and included in relevant resettlement planning documents. Transaction costs include administrative charges, registration or title fees, reasonable moving expenses, and any similar costs imposed on affected persons. To ensure compensation at replacement cost, planned compensation rates may require updating in project areas where inflation is high or the period of time between calculation of compensation rates and delivery of compensation is extensive.

- Involuntary resettlement : Project-related land acquisition or restrictions on land use may cause physical displacement (relocation, loss of residential land or loss of shelter), economic displacement (loss of land, assets or access to assets, including those that lead to loss of income sources or other means of livelihood), or both. The term “involuntary resettlement” refers to these impacts. Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in displacement.
  
- Entitlements : The right to receive compensation and assistance to affected people depending on affected types and the extent of damage.
  
- Disadvantaged or vulnerable : Refers to those who may be more likely to be adversely affected by the project impacts and/or more limited than others in their ability to take advantage of a project’s benefits. Such an individual/group is also more likely to be excluded from/unable to participate fully in the mainstream consultation process and as such may require specific measures and/or assistance to do so. This will take into account considerations relating to age, including the elderly and minors, and including in circumstances where they may be separated from their family, the community or other individuals upon which they depend. Vulnerable people may include: (i) single female headed households with dependents and economic disadvantage (single, widow, disabled husband); (ii) people with physical or mental disability (loss of working ability); (iii) the poor under national standard; (iv) the elderly alone; (v) ethnic minority people; and (vi) social policy families (as defined by each province). List of the disadvantaged or vulnerable will be determined throughout SES and public consultation during project preparation.
  
- Income (livelihood) restoration : A set of activities to be provided to the affected people who lost income sources or means of livelihoods and with their efforts to restore their income and living standard, as equal or better than pre-

project level.

Stakeholder : Refers to individuals or groups who (i) are affected or likely to be affected by the project (project-affected parties); and (ii) may have an interest in the project (other interested parties).

## **EXECUTIVE SUMMARY**

### **Project Overview**

The Government of Vietnam proposed to borrow loan from the World Bank for the Integrated Resilient Development Project - Binh Dinh Province (hereafter called the Binh Dinh IRDP) to construct two roads (with total length of 44.5km) which is implemented in 10 wards and communes within Quy Nhon City, Hoai Nhon Town, and Phu My District in Binh Dinh Province. Specifically, the communes include My Thanh, My Tho, My An, My Duc, and My Thang in Phu My District; Hoai My and Hoai Hai communes in Hoai Nhon Town; Dieu Tri Town in Tuy Phuoc District; and Nhon Phu and Nhon Binh wards in Quy Nhon City. The Project Development Objective (PDO) aims to increase access to resilient infrastructure services and to strengthen institutional capacity on disaster-resilient development planning and management in Binh Dinh province of the South-Central Coast Region in Vietnam.

### **Objectives of the RP**

The main objective of this RP is to establish a set of criteria and procedures for compensation support and resettlement for affected households based on the principles of full replacement cost. The PAPs will be provided with various types of assistance for livelihood restoration and life stabilization.

### **Scope of Impacts**

The Binh Dinh IRDP will acquire land of an estimated 1,378 PAPs, of which 586 households are severely affected (including 313 households losing 30% or more and 117 vulnerable households losing 10% or more of their agricultural production and 156 relocated households); and the remaining households are marginally affected. No ethnic minority community or their collective attachment present in the project area.

The project will permanently recover approximately 1,268,429 m<sup>2</sup> of various types of land, including: 13,910m<sup>2</sup> of residential land; 1,085,269 m<sup>2</sup> of agricultural land; and 169,250 m<sup>2</sup> of other types of public land (such as transportation land, unused public land, etc.).

The project will also affect approximately 46.930 square meters of land, which will be temporarily requisitioned to facilitate construction activities. The temporarily affected land (mainly unused land and agricultural land) will be restored to its pre-project condition or better before being returned to the landowners by the contractor.

### **Mitigation Measures**

The Binh Dinh PMU has worked closely with the project preparation consultant and resettlement specialists to explore measures to avoid, and if not possible, minimize the need for land acquisition and physical resettlement. The key measures include: a) considering alternative design options (road alignment and road width), b) new road alignment, if any, going through public land and/or fallow land, avoiding densely populated area, d) where technically feasible, upgrade existing road, etc. At areas where the road goes through residential area, various technical solutions were studied to minimize adverse impacts on living activities of local people during construction. Such measures includes safety assurance, appropriate construction schedule, construction measures that avoid/minimize negative impact in residential area. Mitigation measures shall be further explored when final detailed technical design is approved during project implementation.

### **Policy Framework**

Land acquisition, compensation, support and resettlement for the project will be implemented in compliance with the World Bank's Environmental and Social Standard 5 (ESS5) on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, and Vietnamese laws and regulations on compensation, support and resettlement when the State recovers land for public purpose. The basic principles applied for preparation of this Resettlement Plan are that all eligible PAPs of the project will be compensated at replacement cost and assisted with

restoration measures to help them improve or at least maintain the living standards as before the project.

### **Livelihood restoration program**

Livelihood restoration program is vital to help severely affected households, vulnerable households improve or at least restore their income and living standard to the pre-project level. Apart from financial support, vocational training is also provided to PAPs.

### **Implementation Arrangement**

The compensation, support and resettlement of the project will be subject to the management and supervision of the PMU and implemented by Land Fund Development Centers (LFDCs). In the implementation process, implementation organizations should have close coordination with functional agencies, wards and communities in the project area to ensure the compensation, support and resettlement is done publicly, transparently and on schedule and complies with the approved RP.

### **Consultation and Participation**

The RP is prepared with the close coordination of local authorities, representatives of local community and affected people. Local authorities at wards, communes and representatives of the affected households were involved in the consultations through various forms and channels, including meetings and public consultations, questionnaire-based survey for almost all households in the project area. Information collected during the consultation will serve as a basis for preparing resettlement policy of the project, including compensation plan and income restoration program. A consultation mechanism was also established in the RP and the stakeholder engagement plan (SEP) for implementation throughout the project cycle.

### **Monitoring and Evaluation**

RP will be implemented under the regular supervision of the PMU. At the same time, the PMU also recruit an independent monitoring agency (IMA) to periodically monitor the implementation of compensation and resettlement in compliance with the RP. Upon completing the project, the independent monitoring agency will also evaluate whether the objectives of the resettlement policy have been achieved. In case it is found that these objectives have not been achieved, the PMU will propose follow-up measures to achieve the objectives.

### **Grievances and Redress Procedure (GRP)**

In order to ensure that all PAPs' grievances on any aspect of land acquisition, compensation and resettlement are addressed in a timely and satisfactory manner, a well-defined grievance redress procedure was established in the RP. All PAPs, including vulnerable PAPs can send any questions, complaints in verbal or written form. If complainant disagrees with settlement decision, he/she has right to appeal to court in accordance with the Law on Complaint. The PMU will assign a person in charge of monitoring and supervising PAPs' complaints/grievances until being redressed satisfactorily.

### **Cost estimate**

Cost estimate for implementation of RP for the project is about VND 699,910,580 (equivalent to US\$ 27,447,474 with exchange rate: US\$ 1 = VND 25,500). This budget includes costs of compensation for land, and non-land assets affected by the project, assistance and income restoration program, monitoring and evaluation, replacement cost survey, implementation management. However, this does not include contingency costs. Budget for implementation of site clearance will be allocated from counterpart fund of Binh Dinh province.

## 1. PROJECT DESCRIPTION

### 1.1. Project Overview

- The Government of Vietnam has requested a loan from the World Bank (WB) for the implementation of the Integrated Resilient Development Project. The project's development objective is to increase access to resilient infrastructure services in selected provinces of the South-Central Coast Region in Vietnam, including Binh Dinh and Quang Nam provinces, and is scheduled to be carried out from 2025 to 2031.
- In Binh Dinh province, the project is referred to as "IRDP - Binh Dinh Subproject" (hereafter referred to as project) which will cover 04 city/township and districts, including Quy Nhon city, Tuy Phuoc districts, Phu My district and Hoai Nhon Township. The IRDP- Binh Dinh Subproject aims to increase access to resilient infrastructure services and to strengthen institutional capacity on disaster-resilient development planning and management in Binh Dinh province.

### 1.2. Project components

- To achieve the above development objective, the project is structured into two project components.
  - **Component 1: Resilient Infrastructure.** This component will finance investments to improve access to resilient infrastructure and services in key coastal economic zones of the province. The proposed investments will contribute towards positive social, economic, and environmental impacts in the selected provinces, while enhancing the capacity of the authorities in disaster emergency relief and response.
    - **Component 2: Technical Assistance and Implementation Support.** This component will provide finance for technical assistance activities and support the overall project implementation.

### 1.3. Scope of civil works

- Under project component 1, two sub-components are to be implemented as follows :
  - **Sub-component 1: Upgrading and building part of the provincial road PR639 - section from My Thanh - Lai Giang.** Design standard is based on categorization III according to TCVN plain road 4054: 2005; length of route L = 38.1km, including the following subsections:
    - **Section Km45+0.00 ÷ Km 55+365.60:** From the beginning of the route to the intersection of Xuan Thanh village, My An commune, Phu My district, 10.4km long, built with 4 lanes, roadbed width = 20.5m;
    - **Section Km 55+365.60 ÷ Km83+139.47:** From the intersection of Xuan Thanh village, My An commune, Phu My district to the end of the route, 27.4km long, built with 4 lanes, roadbed width Bn = 12m.
    - **Bridge Ha Ra** and 08 large culverts.
  - **Sub-component 2: Upgrading and building part of Highway 19C connecting Quy Nhon Port.** Design standard categorization for urban main road according to TCXDVN 104-2007; length of new construction route L = 6.41km, including the following subsections:
    - **Section 1 from Km0+0.00 ÷ Km1+132.23:** L = 1.13 k m, 04 lanes, roadbed width Bn = 24m.
    - **Section 2 from Km1+132.23 ÷ Km3+ 91.30:** L = 2.06 km, 06 lanes, roadbed width Bn = 40m.
    - **Section 3 from Km3+191.30 ÷ Km 6+349.13:** L = 3.16Km, 4 lanes, roadbed width Bn = 32m

**Construction of 03 I-shaped girder bridges with length of 33 m, design load HL93, flood frequency P=1%, prestressed concrete structure.**

- Duc River Bridge at Km0+525.57. Length  $L=4 \times 33\text{m}$ , Bridge width  $B_c=2\text{m}+14\text{m}+2\text{m}=18\text{m}$
- Dinh River Bridge at Km6+33.95. Bridge Girder I33m,  $L=3 \times 33\text{m}$ , Width  $B_c=2\text{m}+9\text{m}+4\text{m}+9\text{m}+2\text{m}=26\text{m}$  (including 02 blocks);
- Underpass: 01 underpass at Km5+321.42, design load HL93, reinforced concrete structure 6.5m wide, 3.5m high.

- The above subcomponents will require land acquisition, land use restriction and involuntary resettlement. The land acquisition boundaries of the proposed subcomponents have been identified during Project preparation. Therefore, the RP is prepared for all civil works subcomponents of the project. The alignments of sub-component 1 and sub-component 2 are shown in the figure 1 and 2 below, respectively.



Figure 1: Sub-component 1 - Location of the provincial road PR639 (blue line)

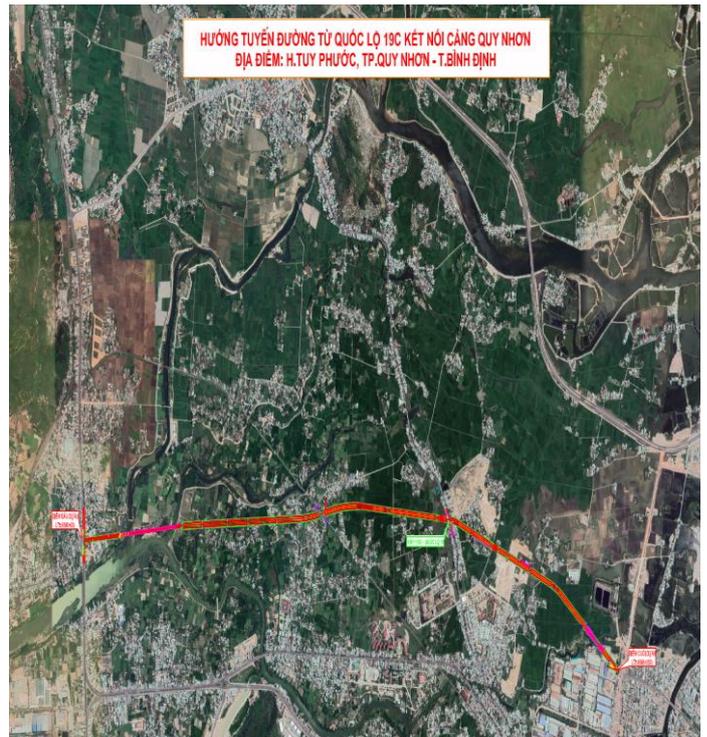


Figure 2: Sub-component 2 - Location of the Highway 19C connecting Quy Nhon Port

## **2. SCOPE OF LAND ACQUISITION AND RESETTLEMENT**

### **1.1. Mitigation measures of land acquisition and resettlement**

- Based on the proposed project in the Feasibility Study (FS), there are 2 civil works under the sub-component 1 and 2 that will span across 10 communes in 4 districts/township/city, specifically: (i) Sub-component 1 covers My Thanh, My Tho, My Thang, My An (Phu My district), Hoai My, Hoai Hai, My Duc (Hoai Son township); (ii) Sub-component 2 covers Dieu Tri (Tuy Phuoc district), Nhon Phu and Nhon Binh (Quy Nhon city).
- Measures to Minimize Negative Impacts: To minimize the Project impacts on local communities, including both directly and indirectly affected households, mitigation measures have been taken into account as follows:
  - Citizen Engagement at design with two-way interaction between citizens and the PMU/ FS consultants gives citizens a stake in divisions-making to ensure technical requirements, in accordance with local conditions and consensus from citizen.
  - During project preparation, efforts have been made, through exploring various technical design options, to avoid acquisition of land, particularly land from local peoples, thereby minimizing the overall resettlement impact. To keep the adverse impact on land and the livelihood to the minimum, various options of alignment and scale of each construction item have been considered based on the following principles:
    - For the new road section, road alignment is prioritized for areas with no or minor impact on the land and assets of local people. These areas include land that are unused or not cultivated, including public vacant land, agricultural land of low productivity, and area of low population.
    - For section where existing road is upgraded, alignment is adjusted in a manner that minimizes the need for land acquisition from local people.
- Despite the above efforts, acquisition of land is inevitable. In addition, temporary impact and community disturbance would be occurred during construction time. However, all potential negative impacts of the project have been predictable and mitigation measures have been proposed in the ESMP. During project implementation, the implementing agencies will inform affected people 90 days and 180 days before taking agricultural land and residential land, respectively. PMUs and construction supervision consultant will closely monitor the implementation of mitigation measures of contractors and disclose construction plan in advance to local people for co-operation.
- Inventory of losses (IOL) was conducted based on the preliminary design to roughly identify number of households and amount of land and non-land assets to be affected to prepare RP. Detailed measurement survey of affected land and non-land assets of each affected household will be conducted when detailed technical design is made and approved at the stage of project implementation for compensation planning. Following pages presents results of the IOL.

### **1.2. Affected households**

- The IOL results indicate that the project will affect a total estimated 1,378 households. Of which 586 are severely affected including 117 vulnerable households losing at least 10% of their total agricultural land, 313 households losing more or less 30% of agricultural landholding and significant impact on their livelihood, and 156 relocated households. About 178 households are affected business. The remainder are marginally affected due to land acquisition.
- The total number of households defined as “vulnerable households” is 141 (including 34 poor households, 18 female headed households with dependents, 6 households with physical

or mental disabilities, 14 lonely elderly people, and 69 households under national social support policy). No ethnic minority communities or their collective attachments are present in the subproject area. Table 1 below provides a summary of affected households by the two sub-components.

**Table 1: Number of Project Affected Households**

No.	Investments	Total PAPs	#Severely affected <sup>1</sup>		#Marginally affected HHs	#Vulnerable affected HHs	Business HHs	EM
			Severely affected <sup>2</sup> agri. land HHs	Relocated HHs				
1	Sub-component 1 - PR639, section from My Thanh - Lai Giang section (SC1)	654	251	33	174	131	153	0
2	Sub-component 2 - Highway 19C connecting Quy Nhon Port (SC2)	411	179	123	299	10	25	0
<b>Total</b>		<b>1,378<sup>3</sup></b>	<b>430</b>	<b>156</b>	<b>473</b>	<b>141</b>	<b>178</b>	<b>0</b>

*(Source: IOL survey, 2021)***Table 2: Impacts of Land Acquisition**

No.	Investments	Permanent Affected Area (m <sup>2</sup> )												Temporary Affected Area (m <sup>2</sup> )
		Total	Residential land	Garden land	Annual crop land	Perennial crop land	Paddy land	Aquaculture land	Forest land	Other Non-agri land	Cemetery land	Unused land	Others managed by CPC	
1	Sub-component 1 - PR639, section from My Thanh - Lai Giang section (SC1)	905,271	11,386	29,888	67,730	347,358	1,712	17,497	387,900	-	15,665	12,266	11,389	2,480
2	Sub-component 2 - Highway 19C connecting Quy Nhon Port (SC2)	363,158	2,524.00	25,637	108,114	-	99,433	-	0	33,744	6,896	11,066	31,294	44,450
<b>Total</b>		<b>1,268,429</b>	<b>13,910</b>	<b>55,525</b>	<b>175,844</b>	<b>347,358</b>	<b>101,145</b>	<b>17,497</b>	<b>387,900.00</b>	<b>33,744</b>	<b>22,561</b>	<b>23,332</b>	<b>42,683</b>	<b>46,930</b>

*(Source: IOL survey, 2021)*

<sup>1</sup> Those whose agricultural land will be affected 20% or more (10% or more for vulnerable households) of their agricultural landholding

<sup>2</sup> Those whose agricultural land will be affected 20% or more (10% or more for vulnerable households) of their agricultural landholding

<sup>3</sup> One household may lose more than one type of impacts. Thus, number of total households of all types of impacts may be greater than number of actual households

### 1.3. Affected Land

The construction of the project will require an estimated permanent acquisition of 1,268,429m<sup>2</sup> of all types of land (see Table 2 for details), of which:

- Residential land: 13,910 m<sup>2</sup>
- Agricultural land: 1,085,269m<sup>2</sup>
- Other lands (transportation land, unused lands): 169,250 m<sup>2</sup>.

The project will also affect temporarily an estimated 46.930 m<sup>2</sup> of land for facilitating the construction operation. The temporarily affected land (most of which are unused land and agricultural land) will be restored to pre-project conditions or better before being returned to the landowner by the contractor.

### 1.4. Impacts on Assets Attached to Land and graves

- **Houses and Structures:** The IOL result found that a total of 359 houses would be potentially affected by the project, of which 87 houses will be partially affected and 272 will be fully affected. Total affected area of houses is about 25,062 m<sup>2</sup> (see table 3 for details). Households with partially affected houses can still live in the remaining part of the houses because it is viable while households with entire house affected need to build their new house on their remaining land if possible otherwise they have to relocate to resettlement sites. Besides, the project affects other structures such as electric poles, fences, livestock pen, and well.

Table 3: Impacts on Houses and Structural Works and graves

No.	Types	Unit	Quantity		
			Total	Sub-component1	Sub-component2
1	Houses	m <sup>2</sup>	25,062	9,690	15,372
2	Electric pole	pole	31	30	1
3	Fence	m <sup>2</sup>	1,846	1,846	0
4	Porch	m <sup>2</sup>	9,872	9,872	0
5	Livestock pen	m <sup>2</sup>	6,905	6,905	0
6	Grave	unit	353	175	178
76	Well	unit	6	6	0

(Source: IOL survey 2021)

- **Graves:** An estimate of 353 graves will be potentially affected. These graves are located along the road in the cemetery of Cong Luong village (Hoai My commune), Van Hoi 1 village (Dieu Tri town), mounds and hills of Quarters 2 and 3 (Nhon Phu ward). These graves will be relocated and reburied to existing My Dien cemetery (Dieu Tri town), Bui Thi Xuan cemetery (Quy Nhon city), and other existing cemeteries in the locality at the choice of the affected households.
- **Trees and Crops:** A total of about 202.713 trees will be affected, including timber trees (Casuarina, Acacia, Eucalyptus, etc.), and an area of 136,911.5 m<sup>2</sup> of paddy, scallion, peanut, chili, etc (See table below).

Table 4: Affected Trees and Crops

No.	Types	Unit	Quantity		
			Total	SC1	SC2
I	Annual crops		136,911.5	99,433	37,478.5

	Paddy	m <sup>2</sup>	87,854	52,817	35,037
	Crop (Scallion, peanut, chili ...)	m <sup>2</sup>	49,057.5	46,616	2,441,5
<b>II</b>	<b>Perennial crops</b>		<b>202,713</b>	<b>78,000</b>	<b>124,713</b>
	Casuarina (density: 2m/tree)	tree	2,725	-	2,725
	Acacia (diameter: < 10 cm)	tree	154,113	78,000	76,113
	Eucalyptus (density: 2m/tree)	tree	45,875	-	45,875

(Source: IOL survey 2021)

- Affected Businesses and Services: According to the IOL, there are 178 households whose business and service facilities will be permanently affected due to land acquisition. These are groceries, restaurants, rice miller, motorcycle repair shops, and furniture factory etc. Most of them are small family businesses. According to the IOL, 58 business households (accounting for 32.6%) have to relocate their houses which combine with business and/or production and business establishments. They will re-establish their business in resettlement sites after relocation.

### 1.5. Affected public assets and cultural heritages

- Public infrastructures that are potentially affected include irrigation channels, road, water supply, electricity, telecommunication, cable lines. These impacts will be verified through the Detailed Measurement Survey (DMS) which will be carried out based on the approved detailed engineering design.
- No cultural heritage is found in the area of the proposed project road.

### 1.6. Associated Facilities

- The ESF requires the application of the ESSs to Associated Facilities which are not funded as part of the project and, in the judgment of the World Bank, are: (a) directly and significantly related to the project; and (b) carried out, or planned to be carried out, contemporaneously with the project; and (c) necessary for the project to be viable and would not have been constructed, expanded or conducted if the project did not exist.
- According to ESIA, there are 4 resettlement sites, including: (i) The Dieu Tri Resettlement Area in Dieu Tri Town, Tuy Phuoc District (covering 1.51 hectares with 50 residential plots, fully constructed and ready to accommodate households displaced by different Project); (ii) The New Dinh Market Resettlement Area in Nhon Binh Ward (already in operation, used for several projects in Quy Nhon City); (iii) The Van Ha Resettlement Area (B1, B2, B6, and B7 sections) in Nhon Phu Ward (covering 4.11 hectares with 152 residential plots, fully constructed and ready for displaced households of different Project); (iv) The Nhon Binh Resettlement Area in Nhon Binh Ward (covering 2.245 hectares with 128 residential plots, fully constructed and ready for displaced households of different Project) have been arranged to accommodate the relocating households affected by the Project. Besides, one section of the road (My Thanh - Lai Giang) under the subproject has been constructed using the provincial budget. However, as these resettlement areas were built before the Project, land acquisition and compensation for site clearance were conducted in accordance with Vietnamese laws and regulations. Other areas and another coastal road segment were either not implemented or were not planned to be carried out concurrently with the Project, as they were or will be constructed under different projects that do not use Bank funding. These areas are required to serve other needs (not funded by the World Bank) within the province.

Although these resettlement areas are not associated to the Project, the Bank considers that a compliance assessment is necessary to identify lessons learned from the land acquisition for

these works. The results of the due diligence review indicate that there have been no outstanding issues awaiting resolution (such as unresolved complaints, pending court cases, or unpaid compensation prior to land acquisition) related to the land acquisition identified in these areas. Annex 5 presents the summary of DDR report for these resettlement areas.

### 3. SOCIOECONOMIC STUDY OF AFFECTED HOUSEHOLDS

#### 3.1. Purpose and Methods

##### 3.1.1. Purpose

- A socio economic study was conducted is to understand the current living conditions of the affected households, means of livelihoods, access to agricultural production facilities, access to public services such as health care, education, transport, water supply, social network upon which their livelihoods depends, and so on. The study findings help anticipate how the households would be affected as a result of land acquisition. Based on that, compensation, support package, and resettlement options will be developed to assist effective livelihoods restoration of the affected households.

##### 3.1.2. Survey Methods

- A combined qualitative and quantitative method approach was applied for the survey. This aims to enhance the reliability and the validity of the study findings. Quantitative techniques were used for sampling survey. This household survey collected information and data related to: a) demographic characteristics; b) occupation; c) living standards (income, expenditure, loans, health conditions, environmental sanitation, water supply...), d) production conditions, e) social networks, f) access to public services, g) vulnerability of affected households; h) their ability to restore their livelihoods, i) preferences of physical resettlement options, and j) their support for project implementation.

- Qualitative techniques used include a) focus group discussions, b) key informant interviews, and c) field observation. The qualitative techniques aim to obtain in-depth understanding about opinions and concerns of specific groups of affected households including vulnerable groups, such as a) households who have to physically relocate, and/or lose more than 20% of their productive land), b) households whose current business are affected, and c) households with aquaculture land affected.

- For sampling household survey, a sample of 354 households was selected , accounting for 33.2% of the total estimated affected population (260 HHs of sub-component 1 and 94 HHs of sub-component 2). A stratified random sampling was adopted for each sub-component to ensure each type of project impact are included in the sample. For focus group discussions, sampling covers both sub-components, including a) severely affected households (4 groups, 24 participants), b) businesses (2 groups, 14 participants), c) aquaculture (3 groups, 16 participants), d) vulnerable households (2 groups, 15 participants). For key informant interview, a total of 13 key individuals (who were women's union officers and cadastral officials in the project wards/communes) were interviewed to gain in-depth understanding of selected matters, such as technical issues, masterplan, productions practices, poverty of local peoples, alternative means of livelihood, etc. In addition to the primary data collected through the household survey, focus group discussions, and key informant interviews, secondary information were also collected from related agencies/organizations to assist the understanding of the socioeconomic context of the project locality and project communities at large. This information includes research papers, technical reports, statistical books, and commune's socioeconomic development reports.

- **Data analysis.** Household survey data was analyzed using IBM SPSS Statistics for Windows, version 23 (IBM Corp., Armonk, N.Y., USA). Qualitative data obtained from focus group discussion, informant interview, public meetings, etc.) were also analyzed using theme

and content analysis. Both method and data source triangulation were employed to enhance validity and reliability of quantitative data, and trustworthiness of the qualitative findings.

### **3.2. Overview of socio-economic information of Binh Dinh province**

#### **Geographical location**

- Binh Dinh is located in the South Central Region of Vietnam, with a natural area of 607,133 m<sup>2</sup>, covering 11 districts and 1 city. The province is located adjacent to Quang Ngai province to the North, and to Phu Yen province to the South, and to Gia Lai province to the West.

#### **Population and Labor**

- The population of Binh Dinh province is 1,487,817 people (2019). The population density is 245 people/km<sup>2</sup>. The urban population accounts for 30.8% while the rural population makes up 69.2%.

- The number of people aged 15 and above is 891,238 (52.2% is male and 47.8% is female). Distribution of the labor force is between rural and urban is 72.4% (645,256) and 27.6% (245,982) respectively.

#### **Economy**

- Average Gross Regional Domestic Product (GRDP) of Binh Dinh province in the period 2016-2020 reached 6.4%, of which: agriculture, forestry and fishery increased 4.04%; industry - construction increased 9.13% services increased by 6.16%, product tax minus product subsidies grew by 7.96%.

- The economic structure of Binh Dinh province by 2020: agriculture, forestry and fishery 27.6%; industry - construction 28.6%; service 39.3%; product tax minus product subsidies 4.5%. Compared with 2015, the proportion of industry - construction in GRDP will increase by 3.7% (the plan is to increase 6.6%). In particular, the proportion of industry in the GRDP 2020 compared to 2015 increased 3% (the plan increased by 4.7%). It can be seen that structural shift in the trend of increasing the proportion of the industry - construction sector remains slow. In addition, due to the negative impact of the Covid-19 Disease, in 2020 the service sector had a very low growth rate (estimated at 3.1%), making the average growth of service sector only reached 6.16% (excluding the year 2020, the average growth rate of 4 years 2016-2019 of the service sector reached 6.94%).

#### **Power System**

- Binh Dinh province have access to the national grid (both 110kV and 220kV). 100% of population/households of the province connected to national grid.

#### **Water supply**

- Binh Dinh province has a water supply plant located in Quy Nhon city. Its current capacity is 43,000m<sup>3</sup>/day which provide water for domestic use purpose in Quy Nhon city at consumption level of 100 litre/person/day. By now, 75% households in the urban area are supplied with domestic water.

- Currently, the province has a total of 126 water supply stations in rural areas with capacity of nearly 45,000 m<sup>3</sup>/day. In particular, the Center for Rural Water Supply and Sanitation (CRWSS) manages and operates 7 large-scale projects in districts: Hoai Nhon, Phu My, Phu Cat, Tuy Phuoc, Tay Son with total capacity of 21,000 m<sup>3</sup>/day, supplying water to about 45,000 households. The shortage of clean water, especially in the summer, is becoming more and more serious while the demand for water is increasing.

### 3.3. Overview of socio-economic information of Phu My, Tuy Phuoc, Hoai Nhon and Quy Nhon city/district/township

- The population (2019) of Phu My, Tuy Phuoc, Hoai Nhon and Quy Nhon city/district/township is 840,312 persons. The population density of these areas is about 2,619.7 people/km<sup>2</sup> (see table below for details).

Table 5: Population of Phu My, Tuy Phuoc, Hoai Nhon and Quy Nhon city/district/township

District/ township/city	Natural Area (km <sup>2</sup> )	Population (people)	Population density (people/km <sup>2</sup> )
Hoai Nhon	420.8	208,121	494.6
Phu My	555.9	161,662	290.8
Tuy Phuoc	219.9	180,300	819.9
Quy Nhon	286.1	290,229	1,014.4
<b>Total</b>	<b>1,482.7</b>	<b>840,312</b>	<b>2,619</b>

(Source: Binh Dinh Statistical Yearbook 2019)

- The average income per capita of the population in the project communes/wards is VND 45,000,000/year (2020). The poverty rate is about 2.39%.

Table 6: Income and poverty rate of communes in the project area

Communes/ wards	Poverty rate (%)	Income (VND/person/year)
My Thanh	3.27	40,000,000
My Tho	2.52	40,000,000
My An	4.47	41,000,000
My Thang	3.24	40,000,000
My Duc	5.34	40,000,000
Hoai My	2.10	45,000,000
Hoai Hai	3.50	45,000,000
Dieu Tri	1.60	47,000,000
Nhon Phu	0.75	54,000,000
Nhon Binh	0.66	54,000,000
<b>Average value</b>	<b>2.39</b>	<b>45,000,000</b>

(Source: 2020 Socio economic report of project communes)

- In recent years, the economic structure of Quy Nhon city and neighboring districts has shifted towards increasing the proportion of the service industry, reducing the proportion of agriculture and forestry in GDP. Industrial zones and industrial clusters in the areas had been invested, typically Phu Tai, Long My, Nhon Hoi (A, B, C) industrial zones and Bui Thi Xuan and Quang Trung and Nhon Binh industrial clusters. In addition, the marine economy is identified as a strength and selected as a key investment field. The locality has focused on developing high-tech seafood processing zones and coastal industry clusters. These industrial zones, industrial clusters, high-tech seafood export processing zones may absorb labor of locality, especially labor of affected households.

### 3.4. Socio-economic Profile of the Project Affected Households (PAH)

#### 3.4.1. Demographical characteristics of the Affected Households

- The total number of surveyed households is 354 (1,527 people). The percentage of male and female household heads is 76.0% (269 people) and 24.0% (85 people), while these percentages of household members are 51.1% and 48.9%, respectively. All surveyed households are from Kinh group. There is no ethnic minority communities in the project area.

- The average surveyed household's size is 4.31 while this size of affected population is 4.26. Households with 3-4 members makes up the highest percentage (64.4%), followed by households of 5 members or more (25.4%), and household of 1-2 members (10.2%) which comprise of members who are the elderly or dependents (categorized as vulnerable households). The average number of members who are at working age is 2.73 people per household, and the number of dependents is 1.60 people per household.

### 3.4.2. Age Structure of the Affected Households

#### Age Structure of the householdsheads

- According to the survey data, the average age of 354 surveyed household heads is 51.0. By age group, the majority of the household heads are in the 36-45 age group, accounting for 31.4% (111 people), followed by 46-55 age group and 56-65 age group with 24.3% (86 people) and 24.6% (87 people). The percentage of household' heads in the age group above 65 and 26-35 are 13.0% (46 people) and 6.5% (23 people). Only one household head is in the 18-25 age group (0.4%).

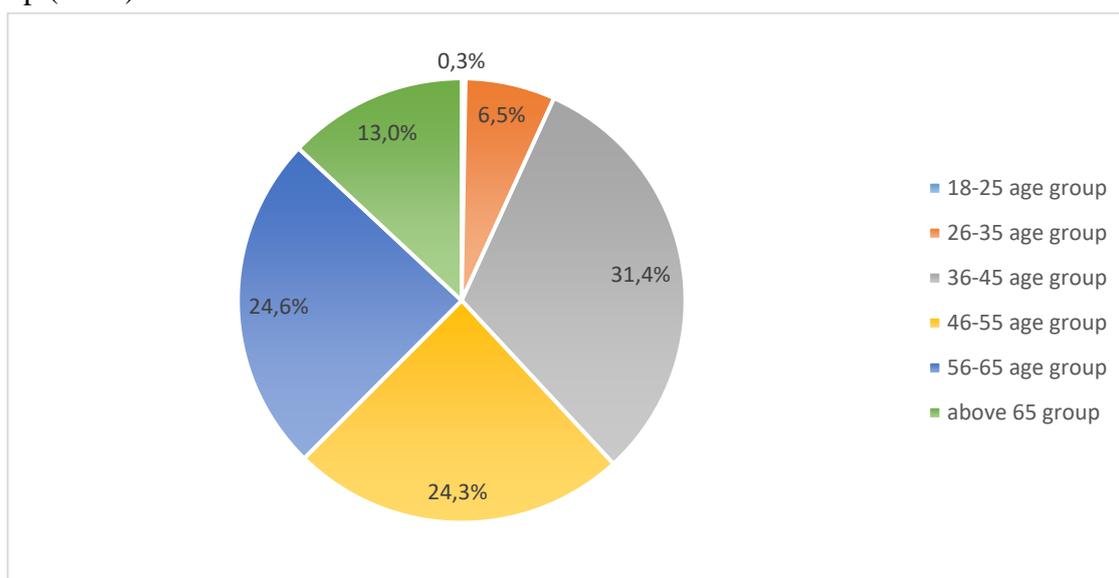


Figure 3: Age Structure of the PAH Heads

#### Age Structure of the surveyed households' members

- Of the total 1,527 people who are member from survey households, the 18-25 age group accounts for the highest percentage with 21.9% (335 people), followed by over 65 age group with 16.5% (252 people) and 46-55 age group with 14.5% (221 people). The percentage of 26-35 and 36-45 age groups is 8.7% (133 people) each others. While the percentage of the 6-17 age group is 14.5% (221 people) and children under 6 account for 6.1% (93 people).

Table 7: Age Structure of the PAPs

Age group	Total				SC1		SC2	
	By sex		Total members	%	Households' members	%	Households' members	%
	Male	Female						
Under 6 group	44	49	93	6.1	71	6.3	22	5.5
6-17 age group	93	128	221	14.5	162	14.4	59	14.7
18-25 age group	178	157	335	21.9	248	22.0	87	21.7
26-35 age group	71	62	133	8.7	96	8.5	37	9.2
36-45 age group	68	65	133	8.7	100	8.9	33	8.2
46-55 age group	120	101	221	14.5	165	14.6	56	14.0

56-65 age group	69	70	139	9.1	100	8.9	39	9.7
Above 65 group	137	115	252	16.5	184	16.4	68	17.0
<b>Total</b>	<b>780</b>	<b>747</b>	<b>1,527</b>	<b>100.0</b>	<b>1126</b>	<b>100.0</b>	<b>401</b>	<b>100.0</b>

(Source: SES 2021)

- The data above show that the majority of the populations (961 people, 62.9%) are in the working age. The percentage of population above 65 age group and from 0 to 17 age group accounts for 37.1% (566 people).

### 3.4.3. Education

- The level of education of the PAPs is considered in two aspects: (i) education level of household heads; and (ii) education level of household members. These indicators will support the design of information, education and communications activities (IEC) as well as design of livelihood restoration program (which involves also assessment of PAPs' resilience capacity) to inform program design, such as trainings needed to restore/maintain existing jobs, appropriate training methods, follow-up support expected, possible involvement of local governments, NGOs, and even vocational training, ect. to help PAPs diversify income source(s) to at least restore to their existing levels of income and living standards).

#### Education of household Heads

- According to the survey, among 354 household heads, 25.4% (90 persons) graduated from primary school, 59.3% (210 people) graduated from secondary school; followed by high school with 11.3% (40 people). The percentage of household heads with college/university degrees is 1.4% (5 people). The remaining 9 people (2.5%) have not graduated from primary school.

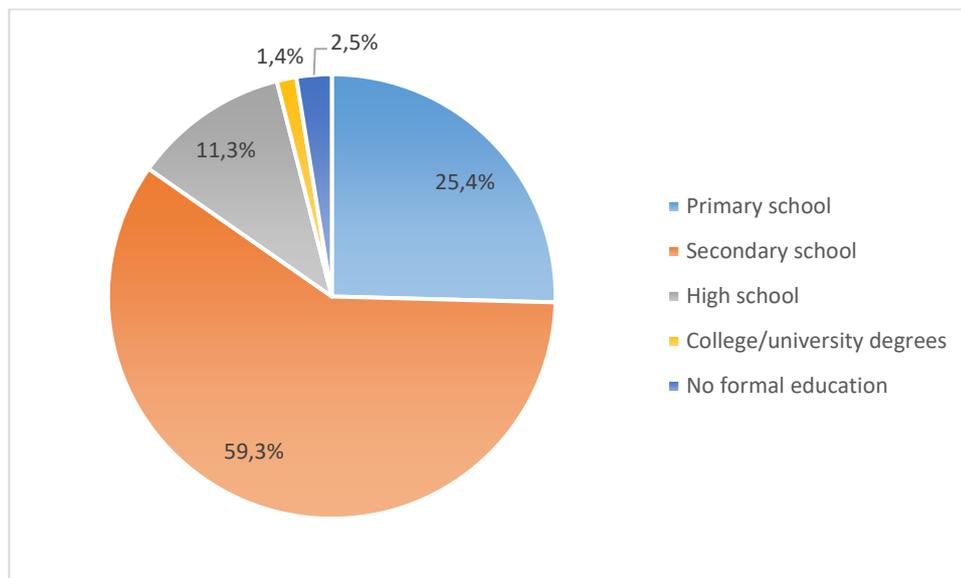


Figure 4: Education of the PAH Heads

#### Education of the household members

- The percentage of household members with primary education is 38.2% (584 people), followed by secondary school education 33.4% (510 people), high school education 14.6% (223 people) and college/university degrees 13.8% (210 people). There is no remarkable difference between males and females at all education levels.

### 3.4.4. Occupations

- Like the above-mentioned indicator, the occupational structure in the project area is also assessed in two aspects, which are (i) occupations of the household heads; and (ii) occupations of the household members.

#### Occupations of the household heads

- The survey results show that of the total 354 household heads, close to 24% of them are female. The remainder is male. Of all jobs reported, aquaculture production takes the lead, accounting for 32.2% of the total heads, with most household heads doing aquaculture are men (89.5%), followed by service business (16.9%), street vendor (13.6%), hired labor (12.1%) and agriculture (10.7%) (See Table 7 for more).

Table 8: Occupations of the household heads by gender and working Age

Occupation	Total				SC1		SC2	
	N (by sex)		N	%	HH heads	%	HH heads	%
	Male	Female						
Aquaculture	102	12	114	32.2	104	40	10	10.6
Hired labor	23	20	43	12.1	39	15	4	4.3
Street vendor	33	15	48	13.6	29	11.2	19	20.2
Agricultural (horticulture & livestock)	21	17	38	10.7	28	10.8	10	10.6
Service business	50	10	60	16.9	23	8.8	37	39.4
Unstable career	24	4	28	7.9	23	8.8	5	5.3
Handicraft	8	1	9	2.5	6	2.3	3	3.2
Worker	4	1	5	1.4	3	1.2	2	2.1
Retired / house worker	1	2	3	0.8	2	0.8	1	1.1
Forestry	1	0	1	0.3	1	0.4	0	0.0
Unemployed	1	1	2	0.6	1	0.4	1	1.1
Others	1	2	3	0.8	1	0.4	2	2.1
<b>Total</b>	<b>269</b>	<b>85</b>	<b>354</b>	<b>100.0</b>	<b>260</b>	<b>100</b>	<b>94</b>	<b>100.0</b>

(Source: SES 2021)

#### *Occupations of the household members*

- There are a total of 1,527 household members who live in 354 households that were surveyed. Of this total, 822 people (437 male and 385 female) are at the working age (18-55 years of age). Household member who work in agriculture (including horticulture, livestock, and aquaculture) account for 37.6% (309 people), followed by hired labor (16.2%), government employees (2.2%), worker with companies (8.4%), services (9.7%), and handicraft (5.2%). The rest are involved in forestry, housework.

- Among the surveyed households working in agriculture, there are 105 severely affected households who lose more than 20% of their productive land. The survey shows that 37.2% of severely affected households' members are willing to participate in vocational trainings (as part of project's income restoration program) to change their jobs.

### **3.4.5. Living Conditions**

#### *3.4.5.1. Access to Utilities and Services*

- **Water supply:** Most people collect water from groundwater well as their source of main water (75.3%). Tap water and drilled well water make up 12.6% and 12.1%, respectively.
- **Energy:** The main energy used for cooking is gas (98.5%). 1.5% of affected household use firewood for cooking. The main energy for lighting is electricity (from national power grid), 99.6%. 0.4% used kerosine.

- Toilets: The survey results show that 95.7% of households have septic toilets and 4.3% have simple toilets (one and two compartment toilets).

#### 3.4.5.2. Assets

- The value of assets in each household depends much on their economic conditions. Low value assets are typically found in middle-income households whereas valuable assets are used by the rich and better-off households.
- Some of the common equipment that are used by most of the surveyed households are gas stove (349 households with 98.6%), televisions (345 households with 97.5%), mobile phones (344 households with 97.2%), motorbikes/electric bicycles (330 households with 93.2%), refrigerator (297 households with 83.9%). Only 3 surveyed households owned expensive properties such as automobiles, accounting for 0.8%
- Almost all the rich and better-off households need expensive appliances and equipment, or have higher expenditure for their living. For those with lower living standards, they have common equipment such as motorcycles, refrigerators, gas stoves for daily use. For common items such as televisions, cell phones, refrigerators, there is no difference among the groups (by living standards). Specific status of properties and equipment ownership of households is shown in the table below.

Table 9: Assets of surveyed households

Assets	Total		SC1		SC2	
	N	%	N	%	N	%
1. Televisions	345	97.5	253	97.3	92	97.9
2. Internet	37	10.5	25	9.6	12	12.8
3. Boat, motor boat	7	2.0	6	2.3	1	1.1
4. Motorbikes/electric bicycles	330	93.2	243	93.5	87	92.6
5. Fixed telephones	1	0.3	1	0.4	0	0.0
6. Mobile phones	344	97.2	253	97.3	91	96.8
7. Gas stove	349	98.6	256	98.5	93	98.9
8. automobiles (except for agricultural workers)	3	0.8	2	0.8	1	1.1
9. Refrigerator	297	83.9	218	83.8	79	84.0
10. Air conditioner	20	5.6	12	4.6	8	8.5
11. Computer	15	4.2	10	3.8	5	5.3
12. Washing machine	212	59.9	153	58.8	59	62.8
13. Electric water heater	18	5.1	10	3.8	8	8.5
14. Water purification equipment	168	47.5	122	46.9	46	48.9
15. Others	354	100.0	260	100	94	100.0

(Source: SES 2021)

#### 3.4.6. Production Conditions

- *Main water sources for agricultural production:* The most common water source for irrigation is collected from reservoirs and wells. For aquaculture production, main water source include seawater and/or brackish water.

##### 3.4.6.1. PAP's production activities in the past 12 months

- Survey results show that the main production activity of PAPs is aquaculture with 87 PAPs (accounting for 24.6%), followed by business/service with 86 PAPs (accounting for 24.3%), paddy/annual crop cultivation with 72 PAPs (accounting for 20.3%).

Table 10: PAP's production activities in the past 12 months

Production activities	Total		SC1		SC2	
	No.	%	No.	%	No.	%
Paddy cultivation	39	11.0	20	7.7	19	20.2
Annual crop cultivation	33	9.3	26	10.0	7	7.4
Aquaculture	22	6.2	19	7.3	3	3.2
Fishing	65	18.4	62	23.8	3	3.2
Afforestation	2	0.6	2	0.8	0	0.0
Business/ Services	86	24.3	56	21.5	30	31.9
Other (seasonal exploitation)	35	9.9	15	5.8	20	21.3
None	72	20.3	60	23.1	12	12.8
<b>Total</b>	<b>354</b>	<b>100.0</b>	<b>260</b>	<b>100</b>	<b>94</b>	<b>100.0</b>

#### 3.4.6.2. Difficulties that households often face in the past two years

- The most difficulties that households faced over the past 2 years include lack of capital for production (50.8%), unpredictable pest outbreaks (43.8%), lack of arable land (38.4%), lack of fresh water for agricultural production (24.9%), and increased salinity intrusion (19.8%) (See more in table below).

Table 11: Difficulties that households often face in the past two years

Difficulties	Total		SC1		SC2	
	No.	%	No.	%	No.	%
Lack of capital for production	180	50.8	131	50.4	49	52.1
Unpredictable pest outbreaks	155	43.8	113	43.5	42	44.7
Lack of arable land	136	38.4	99	38.1	37	39.4
Lack of fresh water for agricultural production	88	24.9	65	25	23	24.5
Soil salinity	70	19.8	52	20	18	19.1
Polluted water source (due to domestic waste)	24	6.8	18	6.9	6	6.4
Contaminated land (industry)	13	3.7	10	3.8	3	3.2
Lack of brackish water for production (shrimp farming)	1	0.3	1	0.4	0	0.0

(Source: SES 2021)

#### 3.4.7. Income and Expenditures

- Information collection in terms of income and expenditure of households face difficulties. Income level is a sensitive topic in every Vietnamese family, thus, in some extent, respondents just reveal an approximate income level.
- Result of the survey shows that average income of 354 surveyed households is VND11,238,000/household/month while their average expenditure of VND 7,835,000/household/month, occupying about 69.7% of households' monthly income. The remaining 30.3% of income is for saving or for other non-regular expenditures.
- According to Decision No. 07/2021/ND-CP dated January 27th 2021 of the GoV on promulgating multidimensional poverty standards applied in period of 2021 – 2025, for 2021, a household is classified as poor households if their family member's average income is VND 700,000/month for rural area, and VND 900,000/ month for urban area. This rate will be increased to less than VND 1,500,000/person/month in rural area and 2,000,000/person/month

in urban area for the period from 2022-2025. The survey result shows that there are 13 poor households and 11 near-poor households based on the above classification.

- The incomes of the affected households are derived from six main sources: (i) trading, business (17.7%); (ii) aquaculture (13.5%); (iii) fishing (11.9%); (iv) breeding in aquaculture (10.6%); (v) salary (8.3%); and (vi) afforestation (6.9%). See table 10 below.

Table 12: Income sources of the affected households

Income sources	%		
	Total	SC1	SC2
1. Agricultural production activities			
a. Aquaculture (shrimp and fish...)	13.5	13.8	12.7
b. Fishing	11.9	12.4	10.5
c. Rice farming	5.0	4.9	5.3
d. Afforestation	6.9	7.5	5.2
e. Annual crop	6.7	6.6	7.0
f. Animal Breeding	10.6	11.6	7.8
2. Trading, business	17.7	15.2	24.6
3. Salary	8.3	8.1	8.9
4. Wages (seasonal work)	6.7	6.6	7.0
5. Assistance from family members working in other areas (children...)	6.2	6.3	5.9
6. Handicraft	3.3	3.8	1.9
7. Supporting family with dead soldier during the wars, injured ex-soldier, and contributors to the revolution	3.2	3.3	2.9
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

(Source: SES 2021)

- Other incomes of the surveyed households in the area come from allowances provided by the government and money sent by family members working from other areas. Most of the recipients are elderly women or families having dead soldier during the war, and or injured ex-soldier.
- In general, compared to other families in the locality, 85.9% of the surveyed households said that their family has a medium living standard, 9.6% of the households are well-off. The remaining 4.5% of households believe that their family are poor, or near-poor.

Table 13: Household living standards

Living standards	Total		SC1		SC2	
	No.	%	No.	%	No.	%
Well-off	34	9.6	12	4.6	22	23.4
Medium	304	85.9	243	93.5	61	64.9
Poor	12	3.4	2	0.8	10	10.6
Near-poor	4	1.1	3	1.2	1	1.1
<b>Total</b>	<b>354</b>	<b>100</b>	<b>260</b>	<b>100</b>	<b>94</b>	<b>100.0</b>

(Source: SES 2021)

- More than half of the households believe that their living conditions have not changed in the last 3 years (53.7%). 42.9% of them think that their life has been better. The rest (3.4%) feel that their current living conditions are worse.

Table 14: Living conditions for the last 3 years

Compare	Total		SC1		SC2	
	No	%	No	%	No	%
Better	152	42.9	106	40.8	46	48.9
No change	190	53.7	143	55.0	47	50.0
Worse	12	3.4	11	4.2	1	1.1
<b>Total</b>	<b>354</b>	<b>100</b>	<b>260</b>	<b>100</b>	<b>94</b>	<b>100.0</b>

(Source: SES 2021)

### 3.4.8. Health and Education

- Diseases reported by 354 households in the last three months include flu/headache (70.0%), injury (11.5%), gastrointestinal disease (10.0%). See table below.

Table 15: Some common Diseases in the past 3 Months

Diseases	Total		SC1		SC2	
	No.	%	No.	%	No.	%
Flu/headache	91	70.0	70	68	21	77.8
Injuries	15	11.5	12	11.7	3	11.1
Gastrointestinal disease	13	10.0	11	10.7	2	7.4
Viral hemorrhagic fever	9	6.9	8	7.8	1	3.7
Skin diseases	5	3.8	4	3.9	1	3.7
Others	35	26.9	28	27.2	7	25.9

(Source: SES 2021)

- Health care facilities. Respondents reported they often visit health care facilities for medical check. Frequency of visit to district hospital and provincial hospital is 34.2% and 59.9%, respectively. The number of respondent who reported having medical examination at private clinic is as low as 1.4%. Only 0.8% of households bought drugs as self-prescription. The reason why district and provincial medical centers were visited more often (compared to commune health station) can be explained by the fact that the district hospital are located near their home. For severe cases, people will seek medical service from provincial and central hospitals (which are far from their area).

Table 16: Nearest medical facilities

Medical facilities	Total		SC1		SC2	
	No.	%	No.	%	No.	%
1. Commune health station	136	38.4	88	33.8	48	51.1
2. Communal private medical unit	5	1.4	2	0.8	3	3.2
3. District hospital	121	34.2	64	24.2	57	60.6
4. Provincial hospital	212	59.9	155	59.6	57	60.6
5. Pharmacies	3	0.8	2	0.8	1	1.1
6. Traditional medicine	2	0.6	1	0.4	1	1.1

(Source: SES 2021)

### 3.4.9. Social networks

- The survey indicated that at local people have different membership with local mass organizations, for instance, with Women's Union (53.1%), Farmers Association (33.9%), etc. When having difficulties, households often seek help and support from these associations such as unsecured loans, reconciliation of disagreements in families, villages, etc. through the Women's Union; or technical support for cultivation and animal husbandry through farmers' associations.

Table 17: Social organizations

Social organizations	Total		SC1		SC2	
	No.	%	No.	%	No.	%
1. Veterans Association	33	9.3	24	9.2	9	9.6
2. Association of the Elderly	45	12.7	36	13.8	9	9.6
3. Farmers' Association	120	33.9	92	35.4	28	29.8
4. Other interest groups	3	0.8	2	0.8	1	1.1
5. Women's Union	188	53.1	132	50.8	56	59.6
6. Youth's Union	40	11.3	28	10.8	12	12.8
7. Religious organizations	5	1.4	3	1.2	2	2.1

(Source: SES 2021)

- When people have an urgent need for money, they typically ask from their siblings (76.3%), neighbors (59.3%) and friends (25.4%). Local banks and mass organizations are also places where they can ask for loan, accounting 22.6% and 19.5%, respectively. Black credit is not common among the surveyed households. Only one household indicated they used this credit source.

Table 18: Sources of loans under urgency

Borrowing money	Total		SC1		SC2	
	No.	%	No.	%	No.	%
1. Siblings	270	76.3	204	78.5	66	70.2
2. Neighbors	210	59.3	160	61.5	50	53.2
3. Banks	80	22.6	57	21	23	24.5
4. Mass organizations	69	19.5	52	20	17	18.1
5. Friends	90	25.4	66	25.4	24	25.5
6. Black credit	2	0.6	1	0.4	1	1.1
7. Other	1	0.3	1	0.4	0	0.0

(Source: SES 2021)

#### 3.4.10. Support from local development programs

- Only 22 of out total 354 households participating the survey received financial support from governmental programs and projects hold in 2020. These programs (funded by the GoV) were related to support poor households to buy boat and COVID-19 prevention. The program comes under government support package, namely "provincial fund for the poor" and "welfare support for employees and employers facing difficulties due to the Covid-19 pandemic". Some households participated in the job support groups, particularly those who are member of Veterans' Association. About 8 households indicated they were invited to training in business development, and agricultural extension over the past 2 years.

#### 3.4.11. Vulnerable Households

- Of the total affected households, 141 households are from vulnerable group (as defined in the RP). There are 18 households who are headed by single woman with dependents; 34 poor households with poverty certificates; 14 households with lonely elderly; and 69 households with the policy of injured ex-soldier, dead soldier.

#### 3.4.12. Land Use and Land Use Right Certificates (LURCs)

- The census survey results show that 92.9% affected households have land use right certificates in which 45% of them have both husband and wife's name stated in the LURCs; 43% have only men's name; and 12% have women's name. The remainder of 7.1% is illegal

land users. When the payment for compensation and support is implemented, compensation documents must have signatures of both husband and wife, except female headed households.

- When asked about the desire for compensation, nearly half of them (41.0%, 145 people) prefer land for land compensation, accounting for 41.0%. More than a quarter (31.0%, 110 people) prefer a combination of land and cash. A quarter 28.0%, 99 people) are inclined to compenstion in cash.

Table 19: Compensation forms

Compensation forms	Total		SC1		SC2	
	N	%	N	%	N	%
Land for land	145	41.0	107	41.1	38	40.4
Cash	99	28.0	61	23.5	38	40.4
Combination of land and cash	110	31.0	92	35.4	18	19.2
<b>Total</b>	<b>354</b>	<b>100.0</b>	<b>260</b>	<b>100.0</b>	<b>94</b>	<b>100.0</b>

(Source: SES 2021)

- Out of total 354 surveyed households, 290 (81.9%) HHs wanted to engage in the project’s income restoration program. Among 290 PAPs, 37.2% households preferred to take part in vocational training, 29.7% want to be involved in agricultural extention program (training on technique and skill of cultivation, animal breeding and afforestation), 19.3% want to access credit programs for their income improvement, 13.8% selected either support such as allowances for their children’s tuition, house repair for business development, or compensation in cash. The remainders had no idea about what type of support they need. By the time of the survey, most households do not know what job they may change to if they are affected as a result of land acquisition and have to change their job. They hope many options would be available and recommended to them in the next stage of project implementation so that they can consider prior to land acquisition. PAPs’ options for compensation and support will be consulted with them again at stage of project implementation (See Section 6 – IRP for details).
- Almost all people participating in the survey (98.9%) indicated their support for project implementation. They believe that the project will promote socioeconomic development for their community in particular, and the whole province in general.

#### 4. LEGAL FRAMEWORK

- This Resettlement Plan is prepared in accordance with the applicable and relevant laws of the Government of Vietnam related to land acquisition, compensation, support, and resettlement, and the World Bank’s Environmental and Social Framework (ESF) in general and Environmental and Social Standard 5 (ESS5) on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement`in particular.

##### 4.1. The Legal framework of the Government of Vietnam

- The laws and decrees with respect to land acquisition, compensation and resettlement in Vietnam are based on the regulations of the city/province at time of preparing RP, including:
  1. The Constitution of the Socialist Republic of Vietnam, dated 8 December 2013;
  2. Land Law No.31/2024/QH15, dated 18 January 2024 (effective from August 1, 2024);
  3. The Law on Complaints 02/2011/QH13 dated 11 November 2011;
  4. The Law on Denouncement 03/2011/QH13 dated 11 November 2011;
  5. Law on Public Investment No. 39/2019/QH14, dated 3 June 2019;
  6. Decree No. 102/2024/ND-CP dated July 30, 2024, by the Government detailing the implementation of certain provisions of the Land Law;

7. Decree No. 71/2024/ND-CP dated June 27, 2024, by the Government regulating land prices;
  8. Decree No. 103/2024/ND-CP dated July 30, 2024, by the Government regulating land use fees and land rentals;
  9. Decree No. 101/2024/ND-CP dated July 29, 2024, by the Government regulating land surveys; registration, issuance of Land Use Rights Certificates, property ownership attached to land, and the land information system;
  10. Decree No. 40/2020/ND-CP dated April 6, 2020, by the Government detailing the implementation of certain provisions of the Public Investment Law;
  11. Decree No. 124/2020/ND-CP dated October 19, 2020, detailing certain provisions and measures for implementing the Law on Complaints;
  12. Decree No. 136/2015/ND-CP dated December 31, 2015, by the Government detailing the implementation of certain provisions of the Public Investment Law;
  13. Decree No. 88/2024/ND-CP dated July 15, 2024, by the Government regulating compensation, support, and resettlement upon land recovery by the State;
  14. Decree No. 95/2024/ND-CP dated July 24, 2024, by the Government detailing certain provisions of the Housing Law;
  15. Decree No. 114/2021/ND-CP dated December 16, 2021, by the Government on the management and use of official development assistance (ODA) and concessional loans from foreign donors;
  16. Circular No. 08/2024/TT-BTNMT dated July 31, 2024, by the Ministry of Natural Resources and Environment regulating land statistics, inventory, and land use mapping;
  17. Circular No. 12/2024/TT-BTNMT dated July 31, 2024, detailing the training, capacity building, and knowledge updates for individuals practicing land valuation consulting, and the training framework for land pricing expertise;
- Other relevant laws, decrees and regulations include:
    18. Law No. 50/2014/QH13 dated June 18, 2014, on construction activities, the rights and obligations of organizations and individuals investing in the construction of civil works, and construction activities;
    19. Law No. 62/2020/QH14 dated June 17, 2020, amending and supplementing certain articles of the Construction Law;
    20. Decree No. 91/2019/ND-CP dated November 19, 2019, on administrative penalties in the field of land;
    21. Decree No. 06/2021/ND-CP dated January 26, 2021, by the Government detailing certain contents on quality management, construction execution, and maintenance of construction works;
    22. Decree No. 15/2021/ND-CP dated March 3, 2021, by the Government detailing certain contents on the management of construction investment projects;
    23. Decree No. 126/2014/ND-CP dated December 31, 2014, on the implementation of the Law on Marriage and Family, stipulating that all property registration documents and land use rights of the family must be in the names of both husband and wife;
    24. Decree No. 11/2010/ND-CP dated February 24, 2010, by the Government on the management and protection of road infrastructure, and Decree No. 117/2021/ND-CP dated December 22, 2021, by the Government on the amendment and supplementation of certain articles of Decree No. 11/2010/ND-CP dated February 24, 2010;
    25. Decree No. 61/2015/ND-CP dated July 9, 2015, by the Government on policies for job creation and the National Employment Fund, and Decree No. 74/2019/ND-CP dated September 23, 2019, by the Government on amendments and supplements to certain articles of Decree No. 61/2015/ND-CP dated July 9, 2015;
  - Decrees relating to protection and preservation of cultural property include Decree No.98/2010/ND-CP dated 21/09/2010 on Detailed regulations for implementation of some

articles of the Law on Cultural Heritage and the Law on editing and supplementing some articles of the Law on Cultural Heritage requiring that sites currently recognized as cultural and historical vestiges, should be kept intact according to current legal regulations.

- Documents relating to grievances redress: Grievance Law No.02/2011/QH13 dated November 11, 2011; Decree 24/2020/ND-CP dated October 19, 2020 detailing certain articles and measures for the implementation of the Grievance Law.
- In addition, there are some other regulations applied to Binh Dinh IRDP such as:
  - Decision No. 3617/QD-UBND dated November 4, 2022, by the People’s Committee of Binh Dinh Province approving the investment project for the Integrated Resilient Development Project in Binh Dinh Province;
  - Decision No. 66/2024/QD-UBND dated October 28, 2024 of the People's Committee of Binh Dinh Province - Promulgating the Regulations on compensation, support, and resettlement when the State acquires land in Binh Dinh Province.
  - Decision No. 65/2029/QD-UBND dated December 18, 2019 of the People's Committee of Binh Dinh Province on the land price list of all types of land every 5 years (2020-2024) in Binh Dinh Province.
  - Decision 29/2025/QD-UBND dated March 27, 2025 of the People's Committee of Binh Dinh Province on amending and supplementing a number of articles in Decision No. 65/2019/QD-UBND dated December 18, 2019 of the People's Committee promulgating the land price list of all types of land every 5 years (2020-2024) in Binh Dinh Province
  - Decision No. 60/2024/QD-UBND dated October 17, 2024, by the People’s Committee of Binh Dinh Province, issuing unit prices for compensation for damages to crops and livestock when the State recovers land in Binh Dinh Province;
  - Decision No. 38/2024/QD-UBND dated August 6, 2024, by the People’s Committee of Binh Dinh Province, on the unit prices for houses, architectural works, and graves in Binh Dinh Province;

1.

#### **4.2. ESS5 - Land Acquisition, Restrictions on Land Use and Involuntary Resettlement**

- Development physical and economic displacement, if unmitigated, may give rise to severe economic, social and environmental risks: production systems may be dismantled; people face impoverishment if their productive resources or other income sources are lost; people may be relocated to **places** where their productive skills are less applicable and the competition for resources greater; community institutions and social networks may be weakened; kin groups may be dispersed; and cultural identity, traditional authority, and the potential for mutual help may be diminished or lost. For these reasons, involuntary resettlement should be avoided. Where involuntary resettlement is unavoidable, it will be minimized and appropriate measures to mitigate adverse impacts on displaced persons (and on host communities receiving displaced persons) will be carefully planned and implemented.
- This ESS5 applies to permanent or temporary physical and economic displacement resulting from land acquisition or restrictions on land use undertaken or imposed in connection with project implementation. The ESS5 is also applied for associated facilities that are not funded as part of the project and, in the judgment of the Bank, are met all three following criteria: (a) directly and significantly related to the project; (b) carried out, or planned to be carried out, contemporaneously with the project; and (c) necessary for the project to be viable and would not have been constructed, expanded or conducted if the project did not exist.

- When land acquisition or restrictions on land use (whether permanent or temporary) cannot be avoided, the Borrower will offer affected persons compensation at replacement cost, and other assistance as may be necessary to help them improve or at least restore their standards of living or livelihoods, subject to the provisions of paragraph 26 through 36 of the ESS5.
- The Borrower will engage with affected communities, including host communities, through the process of stakeholder engagement. Decision-making processes related to resettlement and livelihood restoration will include options and alternatives from which affected persons may choose. Disclosure of relevant information and meaningful participation of affected communities and persons will take place during the consideration of alternative project designs, and thereafter throughout the planning, implementation, monitoring, and evaluation of the compensation process, livelihood restoration activities, and relocation process.
- The Borrower will ensure that a grievance mechanism for the project is in place as early as possible in project development to address specific concerns about compensation, relocation or livelihood restoration measures raised by displaced persons (or others) in a timely fashion. Where possible, such grievance mechanisms will utilize existing formal or informal grievance mechanisms suitable for project purposes, supplemented as needed with project-specific arrangements designed to resolve disputes in an impartial manner.

#### **a. Differences between GoV and WB approaches to resettlement policies**

- The GOV's policies and practices in compensation and resettlement and the WB's policy on involuntary resettlement share some similarities:
  - i. The GOV has procedures that allow compensation for losses of land without legal land use rights but possibly satisfy conditions of land legalization.
  - ii. Registered permanent residents are entitled to choose what form of compensation they want such as relocation to a better resettlement site, receiving cash, or combination of both resettlement and receiving cash.
  - iii. The compensation unit price for residential land shall be applied according to the market price determined by an independent consultant;
  - iv. New resettlement sites should have better infrastructure, public services, and living conditions than the affected residential area.
  - v. There will be mechanism to assist PAPs during the transition period and keep people informed so that they can negotiate for compensation and voice their grievances.
  - vi. For the PAPs who are not entitled to the compensation, the GOV has support policies in accordance with the WB policy to help them restore their livelihood.
- There are, however, some differences between the GOV's regulations and practices, and the WB's resettlement policies, particularly with regards to compensation, assistance, resettlement, and livelihood restoration support for affected households. The table below summarizes the key differences and proposes measures to close the gaps between the GoV's policies and the WB's ESF, particularly ESS5.

Table 20: Differences between the GoV’s and WB’s Policies related to compensation, support and resettlement and proposed measures to close policy gaps in practice

- Land Assets			
1.1. Policy Objectives	Provide support to individuals affected by the project to improve their livelihoods and living standards or restore them to at least the equivalent level before displacement or before project implementation, if that level is higher.	Support is considered by the Provincial People's Committee to ensure that affected households have housing, stable livelihoods, and production (Articles 19, 20, 21, 22, 23, and 24 of <i>Decree No. 88/2024/ND-CP</i> ); In cases where compensation/support is insufficient for affected individuals to purchase a minimum housing unit/use land, they will receive financial support to buy a plot of land/house with minimum area (Clause 8, Article 111 of <i>Land Law 2024</i> and Article 24 of <i>Decree No. 88/2024/ND-CP</i> ).	Livelihoods and income sources need to be restored to at least the equivalent level or higher compared to before displacement or before project implementation, if that level is higher.
1.2. Support for Affected Households without Legal Rights or Compensation Claims for Land Occupied	a. Agricultural land: Affected individuals will receive resettlement support instead of compensation for the land they occupy, along with other necessary supports to achieve the resettlement goals outlined in ESS5, if they occupied the project area before the cut-off date determined by the	Compensation applies only to agricultural land used before <i>July 1, 2004</i> , by individuals directly involved in agricultural production. Other cases may be considered for support under Articles 19, 20, 21, 22, 23, and 24 of <i>Decree No. 88/2024/ND-CP</i> and decisions of the Provincial/City People's Committee if necessary (Clause 3, Article 138 of <i>Land Law 2024</i> ).	In cases where individuals affected are identified as illegally occupying before the cut-off date, they will receive financial support to achieve the objectives of the World Bank ESS5 on land recovery, land use restrictions, and involuntary resettlement to restore livelihoods to equivalent or better levels

	Borrower and approved by the World Bank; b. Non-agricultural land: No compensation for land, but users will receive resettlement support and other grants.		compared to before the project.
1.3. Method for Determining Compensation Unit Prices	Compensation for expropriated land and other affected assets will be based on the principle of replacement cost.	Compensation for damaged assets will be calculated based on the construction cost of new facilities. An independent valuation unit will be used to determine specific compensation prices for land at the time of the expropriation decision. The regulations for determining the compensation mechanism at market price are outlined in Clauses 1 and 3, Article 159 of <i>Land Law 2024</i> .	An independent valuation unit determines replacement cost for land and affected assets for compensation at replacement cost.
<b>2. Compensation/Support</b>			
2.1 For Illegal Structures or Structures on Non-Legalizable Land	Full compensation at replacement costs for all non-land assets affected if they were constructed before the cut-off date.	According to <i>Clause 2, Article 105 of Land Law 2024</i> , assets attached to land established illegally or established after the land recovery notification by competent state agencies will not be compensated. For households not entitled to compensation, the Provincial/City/District People's Committee will consider support to ensure they have housing, stable livelihoods, and production	Affected individuals without legal rights recognized or compensation claims for land or assets they occupy or use before the cut-off date have the right to receive sufficient financial support to restore lost assets and support for investment in remaining land.

		according to <i>Articles 19, 20, 21, 22, 23, and 24 of Decree No. 88/2024/ND-CP.</i>	
- 2.2 Support for severely affected Households (Including Vulnerable Households)	Transitional support needs to be provided for all economically affected individuals based on a reasonable estimate of the time required to restore livelihood capacity, production levels, and living standards.	Loss of more than 30% of production land and those who directly use production on affected land; and other supports as stipulated in Articles 19, 20, 21, 22, 23, and 24 of <i>Decree No. 88/2024/ND-CP.</i>	In addition to government support, transitional financial support needs to be provided for all economically affected individuals based on a reasonable estimate of the time required to restore livelihood capacity, production levels, and living standards. This will be based on the livelihood and income assessment of the household during the detailed survey measurement. Other supports will be implemented as stipulated in Articles 19, 20, 21, 22, 23, and 24 of <i>Decree No. 88/2024/ND-CP.</i>
2.3 Consultation and Information Disclosure	Participation in the preparation and implementation of the Resettlement Plan, particularly in affirming the eligibility criteria for compensation, support, and access to	Primarily focusing on community consultation in the planning process (consultation on the draft compensation, support, and resettlement plan and the occupational transition training plan, job-seeking); sharing and public disclosure of information.	Public notification in the community and community consultation needs to be carried out throughout the process of developing and implementing the project's Resettlement Plan with the

	grievance resolution mechanisms.		participation of affected households (AH) and stakeholders.
2.4 Resettlement Arrangement	All households required to relocate for resettlement will be offered replacement properties of equivalent or higher value and location advantages, or cash compensation based on replacement costs.	Only applicable to relocating households with land and housing that qualify for compensation and resettlement eligibility. Individuals whose entire housing and residential land is affected and do not have any other housing options within the commune or town in rural areas, or within the town, city, or district affected, shall be allocated residential land with paid land use rights or be offered housing for sale, rent, or lease-to-own ( <b>Clause 5, Article 111 of the 2024 Land Law</b> ).	<ul style="list-style-type: none"> <li>- Households or individuals whose entire housing and residential land is expropriated and are eligible for compensation, or whose remaining land area is insufficient for habitation, and who have no other residential land in the affected town/city/commune/ward (eligible for resettlement), shall have the right to be allocated a plot of land in the resettlement area designated for the project.</li> <li>- In cases where the compensation amount for affected residential land is lower than the value of the minimum land plot in the resettlement area, the state will provide support for the difference, but the amount of support shall not exceed the difference between the land</li> </ul>

			<p>compensation and the minimum resettlement plot as prescribed locally.</p> <p>- For cases of residential land use that do not qualify for land compensation (including encroaching households), if there are no other housing options in the commune or town in rural areas, or in the town or city where the project is affected, they will be allocated a minimum resettlement plot in the resettlement area and must pay for land use rights.</p>
<p>2.5 Support for Loss of Income/Affected Businesses</p>	<p>Support is provided to all affected businesses (including shops, restaurants, services, production facilities, and other enterprises, regardless of scale or whether they have business registration certificates).</p>	<p>Property owners suffering damage as defined by civil law are entitled to compensation for damages; business owners forced to cease production due to land acquisition by the State may be considered for support (<b>Clause 3, Article 91 of the 2024 Land Law</b>).</p>	<p>Support for recovering business damages:</p> <p>- Businesses/households with business registration will receive compensation and support. The compensation or support amount will be equivalent to 50% of the after-tax income for one year, based on the average income declared to the tax authority over the past three years.</p>

			<ul style="list-style-type: none"> <li>- Households without business licenses but have fulfilled tax obligations will receive 50% of the support level granted to registered businesses.</li> <li>- Individuals permanently affected, engaged in small businesses or home services not registered with tax authorities, will receive an average monthly income support for a maximum of 6 months, not less than 5 million VND.</li> <li>- Individuals temporarily affected, engaged in small businesses or home services not registered with tax authorities, will receive an average monthly income support equivalent to the enterprise's income during the project construction period for a maximum of 3 months, not less than 3 million VND.</li> <li>- Workers who have had employment contracts for 12 months or longer with private</li> </ul>
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			or state-owned enterprises or organizations affected by the project requiring relocation will receive assistance equivalent to the minimum wage as stipulated by the provincial People's Committee for a transition period of up to 6 months.
1.4.Threshold for Severe Impact/Heavy Impact on Income Due to Agricultural Land Acquisition	Loss of 20% or more of agricultural land (10% for vulnerable households);	Loss of more than 30% of productive land and direct land users affected by the acquisition; Other Support as Regulated in <i>Articles 19, 20, 21, 22, 23, and 24 of Decree No. 88/2024/ND-CP</i>	Individuals economically affected (losing 30% or more of agricultural landholding or less than 30% but significantly impact livelihood) will be provided with financial assistance based on a reasonable estimate of the time needed to restore their income capacity, production levels, and living standards.
1.5.Support and Livelihood Restoration	Provide support and livelihood restoration programs to achieve policy objectives.	Provide measures for support and livelihood restoration. There are no comprehensive monitoring activities for livelihood recovery after resettlement	Provide measures for support and livelihood restoration to achieve policy objectives (e.g., organizing vocational training courses, providing low-interest loans/credits for

			production/business development, etc.). Monitoring and evaluation will be carried out, and information sharing will be detailed in the Resettlement Action Plan report.
1.6.Consultation and Information Disclosure	Participate in the development and implementation of the Resettlement Action Plan, particularly in confirming eligibility criteria for compensation, support, and access to grievance resolution mechanisms.	Primarily focus on community consultation during the planning process (consultation on draft plans for compensation, support, and resettlement as well as vocational training and job placement plans); share and disclose information.	Public announcements in the community and community consultation must be carried out throughout the development and implementation of the project's Resettlement Action Plan, with participation from affected households (AH) and stakeholders.
<b>- Grievance Redress procedure (GRP)</b>			
- Grievance Redress Procedure	The borrower will ensure that a grievance procedure for the project is established in accordance with ESS10 as soon as possible during the project's development, to address specific concerns regarding compensation measures, resettlement, or livelihood	Affected individuals have the right to submit complaints/lawsuits regarding any issues related to compensation, support, and resettlement to the competent authority (one-stop shop) for resolution of the first and second grievances. At the district level, complaints may be brought to court at any stage if desired ( <i>Articles 28, 32, 33 of the Law on Complaints No. 02/2011/QH13 issued on November 11,</i>	Effective grievance and complaint resolution procedures are established based on the existing government grievance system, with oversight from an independent monitoring consultant. In certain cases, when affected individuals

	<p>restoration for affected individuals (or others). In certain cases, when affected individuals reject the compensation offered to them according to the approved plan, or when competing claims regarding land ownership or property must comply with lengthy legal procedures, based on exceptions, with the prior consent of the Bank, and when the borrower demonstrates that all reasonable efforts have been made to address these issues, the borrower may deposit the compensation amount required by the compensation plan (plus a reasonable contingency amount) into an interest-bearing escrow account or other deposit account and proceed with the related project activities. The compensation amount held in the escrow account will be timely provided to eligible individuals when the issues are resolved.</p>	<p><b>2011</b>). In cases where affected households (AH) disagree with the compensation package or have complaints, the compensation amount for affected households will be deposited in the commercial bank with interest until their issues are resolved and land recovery activities are carried out.</p>	<p>reject the compensation offered to them according to the approved plan, or when competing claims regarding land ownership or property must comply with lengthy legal procedures, based on exceptions, with the prior consent of the Bank, and when the borrower demonstrates that all reasonable efforts have been made to address these issues, the borrower may deposit the compensation amount required by the compensation plan (plus a reasonable contingency amount) into an interest-bearing escrow account or other deposit account and proceed with the related project activities. The compensation amount held in the escrow account will be timely provided to eligible individuals when the issues are resolved.</p>
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Monitoring and Evaluation			
<p><b>2.1.</b>Monitoring and Evaluation Mechanism/Compensation and Resettlement Monitoring</p>	<p>Internal monitoring and independent monitoring need to be conducted.</p>	<p>Citizens are allowed to monitor and report violations in land use and management (or through representative organizations), including restoration, compensation, and land support as well as resettlement (<i>Article 231, Land Law 2024</i>).</p> <p>Nonetheless, there are no explicit requirements for monitoring resettlement projects, encompassing both internal and independent (external) oversight.</p>	<p>Both internal and external (independent) monitoring will be maintained regularly (on a monthly basis for internal monitoring and twice a year for independent monitoring). A project completion report will be carried out to confirm the achievement of the objectives of <i>ESS5</i>.</p>

- This RP confirms that in committing to this instrument, the GOV and PPC grant the waivers to the relevant articles in various Vietnamese laws that contradict or are not consistent with the objectives set forth in ESS5. The measures taken to address the differences and comply with the WB policy are addressed under this RP.
- The Binh Dinh Provincial People’s Committees will endorse the RP before the signing Loan Agreement. Through this endorsement, they commit to comply with the RP and to fill the gaps identified in the table above.

## **5. COMPENSATION, ASSISTANCE AND RESETTLEMENT POLICIES**

### **5.1 Required Waivers**

- Vietnam’s legal provisions that do not guarantee the right of the affected people whose land is not legally recognized to compensation at replacement costs and/or assistance for livelihood restoration, will not be applicable for the project. The requirements of the ESS5, including the compensation and assistance principles set forth in this RP, will be applicable to all cases.

### **5.2 Objectives and Principles**

- This RP was prepared to achieve the following objectives:
  - To avoid involuntary resettlement or minimize involuntary resettlement when unavoidable, by exploring project design alternatives.
  - (a) To mitigate unavoidable adverse social and economic impacts from land acquisition, by (a) providing compensation for loss of assets at replacement cost; and (b) assisting affected households in their efforts to improve, or at least restore their livelihoods and living standards to pre-displacement levels, or to levels prevailing prior to the beginning of project implementation, whichever is higher.
  - (b) To improve living conditions of poor or vulnerable persons who are physically displaced, through provision of adequate housing, access to services and facilities, and security of tenure.
  - (c) To implement resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the project may allow.
  - (d) To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected, as appropriate to the nature of project investment
- To achieve the above objectives, the following guiding principles are observed:
 

*Disclosure & Consultation*

  - Affected households will be notified of land acquisition plan by the designated RP implementation agency at least 90 days prior to the acquisition of agricultural land, and 180 days prior to the acquisition of non-agricultural land.
  - The information disclosed to affected people will include key information such as overall land acquisition plan, detailed measurement survey results, and compensation and support package, options of resettlement, and grievance redress procedure (GRP), etc.
  - Consultation with affected households will be conducted at household, group, and community level to ensure affected households are informed fully and timely of the project purpose, and its potential environmental and social risks and impact, compensation package and resettlement plan, including proposed mitigation measures.

- Consultation will be conducted as an on going and recursive process throughout the project cycle and repeated when project design or/and compensation plan are updated.
- Where disagreement arises, negotiated settlements should be sought. Forced evictions of affected persons should be avoided.

#### *Compensation & Support*

- Compensation for affected houses, land, and other properties will be on the basis of full replacement costs. For affected houses and structures, no deduction will be made for depreciation, or for salvaged materials.
- Households whose houses are partly affected and need to be repaired should be financially assisted to rent a safe place as temporary residence during the time of house rehabilitation.

#### *Physical relocation*

- Resettlement sites must be available to allow relocated households to make choice (e.g. moving into the designated resettlement sites or relocating elsewhere on their own).
- In case resettlement sites are not available at time of taking land, relocated household should be financially assisted to rent a house to live until allocated plot in resettlement site, plus 4-6 month rent for construction of house.
- Transportation allowance should be provided – sufficiently and timely, to enable them to move their belongings to their new residential area.

#### *Livelihood restoration*

- Addition to cash compensation and allowances, people adversely affected by the project will be supported in their effort to restore their livelihoods. Severely affected households, as defined in this RP, will be involved in various livelihood restoration measures as outlined in the project income restoration program (See Section 6 – IRP for more details), to timely restore their income generation activities, and living standard. All severely affected households are entitled to livelihood restoration support under the project, irrespective of their land status.
- After six to twelve months following completion of the resettlement activities, assessment of livelihood restoration will be conducted. If affected people have not restored their livelihood/income generation activities, to their pre-displacement level, additional measures will be considered to assist their livelihood restoration.
- Affected public services will be repaired and restored to the pre-project level or better.

#### *Grievance Redress*

- All affected households will be explained to the project's grievance redress procedure. They will be provided with a project information leaflet containing this GR procedure, including the contact information in case they have concerns or complaints arising from project's land acquisition.

#### *RP implementation*

- Compensation costs will be determined by an independent land evaluation consulting firm.
- Budget for compensation payment, support, resettlement, and livelihood restoration are timely and sufficiently allocated, and
- Compensation is paid in a timely manner to affected households prior to taking their land.

### 5.3 Identification of Vulnerable Groups

- Based on the socio-economic survey, the following groups were identified as vulnerable groups:
  26. Households with a valid Certificate of Poor Household, Certificate of Near-Poor Household, including those who are considered by their community to be “poor households” but do not have a valid Certificate of Poor Household or Near-Poor Household
  27. Individuals with a valid Certificate of Disability, including those who do not have a valid Certificate of Disability, but have a form of disability defined as per Article 3 of the Law on Persons with Disabilities (No. 51/2010/QH12)
  28. Women-headed households with dependents;
  29. The social-policy households as per Binh Dinh Provincial Peoples’ Committee policy;
  30. Any additional individuals/groups identified through meaningful public consultation.
- There are certain individuals/groups that may suffer from project’s potential impacts, and/or exposed to the potential risks of further impoverishment because of project’s impact, loss of income generation activities with slow restoration, or loss of regular support from their social network due to physical resettlement. Given this, the Project Management Unit and district Center for Land Fund Development are requested to work closely with commune/ward People’s Committees, and relevant mass organizations, and affected individual and households to identify those who are vulnerable to further impoverishment and provide them with timely support and assistance, including additional financial assistance, if required.

### 5.4 Eligibility

- The eligibility for entitlement to compensation and assistance is determined by land and non-land assets’ ownership criteria as follows:
  - (i) Who have formal legal rights to land or assets;
  - (ii) Who do not have formal legal rights to land or assets, but have a claim to land or assets that is recognized or recognizable under national law; or
  - (iii) Who have no recognizable legal right or claim to the land or assets they occupy or use.
- Persons covered under item (i) and (ii) are provided compensation for the land they lose, and other assistance as regulated in the Resettlement Plan. Persons covered under (iii) are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off date established by the borrower and acceptable to the World Bank. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons included in (i), (ii), or (iii) are provided compensation for loss of owned or used assets other than land.
- As defined by land law 2024, a cut-off-date for eligibility of compensation is the date that a State competent agency issues the announcement of land acquisition before detailed measurements. PAPs and local communities will be informed about cut-off date and information related to the Project so that they can work out their own production/investment/construction plans, avoiding damages or losses otherwise caused by a lack of information on the Project. The notification of land acquisition will be issued for each civil work package in the project implementation phase.

## 5.5 New household or person after the Cut – Off Date

- Those affected households splitting from the large families after the cut-off-date who meet the following conditions will be eligible for resettlement benefits as stand-alone household and are recognized as PAPs:
  - (i) Households with multiple generations or many couples living together on a plot of acquired land who are eligible to separate households according to the local regulations and residential law;
  - (ii) Endorsement by the City authority with verification of ward/commune People’s Committee that the household has been split;
  - (iii) Newly born children, spouses of persons named in the household registration books, people who have completed military service, and people who have just returned from schools to live with the PAPs from the cut-off date to the date of compensation payment will be entitled to compensation and support outlined in in this document.
- In case the GoV regulations will be changed and there will be some entitlements, which are better than the ones described in this document, these better entitlements will be applied for the affected people.

## 5.6 Project’s Compensation Policies

### 1.1.1. *Compensation for Affected Agricultural Land*<sup>4</sup>

*For land users entitled to the compensation (legal and legalizable land users)*

PAPs will be compensated in the form of “land for land” or in cash at 100% replacement value, or land with other use purposes, or housing for the recovered agricultural land. (Clause 1, Article 96, Land Law 2024). If land and housing are not available, cash compensation is applied.

Regarding compensation in residential land when recovering agricultural land, or non-agricultural land other than residential land of households and individuals:

- (i) In case the area of residential land or housing after conversion is equal to or larger than the minimum area of residential land to be divided according to the regulations of the Provincial People's Committee, compensation will be made in the form of 01 residential land plot with an area suitable for the detailed construction planning in the resettlement area or a house.
- (ii) In case the land compensation amount after calculating the land use fee for the first compensated residential land plot is still sufficient to pay the land use fee for the second land plot and the family has 02 or more children, the second land plot will be allocated in the resettlement area.
- (iii) The determination of the area, residential land plot, and housing shall be proposed by the unit or organization performing the compensation, support, and resettlement tasks to the People's Committee at the district level for decision.

Regarding compensation in non-agricultural land that is not residential land when the State recovers agricultural land from individual households.

- (i) In case the area of non-agricultural land that is not residential land after being converted is equal to or larger than the minimum area of non-agricultural land that is not residential land that can be divided into plots according to the regulations of the Provincial People's Committee, compensation shall be made by leasing land in industrial parks and industrial clusters. The leased land area shall be according to the investment project and detailed planning approved by the competent authority.

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<sup>4</sup>According to Article 10 of the Land Law.

- (ii) The determination of land lease area and location is proposed by the unit or organization performing the compensation, support and resettlement tasks to the District People's Committee for approval.

In case the remaining land area after acquisition is no longer suitable for cultivation, the Project will acquire the entire land and compensation will be made in cash at 100% of the replacement cost;

In addition to the cash compensation for the acquired land area as above, the PAPs will also receive the rehabilitation allowance and support mentioned in the Project RP.

*For land users with no recognizable legal right or claim to the land*

- (i) Agricultural land used before 1 July 2004 and land users directly engaged in agricultural production on the affected land will be compensated in cash at replacement cost;
- (ii) Agricultural land used after 1 July 2004 until before the cut-off date (date of notification of land acquisition) and affected persons whose livelihoods are mainly dependent on that land will be provided with financial assistance, in lieu of land compensation, sufficient to meet the objectives of the WB standards on land acquisition, land use restriction and involuntary resettlement (to restore livelihoods to pre-project levels).
- (iii) PAPs whose affected land was used after cut-off date will not be compensated or financially assisted.
- (iv) The supported area is the actual agricultural land area recovered but does not exceed the agricultural land allocation limit prescribed in Article 176, Land Law 2024 (not more than 2 hectares for one household).

*Users with temporary or leased communal/public land*

- (i) For PAPs currently using land managed by state-owner on a contractual basis for agricultural, forestry, or aquaculture purposes (excluding land under special-use forests and protected forests), compensation shall be provided for the remaining value of investments made to the land and for all assets attached to the affected land at replacement cost. PAPs will also receive additional support for income rehabilitation if they are directly involved in agricultural activities as per government's regulations.
- (ii) Where PAPs use land on a contractual basis (renting/leasing) from individuals, organizations, or households other than those specified in point (i) above, PAP shall receive compensation for the remaining value of investments made to the land and structures/trees/crops created before cut-off date on land at full replacement cost. Compensation for land will be provided at replacement cost to the land owner.

### **5.6.2 Compensation for Affected Residential Land**

- Users whose residential land is acquired will be compensated as follows:

*Loss of residential land without structures:*

- (i) *For legal and/or legalizable land users*, compensation for loss of land will be made in cash at replacement cost.

1. *For land users who have no recognizable legal land use right or claim to the land*, Based on consultation with such displaced persons, the project will provide relocation assistance in lieu of compensation for land sufficient for them to restore their standards of living at an adequate alternative site.

*Loss of residential land with houses/structures built thereon, where the remaining (non-acquired) land is adequate to rebuild house (reorganized by PAP) and meet the conditions for granting LURC:*

2. *For legal and legalizable land users:* Compensation for loss of land will be made in cash at replacement cost; and compensation for affected house/structure as mentioned in item 5.6.5 (below).
3. *For illegal or unlegalizable land users:* the project will provide relocation assistance in lieu of compensation for land sufficient for them to restore their standards of living at an adequate alternative site. Compensation for affected house/structure will be provided at replacement costs - as mentioned in item 5.6.5 (below).

If the remaining land is sufficient for reorganization according to regulation of the Binh Dinh PPC and is in accordance with local master plan, affected household can reorganize on the remaining land and have to pay land use fee to get LURC. The partly or entirely affected houses/structures will be compensated at replacement costs - as mentioned in item 5.6.5 (below).

If PAPs are poor or vulnerable, additional assistance (in cash) will be provided to assist them to ensure they are able to fully re-organize in the remaining land. The amount of assistance shall be determined by the Binh Dinh PPC.

*Loss of residential land with house built thereon, and the remaining land is not adequate to rebuild the house (relocating PAP):*

- (i) *For legal and/or legalizable land user:* PAP can opt for one of the following options:
  - If PAP chooses land-for-land compensation, PAP with consultation will be allocated with a land plot in resettlement site in accordance with regulations of Binh Dinh People's Committees and granted Land User Right Certificate.  
In case the compensation amount for affected residential land is higher than the cost of land plot in resettlement site, the difference amount will be paid in cash to PAP. If the compensation amount for affected land is smaller than the value of a standard land plot in resettlement site, relocated households will be provided with a financial support equal to the difference to enable them to have the standard land plot in the resettlement site. Cost of a standard land plot is decided by Binh Dinh PPC.
  - If the affected household prefers self-relocation, compensation for loss of land and houses/structures will be made in cash at replacement cost, plus relocation allowances as prescribed by Binh Dinh PPC for self-relocation.  
In case the remaining residential land is not sufficient to build a new house but the adjacent agricultural land is still available, the affected household could request for converting part of their agricultural land (adjoining to the affected residential land) into residential land (but not exceeding residential land quota – as specified by Binh Dinh PPC) to reconstruct their house.
- (ii) *For PAP who do not have legal or legalizable rights to the affected land:* they are entitled to the followings:
  - Compensation at replacement cost for affected house/structure created before cut-off date and relocation assistances in lieu of compensation for land.
  - If the PAP has no residential land or house within the project commune/ward to move, they are entitled to purchase a land plot with LURC in the resettlement site to resettle. The PAP will be supported to pay by installment (if required). In case the PAPs are poor or vulnerable, additional assistance (in cash) will be provided to ensure that they are able to restore their lives in resettlement site. The level of financial assistance shall be decided by the Binh Dinh PPC.

### **5.6.3 Compensation for non-agricultural land**

Affected persons whose affected land is used for non-agricultural production and business purposes will be compensated according to the following terms:

- (i) PAPs who have LURCs or can be legalized: (a) if land is available locally and at the option of the affected person, priority will be given to “land for land” compensation; and (b) if land is not available or at the option of the affected person, they will be compensated in cash for the loss of land and assets on the land at 100% replacement cost.
- (ii) PAPs who do not have recognized legal rights or claims to the land or assets they occupy or use are entitled to receive financial assistance in an amount determined by the Provincial People’s Committee for the loss of non-land assets and other improvements to the land, at replacement cost. If the assistance is insufficient to obtain secure tenure on a viable plot of land at an alternative location, additional assistance will be provided to meet the criteria. Severely affected people and vulnerable households will be provided with a subsidy to ensure their livelihoods are restored.
- (iii) PAPs who rent land and pay annual land rent or pay land rent in one lump sum but are exempted from land rent will not be compensated for land but will be compensated for investment equivalent to the remaining value invested in land and assets on land at 100% replacement cost.

In case households and individuals use agricultural land or non-agricultural land other than residential land but are not eligible for land-for-land compensation under Article 95 of the 2024 Land Law and have a need to be allocated residential land or housing if there is a residential land fund in the locality, they will be allocated residential land or resettlement housing. (Clause 6, Article 111 of the 2024 Land Law).

### **5.6.4 Compensation for Public Land**

- Public land managed by communes, wards and towns/city will not be compensated but supported according to regulation of the PPC and land law 2024.

### **5.6.5 Compensation for Affected House/Structures**

- *Affected private house/structure:*
  - (i) Compensation for affected houses/structures, if created before the project cut-off date, will be compensated at replacement cost for both legal and illegal<sup>5</sup> land users without deductions from depreciation or salvageable materials.
  - (ii) If houses/structures are effected partially and the remaining part is viable for use, compensation at replacement cost will be provided for the affected part plus cost for repairing the remaining part. If houses/structures are entirely affected, compensation at replacement cost for the entire affected houses/structures without deductions from depreciation or salvageable materials.
- *Tenants of state-owned or state organization-owned houses:* No compensation for house but tenant will be compensated for self-renovation, repair, and upgrading costs; compensation levels are as follows:
  - 100% compensation at replacement cost for self-renovation, repair and upgrading costs if the competent authority managing the land and housing allows the renovation, repair and upgrading.
  - 80% compensation for self-renovation, repair and upgrading costs in cases of self-renovation, repair and upgrading without permission from the competent authority

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<sup>5</sup>In case house/structure was constructed before cut-off date in violation with local regulations/planning, no compensation but support for the affected house/structure will be provided according to decision of the PPC.

managing the land and housing but the construction does not violate the planning and construction boundaries;

- 20% compensation for self-renovation, repair and upgrading costs in cases of self-renovation, repair and upgrading without permission from the competent authority managing the land and housing and the construction violates the planning and construction boundaries.
- The compensation value for self-renovation, repair and upgrading costs of state-owned housing is replacement cost determined an independent valuation consultant.

In cases of self-renovation, repair, and upgrade after the date of notice of land recovery, state-owned houses within the scope of land recovery will not be compensated or supported.

- *Tenants who are leasing a private house for living purposes* will be provided with transportation allowance for moving assets, and will be assisted in identifying alternative accommodation.

#### **1.1.2. Compensation for Affected Crops, Trees and Livestock**

- For affected trees/crops created before cut-off date, regardless of the legal status of the land, compensation will be paid to households who cultivate on the affected land at market prices. For perennient trees: if affected fruit trees could be harvested before taking land, no compensation for fruit but compensation at market price for trees is made; if affected trees can be brought to another location, no compensation for trees but compensation for the transportation cost and the actual damage due to the transportation, and re-planting cost must be made; if, affected timber trees have to be cut down, compensation will be made at market price .

- For livestock (including aquatic livestock), PAPs will be compensated in cash at replacement cost at the time of land acquisition. In case the (aquatic) livestock can be brought to another location, the transportation cost and the damage caused by the transportation must be compensated.

#### **1.1.3. Compensation for Affected Public Utilities**

- When public infrastructures are affected, PMU shall consult with affected communities to inform them and confirm the affected structures/services will be rebuilt, restored or repaired as soon as possible in order to mitigate negative impacts on communities and ensure the affected communities do not pay for such repair costs.

- Public infrastructure such as irrigation canals, water supply, schools, clinics, road, electricity, telecommunication, cable lines, etc. (except for the structures with construction permit requiring relocation when needed) will be restored/rebuilt to pre-project or higher quality levels by the project's fund. Public works that were built from monetary contribution of local people will be compensated at replacement cost.

#### **1.1.4. Compensation for graves**

- Compensation payment for affected graves includes full costs associated with a) acquiring new land for reburial, b) excavation, c) relocation, d) reburial, e) construction of new grave, and f) other reasonable related costs, such as rituals to meet the local customs and habits.

- In case of self-arranging the relocation of graves outside the planned area of the project, in addition to compensation for costs according to regulations, additional support will be provided of VND 2,000,000/grave for rural areas; VND 3,000,000/grave for urban areas..

- For the graves of ethnic minorities that must be relocated and have their own spiritual ceremonies performed according to their own customs and practices, depending on each specific project, the unit organizing the implementation of compensation and resettlement

support tasks shall propose a specific level of compensation and support, and submit it to the District People's Committee for decision.

- In cases where the land has graves located on the family's grave land, not in cemeteries or graveyards planned and managed by the State, in addition to compensation for moving the graves, additional support will be provided for the area of land with graves that are recovered (including the area of graves of people from different clans buried on the family's grave land). The supported land price is calculated at 30% of the land price in the land price list regulated by the Provincial People's Committee in the nearest adjacent residential area and the supported area does not exceed 3.64m<sup>2</sup>/standard grave.
- For unknown graves, public announcement will be made (e.g. on TV, popular newspapers) and repeated for a number of times to reach the grave owners. Within a reasonable time, if grave owners could not show up, the relocation of graves should be done by a specialized team in consultation with the commune PC. The geographical location, status of the current graves (with photos taken), grave relocation procedure, and the new location of the graves, and other relevant information, will be documented carefully and kept for record purposes.
- Based on custom of the locality, the implementing agency of site clearance should prepare a relevant plan for relocation of graves in consultation with affected households.

#### **1.1.5. Compensation for temporary impacts during construction**

- In case the project needs temporary land use serving for construction purpose, contractors should rent the affected land from the owners in compliance with the regulations stipulated by the Civil Law. Upon return of affected land to affected people, the affected land must be restored to its pre-project condition.
- Compensation for damage of private or public structures occurring during construction:
  - (i) Property damaged by the Contractors during construction process will be restored to its former condition by the contractors immediately to ensure continued use and safety for the affected household/community.
- 4. The contractors will be required, in the contract with the PMU, to take proper care to avoid damaging local properties during their construction. If damages to local properties happen, the contractor will be required to repair or compensate at replacement costs to the satisfaction of affected owner.

#### **1.1.6. Compensation for costs of property relocation**

- Households and individuals whose residential land is reclaimed by the State and subject to complete clearance and forced to move to a new place of residence within the town or city in the province shall be compensated for the cost of property relocation as follows:
  - Houses and construction works specified in the provincial price list with codes from N1 to N4: VND 5,000,000/household;
  - Houses and construction works specified in the provincial price list with codes from N5 to N18 or other equivalent works with codes from N5 to N18: VND 3,000,000/household.
- Households and individuals with houses and construction works specified in the provincial price list with codes from N1 to N18 whose houses are partially cleared and the remaining area does not ensure functionality or is relocated to resettle behind, the compensation for moving assets is as follows:
  - Houses and construction works with codes from N1 to N4: VND 2,500,000/household;

- Houses and construction works with codes from N5 to N18 or other equivalent works with codes from N5 to N18: VND 1,500,000/household.
- Households and individuals whose residential land is reclaimed by the State and is cleared and must move to a new place of residence outside the district, town or city within the province shall be compensated for the cost of moving assets at 1.5 times the compensation level specified in Points a and b, Clause 1, Article 12 of Decision 66/QĐ-UBND of the province.
- Households and individuals whose residential land is reclaimed by the State and is cleared and must move to another province shall be compensated for the cost of moving assets at: VND 10,000,000/household.
- For architectural objects, in case the actual cost cannot be determined, the cost compensation shall be determined at 20% of the value of the architectural object or new construction work with equivalent standards or determined according to the estimated value of dismantling, moving and installing determined by the unit or organization implementing compensation, support and resettlement and submitted to the PPC for approval.
- The cost of moving and installing fixed telephone lines, cable TV, and internet is as follows:
  - Fixed telephone lines: VND 300,000/household;
  - Cable TV; Internet lines and camera systems: VND 500,000/household;
- When the State reclaims land and has to move machinery and production lines to a new facility, compensation will be paid for the cost of moving assets. The compensation level is determined according to the cost estimate prepared by the unit or organization implementing compensation and resettlement support, hired by a consulting unit with the function of preparing and submitting to the specialized agency of the same level for appraisal before submitting to the DPC for decision.

The support level for moving livestock is as follows:

- For livestock (cows, buffaloes, horses)
  - Relocation under 10km, support is VND 80,000/animal;
  - Relocation from 10km to under 20km, support: 90,000 VND/head;
  - Relocation from 20km to under 30km, support: 120,000 VND/head;
  - Relocation from 30km to under 50km, support: 150,000 VND/head;
  - Relocation over 50km, support: 165,000 VND/head
- For other livestock, support for relocation is 50% of the support level equivalent to the distance and value prescribed for livestock (cows, buffaloes, horses).

The support level for relocation of poultry is as follows:

- Relocation under 10km, support 3,500 VND/head;
- Relocation from 10km to under 20km, support: 4,000 VND/head;
- Relocation from 20km to less than 50km, support: 6,000 VND/animal.
- Relocation from 50km or more, support: 8,500 VND/animal..
- For assets attached to land, construction works under construction permits with a term according to the law on construction, but by the time of land recovery, the permit has expired, the owner of the asset will not be compensated but will be supported for dismantling, demolition, and relocation as follows:

- For construction works that are completely demolished or partially demolished (the asset is not reused), the demolition cost will be supported at 30% of the value of the new construction work with equivalent technical standards;
- For construction works that are dismantled or relocated (the asset is reused), the dismantling and relocation cost will be supported at 20% of the value of the new construction work with equivalent technical standards.

### **1.1.7. Compensation for unpredictable impacts**

- Any other impacts that may be identified during implementation will be compensated in accordance with the principles of this RP and the ESS5. Any disruption to businesses will be compensated in accordance with the principles of this RP.

## **1.2. Allowances and Rehabilitation Assistance in the transition period**

- In addition to compensation payment for affected land and assets, PAPs will be provided with financial assistance to cover their expenses during the transition period. The assistance levels will be adjusted, considering inflation factor and price increase to be appropriate to the payment time. They include, but are not limited to:

### **1.2.1. Allowance for Job Change/ Job Training and Job Creation**

- APs whose cultivated agricultural land is affected will receive support in cash equivalent to 3 times of agricultural land price of the same type in the land price list of the province prescribed for the entire area of agricultural land recovered but not exceeding the limit of agricultural land allocation as prescribed in Article 176 of the 2024 Land Law..
- In addition to cash allowance above, PAPs in the working age are entitled to attend appropriate vocational training at a local vocational center free of charge (not applicable to those who enroll for vocational training outside the province). During the preparation of the training/job change/job creation program, consultation will be done with the affected households. Affected people will be counseled to find new job and borrow loan to start new job.

### **1.2.2. Allowance for lifestabilization**

- PAPs with affected agricultural land will be provided with a financial assistance in cash equivalent to the price of 30kg rice/person/month based on the local average price by the time financial assistance is provided. Household related information will be confirmed based on the household registration book, and temporary residence book, specifically:
  5. APs losing 30 - 70% of their agricultural landholding (or 10 - 70% for the poor and vulnerable groups) will be provided allowance of 6 months if they do not have to relocate, and 12 months in case of relocation, and maximum of 24 months if relocated in extremely difficult areas;
    - (i) APs losing more than 70% of their agricultural landholding will be assisted for a period of 12 months if they do not have to relocate, and 24 months in case of relocation, and up to a maximum of 36 months if relocated in extremely difficult areas;
    - (ii) In case the remaining land is economically unviable, compensation at replacement cost for the remaining land, plus an allowance of 12 months.
  6. Households whose land is acquired less than 30% of landholdings and livelihood is significantly impacted will be provided financial support equal to the support level for those who lose 30% or more according to regulation of the PPC and land law 2024.

### **1.2.3. Allowance for Loss of Income and/or Business**

- Households and individuals whose agricultural land is recovered will be supported to stabilize production and business, including: support for plant varieties and livestock breeds for agricultural production, agricultural and forestry extension services, plant protection and

veterinary services, cultivation and animal husbandry techniques and professional techniques for production and business of industrial and commercial services as follows:

- (i) Allowances for 1 year of costs for plant and animal seeds, according to the regulations of the agricultural sector, seed prices according to market prices at the time of preparing the compensation plan and resettlement support;
  - (ii) Allowances for agricultural and forestry extension services, plant protection services, veterinary services, and farming and livestock techniques at 50% of the value of support for plant varieties or livestock breeds.
  - (iii) The payment of allowances is calculated once according to the compensation, support and settlement plan approved by the competent authority.
  - (iv) The payment of allowances is calculated once according to the compensation, support and settlement plan approved by the competent authority.
- For economic organizations, households, individuals engaged in production and business, economic organizations with foreign investment capital that are subject to the provisions of Clause 1, Article 20 of Decree 88/2024/ND-CP, they will be supported to stabilize production and business in cash at 30% of one year's after-tax income, according to the average income level of the three previous consecutive years.
  - Allowance for interrupted employment: Employees hired by economic organizations, households, individuals doing business, and foreign-invested economic organizations that are subject to the provisions of Clause 1, Article 20 of Decree 88/2024/ND-CP under labor contracts shall receive a severance pay in accordance with the provisions of the law on labor for a period of 06 months. The amount of severance pay shall be paid directly to the employee..

#### **1.2.4. Resettlement allowance:**

- Allowance for self-housing: In case households, individuals, and people of Vietnamese origin residing abroad are eligible for resettlement support according to the provisions of Clause 8, Article 11 of the 2024 Land Law and have a need to arrange their own accommodation, in addition to receiving compensation for land in cash, they will also receive support for self-housing at a support level equal to 10% of the compensation value of residential land.
- House Renting Allowance: People whose residential land is recovered to implement the urban area construction investment project will be compensated with residential land and on-site housing; while waiting for resettlement, they will be arranged to live in temporary housing or receive housing rental support as follows:
  - + Residential land that is completely recovered will be supported with 06 months of housing rental; the support level is as follows:
    - Ward and town level: support level: VND 2,500,000/month/household;
    - Commune level: support level: VND 2,000,000/month/household.
  - + Residential land that is partially recovered and the remaining residential land area is eligible for housing construction according to regulations or relocation to resettlement areas behind will be supported with 04 months of housing rental, the specific support level is as follows:
    - Ward and town level: support level: VND 2,500,000/month/household;
    - Commune level: support level: 2,000,000 VND/month/household
- Land Use Right Certificate: For resettled households, all costs related to issuance of Land Use Right Certificate for their new land, - either in the project's resettlement site, or elsewhere (if PAP relocates on their own) will be covered by the project. For re-organizing households whose land and house are partially affected, the costs relating to updating the LURC will be covered by the project.

### **1.2.5. Other Allowances/Assistance**

- **Incentive Bonus:** People whose land is recovered and hand over the site before the deadline as prescribed in Clause 2, Article 18 of Decision 66/QD-UBND, the reward level is as follows:
  - For houses in groups N1 to N2, the reward is 10,000,000 VND
  - For houses in groups N3 to N4, the reward is 8,000,000 VND;
  - For houses in groups N5 to N18, the reward is 7,000,000 VND.
  - In case only the fence, gate attached to the land, architectural objects and construction works not serving the purpose of residence are demolished without compensation or support, if the land is handed over within 10 days, the reward is 1,000,000 VND
- Apart from the assistances mentioned above, based on the actual situation, the project may consider other assistances to facilitate life stabilization process, including agricultural production and other income generation activities of PAPs (Clause 3 Art 91 of Land Law 2024).
- An entitlements matrix is provided in Annex 1. This entitlements matrix has integrated a) relevant provisions from current Vietnamese laws, b) Binh Dinh province's regulations on compensation, support and resettlement, and c) the World Bank's policy on land acquisition, restriction on land use and involuntary resettlement (ESS5).

## 6. INCOME RESTORATION PROGRAM (IRP)

### 6.1 Overview of the IRP

- According to the Land law 2024, beside of cash compensation for affected land and non-land assets and cash allowances for job training/creation and subsistence as well as resettlement, hosehold members within labor age having demand for vocational training will be taken a vocational training course free of charge. Therefore, the subproject will prepare an income restoration program for the demanded people based on their needs.
- The overall objective of the IRP is to help affected people, especially severely affected people restore their livelihood activities and sources of income by participating in diversified activities identified according to their need assessment. The IRP ensures that no affected people will be worse-off due to land acquisition and they will be able to maintain and improve their livelihood sustainably.
- Eligible Households/Persons to the IRP: The IRP is developed specifically for severely affected people who lose 30% (10% for vulnerable households) or less than 30% of their productive land or asset generating income but significantly impact on their livelihood and households with home-based business have to relocate.
- The structure of this chapter includes: (i) Preliminary Needs Assessment during Project Preparation; (ii) Proposed IRP activities; (iii) Estimated Cost for IRP; and (iv) Guidelines for preparation and implementation of IRP during project implementation.

### 6.2 Preliminary Needs Assessment during Project Preparation

- Based on the socioeconomic household survey of total 354 households, there are:
  - 66 households who would need to relocate physically;
  - 195 households who would lose more than 30% of their total agricultural landholding;
  - 62 vulnerable households who would lose 10% or more of their total agricultural landholding
  - 7 households who would lose aquaculture land
  - 24 home-based business households who would be affected by the subproject.
- Needs Assessment: A preliminary assessment of PAPs' need for IRP was conducted during preparation of the RP. Out of total 354 surveyed households, 290 (81.9%) households wanted to engage in the project's income restoration program. The remainders had no idea about what type of support they need. Their needs will be assessed once the final technical design is approved and detailed measurements survey is conducted at stage of project implementation. Among 290 HHs having demand for participating the IRP, 37.2% households preferred to take part in vocational training, 29.7% want to be involved in agricultural extention program (training on technique and skill of cultivation, animal breeding and afforestation), 19.3% want to access credit programs for their income improvement, 13.8% selected either support such as allowances for their children's tuition, house repair for business development, or compensation in cash (see more on table below).

Table 21: Households' Demand on Income Restoration Program

No	Types	Number of households	Percentage
1	Vocational training	108	37.2
2	Farming (cultivation and breeding and afforest)	86	29.7
4	Credit for income improvement	56	19.3
5	Others (tuition for children, house repair for business development, etc.)	40	13.8

	<b>Total</b>	<b>290</b>	<b>100.0</b>
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(Source: SES, 2021)

### 6.3 Proposed IRP Activities

- Based on the need survey and public consultation with surveyed households, the activities proposed for the income restoration programs include:

#### Activity 1: Vocational training

- The severely affected farmers wanted their children to be trained on non-agriculture occupation as the agriculture land will continue to decrease due to the urban development and low yield. The Vocational Training Centers in Binh Dinh province offer a variety of training courses. The following table provides courses that have attracted a lot of trainees' interest.

Table 22: Vocational training courses in Vocational Training Centers in Binh Dinh province

Training sectors	Training period (months)
Restaurant Management/Receptionist/ Reasonable Accommodation	3
Cooking technique	3
Car Driving	3
Metal cutting; Mechanical equipment manufacture	3
Motorcycle Repair and Maintenance	3
Information Technology (Software application)	3
Computer Assembly and Repair	3
Cooling equipment Repair	3

#### Activity 2: Working in the project

- The construction contractors of this Project should prioritize recruitment of local labors, especially labors of affected households who meet requirements of the contractors. This will be included in contract of contractor. If affected persons want to work for the Project, they can directly apply for jobs with contractors or through the PMU or ward/commune PCs. Contractors will inform the PMU and ward/commune PCs their employment plan by which PAPs will be informed for application.

#### Activity 3 – Credit/Loan via various organizations

- During public consultation, many households were interested in obtaining loans for development of business, farming and livestock. Currently, the Social Policy Bank in Binh Dinh province are providing loans for borrower in the form of a trust through the guarantee of the local mass organizations such as Women Union, Farmer's Union, War Veteran Union that borrower is member.
- The loans from the Social Policy Bank include concessional credits for job creation, tuition loans for students and pupils with difficulties, loans for social policy households, loans for poor households building houses and development of production. The project will support and guide procedures for affected households who demand for loan from the Social Policy Bank to apply for preferential loans.

### 6.4 Guidelines for preparation of the detailed IRP during project implementation

- The following are some general guidelines for preparation of a project income restoration program (IRP)

7. The IRP is developed specifically for severely affected, including households losing more than 30% or less than 30% but significant impact on livelihood, of their total productive

land (10% for vulnerable households), relocated households, and home-based business households to be relocated.

- ✓ In order to effectively address the needs of beneficiaries and maximize available resources, the IRP should be prepared with the full participation of and consultation with eligible peoples, concerned people's committees at all levels, relevant community organizations and local governmental agencies (such as agriculture and rural development; labour invalid and social affairs; trade and industry; planning and investment, farmer union, and others).
- ✓ The outcomes of the IRP are more sustainable if it is designed in a way that allows participation of affected people to contribute or invest their own resources (including labor) in the program.
- ✓ Particular attention should be given to ensuring the participation of affected women and vulnerable groups in planning and design of the IRP. For example, by carrying out separate interviews with women and vulnerable households during needs assessment and implementing IRP activities.
- ✓ IRP should be designed with clear institutional setup, clear roles and responsibilities, a realistic time frame for implementation, budget for implementation, and clear monitoring and reporting arrangements.
- ✓ Regular monitoring and evaluation of the progress of IRP implementation is required to ensure that the objectives are being met and that issues/problems as well solutions to them can be identified and implemented timely.
- Processes of preparing the Income Restoration Program include:
  - ❖ *Identification of people eligible for the IRP*

Based on list of affected households collected from district resettlement committee or land fund development center, the PMU select and prepare a list of eligible households, including severely affected households, relocated households, relocated home-based business households, and vulnerable households. Conducting need assessment of the selected households to collect information.
  - ❖ *Information Required to be collected*

Demographic characteristics of eligible people:

    - Name, age, sex, marriage status, education, current occupation, health, vulnerability,
    - Registration of vocational training needs (in prioritized order by first, second, third) and other demands.

Local authorities (commune, mass organizations, districts):

    - Current livelihood improvement program in locality operated by communes, Women's Union, Farmer's Union, Veteran Union, ect., or agricultural extension programs;
    - Job creation, labor recruitment for industrial zones, labor export, ect.

Vocational training centers:

Vocational training courses available in the local training centers and requirements for admission, tuition fee, training duration, ...
  - ❖ *Carrying out the Detailed Needs Assessment*

Need assessment should be carried out by interview eligible households using questionnaire to collect necessary information as mentioned above. Interviewees should be provided all relevant information and requirements for IRP so that they can have right option. Beside of interview, group discussion could be conducted to collect opinion of some target group, especially vulnerable group and relocated group.

❖ *Preparation of the IRP report*

Based on collected information/data of need assessment and discussion with related agencies, IRP report should be prepared and submitted to Project province/city for approval and no objection by the World Bank before implementation. The IRP should include results of need assessment, IRP activities/measures, implementation timeframe, responsible agencies/persons, monitoring and budget.

As discussed further in above section, the IRP is prepared with the full participation of PAPs eligible for participation in the IRP, and in close coordination with concerned agencies at provincial, district and commune levels.

- *IRP Implementation Arrangements.*

Institutional arrangements for the IRP should be integrated with implementation arrangements for the Resettlement Plan.

8. **PMU** is representative of DPCs will oversee all subproject activities including IRP and approval of consulting services. PMU is keeping the overall responsibility in the implementation and supervision of the IRP. Its role is to:

- Coordinate with stakeholders (city woman union, centre of provincial/district job introduction...);
- Closely collaborate with local authorities, mass organizations and IRP Consultant during the IRP implementation.

○ **Local authority (district, commune/ward level)**

- Coordinate with PMU to conduct need assessment for the IRP;
- Coordinate with PMU to implement the IRP;
- Assign tasks to social unions that are entrusted to borrow credit from banks to provide full guidance on the process and procedures for credit to households;
- Ward PC consider to have priorities (if any) for PAPs in economic development activities of the locality.

**IMC** is tasked to assist PMU in the supervision of IRP implementation and provide guidance to concerned organizations.

### 6.5 Estimated Cost for IRP

• According to preliminary need assessment for the IRP and consultation with training centers in locality, the IRP proposed 3 activities including: (i) Vocational training; (ii) Job creation program; (iii) Credit loan via various organizations. An estimated cost for implementation of the IRP is about VND 1,920,000,000 in which, the costs for PMU to arrange personnel or recruit consultant will be included in the management costs, and under existing programs in Binh Dinh province. Only vocational training courses will require a budget. The budget for the IRP is taken from the counterpart fund and is included in the total compensation and allowance costs of the Project.

Table 23: Estimated cost for IRP

No	Activities	Quantity	Unit price (VND)	Amount
<b>I</b>	<b>Vocational training</b>			
1.1	Training cost (37.2%*1,065 PAPs <sup>6</sup> )	400	3,000,000	1,200,000,000

<sup>6</sup> This estimate was being provisionally calculated according to the proportion of households wishing to enroll in the vocational training course surveyed from the sample survey at the RP preparation. Accordingly, this rate was 37.2% and was extended to the total number of PAPs identified at RP preparation.

1.2	Lunch support (3 months*20 days/month*400 trainees)	24,000	30,000	720,000,000
<b>II</b>	<b>Job creation program</b> The costs for PMU to arrange personnel or recruit consultant will be included in the management costs.			0
<b>III</b>	<b>Credit loan via various organizations</b> Under existing programs in Binh Dinh province.			0
<b>TOTAL</b>				<b>1,920,000,000</b>

## 7. RESETTLEMENT ARRANGEMENT

### 7.1. Number of relocated households of the project

- As data provided in Section 2 – Scope of land acquisition and resettlement, it is estimated that 156 AHs would need to be relocated. These include those who will lose their entire residential land/houses and those whose residential land will be partially acquired but remaining land area is not viable for continued use because of not meeting the current construction standards of local authority).

### 7.2. Consultation on Resettlement Options

- Consultation activities on resettlement options for the relocated households have been conducted in the first Quarter of 2021 and will be revisited during the update process following the completion of the detailed measurement survey (DMS). During the consultation meetings, the relocated households have been provided information on the project’s entitlement policy, resettlement options, and the proposed resettlement sites for their consideration and options.
- According to the results of the IOL, 38.6% (105 relocated HHs) preferred compensation in cash for their self-relocation. A quarter (25.7%, 70 HHs) want to relocate in resettlement sites. The remaining 35.7% (97 HHs) do not know yet what to do if they have to physically relocate (see table 25). Consultation with relocated HHs will be continuously conducted during project implementation to get their final options.

Table 24: Resettlement forms

Resettlement forms	SC1		SC2		Total	
	N	%	N	%	N	%
Cash and self-relocation	40	44.4	65	35.7	105	38.6
Available resettlement sites	13	14.4	57	31.3	70	25.7
No idea	37	41.2	60	33.0	97	35.7
<b>Total</b>	<b>90</b>	<b>100.0</b>	<b>182</b>	<b>100.0</b>	<b>272</b>	<b>100.0</b>

Source: IOL in 2021

### 7.3. Resettlement Arrangement for Binh Dinh IRDP

- According to the PMU, all resettled households of the Project requiring relocation will be assigned to move to four resettlement areas, including: (i) Dieu Tri Resettlement Area, located in Dieu Tri Town, Tuy Phuoc District (with an area of 1.51 hectares and 50 residential lots with area from 83.58m<sup>2</sup> to 122.39m<sup>2</sup>), completed and ready to serve the relocated households of the Project); (ii) New Dinh Market Resettlement Area in Nhon Binh Ward (which has been put into operation and is utilized for various projects in Quy Nhon City); (iii) Van Ha Resettlement Area (Blocks B1, B2, B6, and B7) in Nhon Phu Ward (with an area of 4.11 hectares and 152 residential lots, completed and ready for the households relocating from the Project); and (iv) Nhon Binh Resettlement Area in Nhon Binh Ward (with an area of 2.245 hectares and 128 residential lots with area from 73,9m<sup>2</sup> to 105,56m<sup>2</sup>, completed and ready for the households relocating from the Project). Currently, 11 lots have been used, and 117 lots

have been arranged to adequately accommodate the resettlement needs of households affected by the Binh Dinh Project. These resettlement areas are all located in central locations, creating favorable conditions for the living and economic development of households. During the consultation process on the resettlement plan, all households agreed with the above-mentioned resettlement areas. Resettlement land plots are divided into different areas, consistent with the residential land area for which households are compensated. The allocation of plots will be based on the current location of each household, and the households will be arranged adjacent to each other, in order to maintain community cohesion and avoid disruption.

- Although the four resettlement areas developed for various projects of the City are not associated to the Binh Dinh project, A due diligent review on land acquisition and resettlement for these areas were conducted to identify resettlement legacy issue.
- **Appendix 5** presents the Environmental and Social Compliance Assessment for the the resettlement areas developed.

## **7. PUBLIC CONSULTATION, AND PARTICIPATION AND INFORMATION DISCLOSURE**

### **1.**

#### **1.1. Objectives**

- Information dissemination to PAPs and involved agencies is an important part of project preparation and implementation. Consultation with PAPs and ensuring their active participation will reduce the potential for conflicts and minimize the risk of project delays. This will also enable the Project to design the resettlement and livelihood restoration program as a comprehensive development program suitable with the needs and priorities of the PAPs, thereby maximizing the economic and social benefits of investments. The objectives of the public information disclosure and consultation are as follows:
  - (a) To ensure that local communities as well as representatives of PAPs, will be included in the planning and decision-making processes. The PMU will work closely with district PCs, the project CPCs and related line departments and agencies during project implementation. PAPs involvement in the project implementation will continue throughout the project cycle such as PAP's representatives to be members of the Compensation and Resettlement Committees, and participating in the resettlement activities (property evaluation, compensation, resettlement, and monitoring).
  - (b) To fully share information about the proposed project components and activities with the PAPs.
  - (c) To obtain information about the needs and priorities of the PAPs, as well as receiving their feedbacks, comments and reactions to the project policies and activities.
  - (d) To ensure that PAPs are able to make fully informed decisions that will directly affect their incomes and living standards, and that they will have the opportunity to participate in activities and decision-making about issues that will directly affect them.
  - (e) To obtain the cooperation and participation of the PAPs and communities in activities necessary for Resettlement Planning and implementation.
  - (f) To ensure transparency in all project activities including land acquisition, resettlement, and rehabilitation.

#### **1.2. Information Disclosure, Public Consultation and Participation**

##### **1.2.1. Consultation during Project Preparation**

###### **❖ Methods:**

- Information disclosure and public consultation methods include: rapid assessment and consultation with stakeholders, using on-site techniques and meeting with households, community meeting, group discussion and socio-economic survey.

❖ **Information disclosure and consultation contents:**

- Even in the early stage of project preparation, local governments at all levels have been informed about the project, its objectives, components and project operations and were consulted and participated in the discussions about local development needs and priorities in a constructive way. Local authorities were consulted on the assessment of potential negative impacts of the project, measures to minimize impacts and increase benefits of the project. Local authorities were also consulted with their consensus and commitment to implement the resettlement policy as described in the RP. After the project approved, provincial and local mass media will widely introduce the project at public places, including objectives, components and operations of the project.

- A total of 600 peoples have been consulted in various forms of meeting below, including:

- **Provincial level consultation.** Two meetings were given with the participation of representatives from Binh Dinh PMU, concerned departments and the project consultants with 15 participants (12 men and 3 women).
- **Community consultation meetings.** Fourteen meetings were organized, including four meeting at district level (Phu My district, Hoai Nhon township, Tuy Phuoc district, Quy Nhon city, participated by 18 men and 8 women), and ten meetings at commune level (including My Tho, My An, My Thang, My Thanh, My Duc, Hoai My, Hoai Hai, Dieu Tri, Phu Binh and Nhon Binh, with participation of 136 men and 69 women).
- **Focus Group Discussions (FGD):** Eleven FGDs were conducted at village level, with the participation of potential project affected households and project beneficiaries. Each discussion was attended by 3 to 6 participants, instead of the invitation of 8-12 people.
- **Key Informant Interviews.** Thirteen key informant interviews were conducted with representatives of severely affected households, and local authorities involved in the project.
- **Individual household interview.** 354 individual interviews (269 men and 85 women) were conducted with representatives of potentially affected households as a result of land acquisition. Before conducting the survey using questionnaires, they were provided with brief information on the project's objectives, potential impacts, and social and environmental safeguard policies.
- Result of public consultations are summarized in Annex 2

### 1.2.2. Consultation during the Project Implementation

- The project will continue to engage with, and provide information to, project-affected parties and other interested parties throughout the life-cycle of the project, in a manner appropriate to the nature of their interests and the potential environmental and social risks and impacts of the project.
- After the project is approved, local mass media will disseminate project information including objectives, components, and proposed investments. The PMU also coordinates with local authority for public consultation and information disclosure. Consultation with PAPs will be conducted continuously in the process of project implementation.
- During the project implementation, the PMU and other implementing agencies, with the support from the consultant, shall undertake following tasks:
  - (i) Providing detail information on the project policies and implementation procedures to relevant agencies at all levels throughout meetings and/or training workshops.
  - (ii) Organizing information dissemination and consultation to all affected persons during the project implementation.
  - (iii) The City's resettlement committees carries out DMS, updates the compensation rates in the updated RP and reconfirms the scale of land acquisition and impacts on properties based on the results, consultation to affected persons, develop and complete the compensation plan for each affected household.
  - (iv) The compensation plan finalizes affected assets and compensation entitlements of households, which must be signed by affected persons to demonstrate their concurrence with the evaluated results. Any questions of affected persons on the content of the compensation plan must be recorded at this time.
  - (v) Consultation with relocated households will be conducted (a) to discuss with them about resettlement sites and their options, (b) to request that PAPs confirm their choice of resettlement and their preliminary confirmation of resettlement site location, and (c) to propose the PAPs to clarify services that they are using such as education/health/market and distance of access to those services to ensure development of the future infrastructure service.
  - (vi) Consulting affected people about their desires for the livelihood rehabilitation plan. This will be applied for severely affected and vulnerable people. The District's resettlement committees will notify affected persons the plan and their entitlement to receive technical assistance before requesting them to make clear their desire on the rehabilitation support.
- 
- **Public consultation in compensation plan:** During the preparation of the detailed compensation plan/training and job changing plans, Binh Dinh PMU or City's resettlement committees will organize community meetings at each affected commune to provide the PAPs with additional information and give them an opportunity to participate in the open discussions on resettlement policy and procedures. Invitations will be conveyed to all affected persons before the meeting is held in such place. The purpose of the meeting is to clarify the information updated at the meeting time and create opportunities for affected people to discuss the concerned issues and clarify information. In addition to notification letters addressed to affected people, other measures of information dissemination to them and the public in general like posters in prominent places in the headquarter of communes/districts where the affected people are living by means of local radio and newspapers. Both men and women of affected households as well as community members who are interested in the Project are encouraged to participate. In the meeting, there will be explanations about the Project, rights and entitlements of households, and the meeting will be an opportunity to raise relating questions. Similar meetings

will be organized periodically throughout the project cycle. The consulting organization must be established record of certified CPC committee representing Vietnam Fatherland Front and communal representatives who have acquired land.

- The following information will be given to affected households:
  - (i) **Project objective and components:** This includes the places where they can obtain more detailed information about the Project.
  - (ii) **Project impacts:** Impacts on the people living and working in the affected areas of the project, including explanations about the need for land acquisition for each project.
  - (iii) **Mitigation measures:** principles and key measures that will be adopted to avoid, minimize, mitigate the **adverse** impact, if avoidance is not possible.
  - (iv) **PAPs rights and entitlements.** These will be defined for PAPs including the entitlements for those losing businesses, jobs and income. Available options include for land-for-land and cash compensation, entitlement to rehabilitation assistance and income restoration. A cut-off date will be announced to establish eligibility.
  - (v) **Grievance redress procedure.** PAPs will be informed about the project GRP and guiding how to access grievance redress procedures. They will exempt from any cost related to their complaints.
  - (vi) **Right to participation and consultation.** The PAPs will be informed about their right to participate in the planning and implementation of the resettlement process and to be consulted in all project activities affected to their lives throughout project implementation.
  - (vii) **Resettlement activities.** PAPs will be consulted in compensation plan, compensation payments, livelihood restoration, and monitoring.
  - (viii) **Organizational responsibilities.** PAPs will be informed about the implementing agencies, local Government organizations involved in resettlement and their responsibilities as well as their names and positions with phone numbers, and office locations.
  - (ix) **Implementation schedule.** PAPs will receive the proposed schedule for the implementation of resettlement activities and informed that physical works will start only after the completion of all resettlement activities and clearance.
- **Project Leaflet.** A Project Leaflet providing the above project information will be prepared and handed out to the PAPs in the project preparation and implementation stages to ensure that the people are well informed of the project benefits and project impact, including how these impact are managed and how grievance could be submitted and solved.

### 1.2.3. Information Disclosure

- As per Bank's requirement under the ESS10 – Stakeholder Engagement and Information Disclosure, the RP in Vietnamese will be disclosed locally, at the office of Binh Dinh PMU, Hoai Nhon town PC, Phu My district PC, Ward PCs, Binh Dinh provincial Portal. The English version of the RP will be disclosed at the World Bank's external websites before and after it is approved.

## 8. GRIEVANCE REDRESS PROCEDURE

In order to ensure that all PAPs' grievances and complaints on any aspect of land acquisition, compensation and resettlement are addressed in a timely and satisfactory manner, and that all possible avenues are available to PAPs to air their grievances, a well-defined grievance redress mechanism needs to be established. All PAPs can send any questions to implementation agencies related to their entitlement. Furthermore, PAPs are not required to pay any fee of the procedures associated with seeking grievance redress including if

resolution requires legal action to be undertaken in a court of law. The project will pay for any fee related to the GRP and this fee is included in resettlement management cost. Grievance redress procedure of the project will be conducted in compliance with the Law No.02/2011/QH13 on Complaints and Law No.25/2018/QH14 on Denunciation.

- The Binh Dinh IRDP is implemented in areas with no difficulty in travel conditions. Therefore, the time for settling complaints is based on Articles 28 and 37 of the Law No.02/2011/QH13 on Complaints , specifically:

- The time limit for settling a first-time complaint does not exceed 30 days after the complaint is accepted. For a complicated case, this time limit may be prolonged but must not exceed 45 days after the complaint is accepted.

9. The time limit for settling a second-time complaint does not exceed 45 days after the complaint is accepted. For a complicated case, this time limit may be prolonged but must not exceed 60 days after the complaint is accepted.

- Within 07 working days from the date of conclusion of complaint, the decision ruling the settlement of complaints have to be issued and sent to complainants and concerned parties and shall be publicly posted at the headquarters of the People's Committee.

- The Binh Dinh IRDP will maintain the Vietnam's grievance redress procedure and requirements of ESS10.

- At the beginning of the project implementation, a GRP focal point will be assigned for the PMU. At the communal level the community-based organization will be involved in GRP process.

- In order to minimize complaints escalated to higher level, the Binh Dinh PMU will cooperate with the Resettlement Committee to participate in and consult on settling complaints. Staff, assigned by the Binh Dinh PMU, will formulate and maintain a database of the PAPs' grievances related to the Project including information such as the nature of the grievances, sources and dates of receipt of grievances, names and addresses of the aggrieved PAPs, actions to be taken and current status. The assigned staff will follow up all complaints until they have been resolved satisfactorily.

- The GRP for the Project, including the names and contact details of GRP Focal Point, will be disseminated through information brochures to affected people and posted in the offices of the People's Committees at the wards/communes and city and at the PMU. All complaints and grievances will be properly documented and filed by competent agencies. These grievance documents and reports will be made publicly accessible. All costs associated with the grievance handling process related to settlement of complainant's complaint are covered by the project. An escrow account should be used for deposit of compensation amount of the complainant while waiting for resolving complaint to ensure timely compensation payment after the grievance has been resolved.

## **9. IMPLEMENTATION ARRANGEMENTS**

### **3.1. Institutional Framework**

- The implementation of resettlement activities requires the involvement of agencies and organizations at national, provincial, district and commune levels. PPC engaged in the Project will take overall responsibility for the implementation of the Resettlement Plan (RP).

### **3.2. Organizational Arrangements**

#### **Binh Dinh PPC**

- The PPC is the highest authority to promulgate regulations, solve issues concerning guidelines and policies, and give instructions for the Project implementation and are the link

between the functional organizations in the Project implementation. The PPC could also delegate such endorsement to the DPCs or to the PMU.

- The PPC will take overall responsibility as follows:
  - (i) Approve the (updated) Resettlement Plan;
  - (ii) Promulgate regulations to solidify the mechanisms for compensation, assistance and resettlement in accordance with the laws and practices of the province.
  
- Approve replacement costs results that was undertaken by an independent land valuation company;
- (iii) Direct the coordination among the concerned agencies and the provincial departments to implement the compensation, assistance and resettlement in accordance with the approved RP;
- (iv) Provide sufficiently and timely budget for the resettlement activities of the project;
- (v) Ensure that the objectives of the RP must be achieved after completion of the resettlement implementation.
- (vi) Resolve satisfactorily all grievances/complaints related to the project at provincial level.

### **3.2.1. Binh Dinh PMU**

- The Binh Dinh PMU is the project implementing agency (IA) and shall be responsible for implementation of the project RP. Their main responsibilities are:
  - (i) Prepare detailed resettlement implementation plan in line with civil works schedule;
  - On behalf of Binh Dinh Province Peoples' Committee, implement and monitor the implementation of all resettlement activities under the project by contracting respective LFDC to undertake all tasks related to land acquisition, compensation payment, assistance provision, and physical resettlement, and transfer the acquired land to the project for the planned civil works;
  - (ii) Update the RP (prepared during project preparation) if there is any changes arising as a result of relevant local policy update and/or scope of civil works and associated scope of land acquisition.
  - (iii) Submit the updated RP to Binh Dinh PPC and the WB for approval prior to implementation;
  - Ensure the implementation of compensation payment, provision of assistance, and resettlement in accordance with provisions set forth in this RP;
  - Ensure an independent prices appraisal company to conduct the mentioned replacements costs survey as the basic for proposing compensation rates for affected land, crops, assets (houses, structures...), etc.
  - Coordinate with pertaining functional departments at provincial, and commune levels, to ensure smooth implementation of this RP;
  - (iv) Conduct periodic internal monitoring of the overall implementation of the RP;
  - (v) Ensure the required budget for RP implementation is timely and sufficiently allocated for planned compensation payment/resettlement – as described in the RP.
  - Take an active role in coordinating with Peoples' Committee at all levels and competent agencies to solve grievances/complaints in a timely manner; Assign a GRP focal point and set up a database of affected persons and compensation as well as grievances/complaints for each component as well as for entire Project;

- Hire an independent environmental and social monitoring consultant (IESMC) to monitor social and environmental implementation in compliance with the RP/ESMP of the project;
- (vi) Coordinate with related agencies to implement LRP;
- (vii) Appoint staff with solid experience in resettlement and familiar with World Bank's safeguards policies to serve as a social safeguards focal point for PMU.
- (viii) Transfer the required land to contractors;
- (ix) Report periodically the resettlement activities to the PPC and WB.

#### **Land Fund Development Centers (LFDC)**

- LFDC, an agency under the PPC, is in charge of the preparation and implementation of all resettlement activities. Under this project, LFDC will:
  - (i) Cooperate with PMU in implementing compensation, assistance and resettlement;
    - Provide PMU with a detailed plan outlining how the implementation of RP will be done under the project timeframe;
  - (ii) Working closely with the PMU in unfolding activities to support the land acquisition undertaking required by the project
    - Follow fully the requirements, principles, and provisions set forth in the RP that has been approved by the PCC while following the standardized steps towards land acquisition as required by the laws.
  - (iii) Conduct DMS of all affected assets, establishment and disclosure of detailed compensation measures of each PAP;
    - Engage an independent land valuation company to conduct replacement costs survey for affected lands, crops, and structures and use these as the basis for designing compensation and assistance package;
    - Prepare compensation package for and consult with affected people and submit the compensation packages for approval;
  - (iv) Cooperate with the PMU to pay compensation for each affected household;
  - (v) Receive complaints and support competent agencies for resolving;
    - Coordinate with the PMU and related agencies to implement LRP;
    - Coordinating closely with IESMC.

#### **Commune People's Committees (CPCs)**

- CPCs shall be responsible for:
  10. Establishing a ward-level working group to engage in and to assist the LFDC and Binh Dinh PMU in conducting DMS for the Project, providing land use dossiers of affected households;
    - (i) Verifying PAPs' legal titles or certifying their land use to identify eligibility and criteria for compensation;
  11. Assisting the PMU, LFDC and other units and agencies in posting or disseminating information; holding community meetings and consulting with PAPs;
    - (ii) Supporting PAPs in restoration of livelihood and living standard;
  12. Ensuring full implementation of the grievances redress procedure from PAPs; recording all grievances and filing all documents on grievances at commune level;
  13. Coordinating closely with IESMC.

### **Displaced Persons (DPs)**

- The DPs are responsible for:
  - (i) Coordinating with survey teams in DMS process;
  - (ii) Participating in all public meetings and consultations during project preparation and implementation and give feedback for improving quality of the RP and solutions for implementing the RP smoothly; and
  - (iii) Hand over acquired land to the project on time after receiving full entitlements.

### **Independent environmental and social Monitoring Consultant (IESMC)**

- It is required to hire an agency/ organization or research institute specializing in social sciences, to conduct baseline socio-economic survey, periodical monitoring and evaluation of the implementation of the RP. Binh Dinh PMU will recruit and sign a contract with IESMC. IESMC will report periodically on progress and compliance issues to the WB and make recommendations of remedies for non-compliance issues.

### **Updating of RP**

The RP was prepared according to preliminary design at stage of project preparation. At stage of project implementation, once the detailed technical design for this subproject is finalized and approved by the provincial People's Committee of Binh Dinh province, if there is technical adjustment resulting in change in scope of project impact, this RP may need to be updated to reflect the following key technical information:

- (i) Detailed Measurement Survey (for the actually affected households)
- (ii) Additional Public Consultation with newly identified affected households, particularly on issues related to resettlement and livelihood restoration.
  - Replacement Costs Survey
  - Additional budget to be required (if any)
- The updated RP needs to be submitted to the Bank for review and endorsement and to the PPC for approval, then disclosed locally before implementation.

## **10. IMPLEMENTATION PLAN**

### **11.1 Main Activities and specific milestones**

- Procedures of resettlement implementation must comply with regulations and procedures stipulated in Article 87, Land Law 2024 and regulations in the RP. Specific steps and procedures are as follows:

- (i) **Step 1. Organize a meeting with people whose land is in the recovered area:**

The CPC where the land is recovered shall preside over and coordinate with the Vietnam Fatherland Front Committee at the same level, the unit organizing the implementation of compensation, support, and resettlement tasks, and relevant agencies to organize a meeting with people whose land is in the recovered area to disseminate (i) The purpose, significance, and importance of the project; (ii) State regulations on compensation and resettlement support policies; (iii) Expected content of the plan, compensation, support, and resettlement; (iv) Expected resettlement area in case people whose land is recovered are resettled.

- (ii) **Step 2: Notification of land acquisition.**

- The CPC where the land is recovered shall send a notice of land recovery to each person whose land is recovered, the owner of the property attached to the land, and the person with related rights and obligations (if any) and at the same time post the notice of land recovery and the list of people whose land is recovered in the management area

at the CPC headquarters and the common living place of the residential area where the land is recovered during the compensation, support and resettlement period.

- In case it is impossible to contact or send a notice of land recovery to the person whose land is recovered, the owner of the property attached to the land, and the person with related obligations (if any), the notice shall be published in one of the central and provincial daily newspapers for 3 consecutive issues and broadcast on the central and provincial radio or television 3 times in 3 consecutive days; posted at the headquarters of the People's Committee at the commune level, the common living place of the residential area with recovered land, posted on the electronic information portal of the People's Committee at the district level throughout the period of compensation and resettlement support.

**(iii) Step 3: Investigation, survey, measurement, statistics, and inventory.**

- The CPC where the recovered land is located coordinates with the units, organizations, and organizations implementing compensation and resettlement support, relevant agencies, and people whose land is recovered to conduct investigations, surveys, record the current status, measure, count, make statistics, and classify the area of recovered land and assets attached to the recovered land, and determine the origin of the land and assets attached to the land.

- In case the person whose land is recovered does not cooperate, CPC shall preside over and coordinate with the Vietnam Fatherland Front Committee of the commune where the land is recovered, and the unit organizing the implementation of compensation and resettlement support to persuade and create consensus within 15 days and must be expressed in writing. After 10 days from the date of persuasion, if the person whose land is recovered still does not cooperate in the investigation, survey, measurement and inventory, the DPC shall issue a decision on compulsory inventory.

**(iv) Step 4: Collect opinions, establish and appraise the compensation and resettlement support plan.**

- The unit organizing the implementation of compensation and resettlement support is responsible for developing the plan, coordinating with CPC where the land is recovered to publicly post the compensation and resettlement support plan at the CPC headquarters, the common living place of the residential area where the land is recovered within 30 days..

- Immediately after the expiration of the public posting period, the organization collects opinions on the compensation and resettlement support plan in the form of organizing a direct meeting with the people in the area where the land is recovered. In case the landowner or property owner cannot attend the direct meeting for a legitimate reason, he/she must send his/her opinion in writing.

- Within 60 days from the date of organizing the consultation, the unit organizing the implementation of the compensation, support and resettlement tasks shall be responsible for coordinating with the CPC where the land is recovered to organize a dialogue in case there are still disagreements about the compensation, support and resettlement plan.

**(v) Step 5: Disseminate and publicly post the decision approving the compensation, support and resettlement plan;**

**(vi) Step 6: Organize the implementation of compensation, support and resettlement according to the approved compensation, support and resettlement plan.**

**(vii) Step 7: Issue the land recovery decision:** The PC at the competent level issues the land recovery decision.

**(viii) Step 8: Enforce the implementation of the land recovery decision (if any).** The CPC level shall preside over and coordinate with the Vietnam Fatherland Front Committee at the commune level where the land is recovered, to organize mobilization and persuasion of landowners and owners of assets attached to the land within 10 days. If after 10 days from the end of mobilization and persuasion the land owners still do not comply with the handover of land to the organization performing the task of compensation and resettlement support, the Chairman of the DPC shall issue a decision on compulsory land recovery and organize the implementation of the enforcement according to the decision.

#### 4.1. Implementation Schedule

• Resettlement implementation schedule for Binh Dinh IRDP can only be determined based on the detailed design of the project and the project's bidding strategy, which we typically develop during the project execution phase (after project approval). Land clearance must be completed prior to the commencement of construction. Generally, the minimum time required for land clearance is six months, with the main activities outlined in the table below for a civil works bidding package. This schedule will be updated during project implementation in accordance with the bidding plan.

**Table 25: Resettlement Implementation Schedule**

No	Main activities	Responsible by	Timeline
1	Appraisal and approval of RP report	Binh Dinh PPC	05/2025
2	Organize meetings with people who have land acquisition	CPC Fatherland Front Committee	05/2025
3	Implement land Acquisition plans, investigate, survey, measure, and count	DPC CPC	6-8/2025
4	Establish appraisal and approval of compensation, support, and resettlement plans	Unit implementing compensation, support, resettlement.	6-9/2025
5	Issuance of land acquisition decisions	Unit implementing compensation, support, resettlement.	6-9/2025
6	Land Acquisition and relocation	Land fund development organization CPC	6-12/2025
7	Implement income restoration	PMU and related parties	6/2025- 12/2026
8	Resolve complaints	CPC PMU Unit implementing compensation, support, resettlement.	5/2025 – 12/2026
9	Monitoring	PMU Independent monitoring consultant. CPC	2025-2028

## **11. MONITORING AND EVALUATION**

Monitoring of implementation is a continuous process during project implementation. It provides concerned agencies with updated information on the Project's status. It will determine the Project's actual progress, its likelihood of success, and any difficulties arising, and facilitate adjustments to implementation of the Project implementation as soon as possible. It consists of internal and external monitoring.

- Internal Monitoring Internal monitoring of the RP implementation is the main responsibility of the PMU with the support of the project consultants, which will be regularly implemented through progress reports made by the PMU in coordination with project DPCs and CPCs. Key assignments of internal monitoring are as below:
  - Coordinate with related agencies in process of RP implementation;
  - Collect necessary data to set up a database of resettlement implementation for progress reports;
  - Identify any pending issues/non-compliance issues during RP implementation;
  - Work closely with LFDCs, related agencies and the Independent Monitoring Consultant to resolve non-compliance issues;
  - Tracking and following up progress of resolving complaints of affected people until they have been resolved satisfactorily.
- PMU will submit internal monitoring reports on the RP implementation as a part of the quarterly progress report or a quarterly stand-alone report to the WB. The report should include key contents as follows:
  - (i) Progress of land acquisition, compensation, support and resettlement for each civil works package;
  - (ii) Finance allocation situation for compensation payment;
  - (iii) Implementation of GRM;
  - (iv) Implementation and compliance issues during the implementation stage and remedies;
  - (v) SEA/SH issue related to labor influx and remedies;
  - (vi) Update implementation schedule of resettlement.

### **11.1. External Monitoring (Independent Monitoring)**

- An independent agency will be hired by the PMU to monitor the implementation of the resettlement action plan. The independent agency can be a research institution/company, a non-governmental organization or an independent consulting firm etc. The agency must have expertise in the social sciences and considerable experience in independent monitoring of the implementation of resettlement. The implementation of the independent monitoring mission should be based on the terms of reference approved by WB. The independent monitoring agency will be mobilized as soon as the project implementation begins or after project effectiveness 3 months at the latest.
- The overall objective of independent monitoring is to provide a periodic independent monitoring and evaluation of the results of implementing the resettlement objectives, the changes in living standards and employment, income rehabilitation and the social basis of those affected, effectiveness, impacts and sustainability of entitlements, the need for additional measures to support affected people to restore their livelihood (if any), and identifying strategic lessons for resettlement implementation in the future .
- In addition to the evaluation of the information provided in the internal monitoring reports, the Independent Monitoring consultant will also conduct periodical monitoring mission for every 6 months. The monitoring should cover 100% of severely and vulnerable affected households, and at

least 30% of the remaining households in each compensation plan. The following issues will be monitored and evaluated by the IMA, including but not limited to:

- (i) Monitoring the implementation of resettlement sites which include the status in compare with the plan, progress and impact on resettled PAPs;
  - (ii) Payment of compensation will be as follows: a) full payment to be made to all affected persons sufficiently before land acquisition; (b) adequacy of payment to replace affected assets.
  - (iii) Provision of assistance for PAPs who have to rebuild their houses on their remaining land, or building their houses in new places as arranged by the project, or on newly assigned plots.
  - (iv) Income and livelihood restoration allowances.
  - (v) Community consultation and public dissemination of compensation policy: (a) PAPs should be fully informed and consulted about land acquisition, leasing and relocation activities; (b) public awareness of the compensation policy and entitlements will be assessed among the PAPs; and (c) assessment of awareness of various options available to DPs as provided for in the RPs.
  - (vi) Income and livelihood restoration of PAPs.
  - (vii) Operation of the complaint mechanism and complaint settlement of PAPs.
  - (viii) Monitor the implementation of mitigation measures for social risks (if any) posed by labor influx of contractors into the communities surrounding the project area;
  - (ix) PAPs' satisfaction level on various aspects of the RP will be monitoring and recorded.
  - (x) Through the implementation, trends on living standard will be observed and surveyed. Any potential issues in the recovering living standard are reported and suitable measures will be proposed to ensure the project objectives.
- The Independent Monitoring Agency must submit a periodic report every 6 months, outlining the findings of the monitoring process and recommending remedies for non-compliance issues. This monitoring report will be discussed with PMU before submission to World Bank. The independent monitoring reports shall reflect the findings in the monitoring process. This monitoring report will be submitted to the PMU and then the PMU will submit to the WB.
  - The report should contain (i) progress of RP implementation; (ii) deviations, if any, from the provisions and principles of the RP; (iii) identification of outstanding issues and recommended solutions so that the executive agencies are informed about the ongoing situation and can resolve problems in a timely manner; and (iv) progress of the follow-up of problems and issues identified in the previous report.

#### ***Post-resettlement Evaluation***

- The external monitoring consultant will conduct an evaluation of the resettlement implementation 6 months after the completion of all resettlement activities. Report of the ex-post resettlement evaluation will be included in Project Completion Report (PCR).
- Resettlement implementation cannot be considered completed until an ex-post evaluation and a project completion audit confirm that all the PAPs have received fully all compensation, assistance and their livelihood and lives have been restored as planned.

## 12. COST ESTIMATE AND BUDGET

### 13.1. Funding Source

- The budget for the implementation of the Resettlement Action Plan will be provided by Binh Dinh PPC. Budget for the implementation of compensation, support and resettlement will be included in the total investment cost of the project.
- Binh Dinh PMU will transfer timely and sufficiently the required budget for land acquisition, compensation, support and resettlement to the LFDC. These agencies will be responsible for making compensation payment directly to affected households of the Project.

### 13.2. Replacement Cost Survey

- Main objectives of replacement cost survey is to ensure compensation for land and all affected assets will be at replacement cost. Replacement cost will be obtained through field survey conducted by an independent appraiser at the time of compensation and resettlement:
- During preparation of the RP, a rapid replacement cost survey was conducted by the RP consultant in the project area in March 2021 and updated in Mar 2025:
  - Directly interviewing households in affected and surrounding areas by questionnaires to collect information on market price of all types of lands and non-land assets in the project area;
  - Consulting with representatives of DOF, DOC, DONRE, agencies in Binh Dinh PPC office and relevant communes/wards on land price, houses/structures, crops, trees;
  - Carrying out consultation with some local construction companies on construction price, material price;
  - Accessing to local land brokers, websites to figure out information.
- Results of the rapid replacement cost survey shows that the provincial proposed rates are basically equivalent to market prices. Therefore, these results are used for the purpose of estimating the costs of compensation payment.. Replacement cost will be updated at time of resettlement implementation to ensure compensation at current market prices. Detail approaches and replacement cost survey methods are summarized in Annex 3.

### 13.3. Cost Estimate

- Cost estimate for implementation of the RP is about VND 699.910.580.000 (equivalent to US\$ 27.447.474 with the exchange rate of 1 US\$ = VND 25.500 ). This budget includes costs of compensation for land, structures, other assets affected by the project, assistance and income restoration program, monitoring and evaluation, replacement cost survey, implementation management, however contingency is not included. A summary is provided in table below (See Annex 4 for details).

**Table 26: Estimated compensation costs for affected project items**

No,	Content	Explanation	Value		
			SC1	SC 2	Total
1	Land	See Appendix 4 of RP	230,807,532,000	112,251,153,000	343,058,685,000
2	Houses and structures	See Appendix 4 of RP	188,587,668,000	47,059,340,000	235,647,008,000
3	Grave	-	6,357,370,000	2,878,399,000	9,235,769,000
4	Trees and crops	See Appendix 4 of RP	1,509,220,000	1,841,651,000	3,350,871,000

5	Aquaculture livestock	<i>See Appendix 4 of RP</i>	63,600,000	0	63,600,000
6	Support for stabilizing life and cases not eligible for land compensation	<i>See Appendix 4 of RP</i>	931,248,000	1,093,500,000	2,024,748,000
7	Deduct the cost of paying land use fees from the cost of compensation for land.		-66,420,000,000		(66,420,000,000)
8	Compensation implementation costs.		7,216,835,000	3,302,481,000	10,519,316,000
9	Cost of building resettlement areas to serve the project.		159,930,583,000	0	159,930,583,000
10	Cost of surveying and mapping to serve compensation.		500,000,000	2,000,000,000	2,500,000,000
11	<b>Total</b>		<b>529,484,056,000</b>	<b>170,426,524,000</b>	<b>699,910,580,000</b>

**ANNEX**

**Annex 1. Entitlement Matrix**

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
<b>I. PERMANENT LAND ACQUISITION</b>				
<b>1.1. Agricultural land<sup>7</sup></b>	<p>1.1.1. Marginal impact (&lt;30% of total land area or &lt;10% for vulnerable groups, and not significant impact on livelihood)</p> <p>The remaining land area of the affected lot is still viable for use or meets the profitability of the user.</p>	<p>1.1.1.1. All PAPs with LURC, or legalizable</p>	<p>The affected people will be compensated in the form of “land for land” or in cash at 100% replacement value, or land with other uses, or housing for the recovered agricultural land. (Clause 1, Article 96, Land Law 2024), (if land/housing available).</p> <p>Regarding compensation in residential land when reclaiming agricultural land or non-agricultural land that is not residential land of households and individuals:</p> <p>(i) In case the area of residential land and housing after conversion is equal to or larger than the minimum area of residential land to be divided according to the PPC regulations, compensation shall be made with 01 residential land plot with an area suitable to the detailed construction planning in the resettlement area or a house.</p> <p>(ii) In case the land compensation amount after calculating the land use fee for the first compensated residential land plot is still enough to pay the land use fee for the second land plot and the family has 2 or more children, they will be given a second land plot in the resettlement area.</p> <p>(iii) The determination of area, residential land plot, and housing is proposed by the unit or organization performing the task of compensation, support, and</p>	<ul style="list-style-type: none"> <li>▪ Affected households to be notified at least 90 days before land acquisition by the Project.</li> <li>▪ The owner of land will hand over the land within 30 days (update according to regulations at the time of project implementation) from the date District Compensation Board fully pays compensation for land.</li> <li>▪ If there is a difference between actual measurement area and area recorded in Land Use Rights Certificate (LURC), acquired land area will be compensated according to actual measurement area unless otherwise encroached.</li> </ul>

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			<p>resettlement and decided by the District People's Committee.</p> <p>On compensation with non-agricultural land that is not residential land when the state reclaims agricultural land from individual households.</p> <p>(i) In case the area of non-agricultural land that is not residential land after being converted is equal to or larger than the minimum area of non-agricultural land that is not residential land that can be divided into plots according to the regulations of the PPC, compensation will be made by leasing land in industrial parks and industrial clusters. The leased land area is according to the investment project and detailed planning approved by the competent authority.</p> <p>(ii) The determination of land lease area and location is proposed by the unit or organization performing the task of compensation, support and resettlement to the DPC for approval.</p> <p>In case the remaining land area after recovery is no longer eligible for cultivation, the project will recover the entire land and compensation will be made in cash at 100% of the replacement cost;</p> <p>In addition to the cash compensation for the acquired land area as above, the PAPs will also receive the rehabilitation allowance and support mentioned in the project RP.</p>	
		1.1.1.2. Illegal or unlegalizable users	14. PAPs whose affected land was used before July 01st, 2004 and directly engage in agriculture production will be compensated in cash for the affected land at replacement cost; And provided	

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			<p>subsistent allowance if severely affected livelihood.</p> <p>15. PAPs whose affected land was used after 01 July 2004 to before the cut-off date (land acquisition announcement date), and directly engage in agriculture production, and livelihoods are primarily dependent on the land will receive financial assistance sufficient for restoration of livelihood. This financial assistance will be independently assessed by an agricultural expert.</p> <p>(i) PAPs whose affected land was used after the cut-off date will not be compensated and assisted.</p> <p>(ii) The supported area is the actual agricultural land area recovered but does not exceed the agricultural land allocation limit prescribed in Article 176, Land Law 2024 (not more than 2 hectares for a household).</p>	
		1.1.1.3. Land Users with temporary or leased rights to use land.	<p>(i) For PAPs currently using land managed by State-owner on a contractual basis (renting/leasing) for agricultural, forestry, or aquaculture purposes (excluding land under special use forests and protected forests), compensation shall be provided for the remaining value of investments made in the land and for all assets attached to the affected land at replacement cost. PAPs will also receive additional support for income rehabilitation if they are directly involved in agricultural activities as per Government's regulations.</p> <p>16. Where PAPs use land on a contractual basis (renting/leasing) from individuals, organizations, households other than those</p>	

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			specified in point (i) above, PAPs shall receive compensation for the remaining value of investments made in the land and structures/trees/crops created on affected land before cut-off date at replacement cost; and provided subsistent allowance if severely affected livelihood. Compensation for affected land will be paid for the landowner.	
<b>1.2. Non-agricultural land</b>		All households whose non-agricultural land is recovered	<p>PAPs whose affected land is used for non-agricultural production and business purposes will be compensated according to the following terms:</p> <ul style="list-style-type: none"> <li>(i) All PAPs with LURCs or legalizable: (a) if land is available locally and at the PAP's option, priority will be given to "land for land" compensation; and (b) if land is not available or at the PAP's option, they will be compensated in cash for the loss of land and assets on the land at 100% replacement cost.</li> <li>- PAPs who do not have a recognized legal right or claim to the land or assets they occupy, or use are entitled to receive financial assistance in an amount determined by PPC for the loss of non-land assets and other improvements to the land, at replacement cost. If the assistance is insufficient to obtain secure tenure on a viable plot of land at an alternative location, additional assistance will be provided to meet the criteria. Severely affected persons and vulnerable households will be provided with an allowance to ensure the restoration of their livelihoods.</li> <li>(ii) PAPs who rent land and pay annual land rent or pay land rent in one lump sum but</li> </ul>	

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			<p>are exempted from land rent will not be compensated for land but will be compensated for investment equivalent to the remaining value invested in land and assets on land at 100% replacement cost.</p> <p>(iii) In case a household or individual uses agricultural land or non-agricultural land that is not residential land but does not meet the conditions for land-for-land compensation according to Article 95 of the 2024 Land Law, and has a need to be allocated residential land or housing if the locality has a residential land fund, they will be allocated residential land or resettlement housing. (Clause 6, Article 111, 2024 Land Law).</p>	
<b>1.3. Residential land</b>	1.3.1. Loss of residential land without structures <b>Or</b> Loss of residential land with structures built thereon, where the remaining (non-acquired) land is adequate to rebuild house/structure (reorganizing PAP) and meet the conditions for granting LURC	1.3.1.1. Legal and/or legalizable land users	<p>(i) Compensation for acquired land in cash at 100% replacement cost</p> <p>(ii) For property compensation upon land acquisition, please refer to sections 1.4, 1.5, 1.6 and 1.7 of this entitlement matrix.</p>	<ul style="list-style-type: none"> <li>▪ Households must be notified at least 180 days before their land is recovered.</li> <li>▪ The land user shall hand over within 30 days from the date the Land Compensation and Acquisition Council pays full compensation.</li> <li>▪ If the recovered land area is different between the actual measurement and that recorded on the Land Use Rights Certificate (LURC), the land recovery will be compensated according to the actual measurement area, except in cases of encroachment..</li> </ul>
		1.3.1.2. Illegal or unlegalizable users	<p>(i) No compensation for land but financial assistance will be provided depending on the land use period.</p> <p>(ii) For property compensation upon land acquisition, please refer to sections 1.4, 1.5, 1.6 and 1.7 of this entitlement matrix</p> <p>If the remaining land is sufficient for reorganization according to regulation of the Binh Dinh PC and in accordance with local master plan, affected household can reorganize on the remaining land. The Binh Dinh PC will decide on a case-by-case basis.</p>	

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
	1.3.2. Resettlement households	1.3.2.1. Relocation of affected households with LURC, or legalizable	<p>PAP can opt one of the followings:</p> <p>(i) Compensation “land for land”: PAP will be compensated land plots in resettlement sites plus resettlement allowance package and Land User Right Certificate without paying any fees. OR</p> <p>(ii) If affected household prefers self-relocation, Compensation for loss of land and houses/structures will be made in cash at replacement cost, plus resettlement allowance package as prescribed by Binh Dinh PPC for self-relocation.</p> <p>(iii) Compensation for assets on the affected land at replacement cost if constructed before cut-off date (please refer to section 1.4, 1.5, 1.6 and 1.7 of this entitlement matrixes).</p> <p>(iv) Resettlement assistance package will be provided, including: Transportation allowance; House renting allowance; Support for self-relocation; Allowance for living rehabilitation... (Refer to item 2.5 of this entitlement matrix).</p>	
		Land Users without LURC or illegalizable land use right	<p>(i) No compensation for land but financial resettlement assistance will be provided.</p> <p>17. Compensation for assets on the acquired land at replacement cost if constructed before cut-off date (please refer to section 1.4, 1.5, 1.6 and 1.7 of this entitlement matrix).</p>	If the PAP has no house/land within affected town/city/ward/commune to reloacte, they will be provided a land plot in resettlement site to resettle and have to pay land use fee (by installment).
		Land Users with leased rights to use land.	<p>(i) No compensation for land but compensation in cash for assets created before the cut-off date on the affected land (please refer to section 1.4, 1.5, 1.6 and 1.7 of this entitlement matrix).</p> <p>(ii) Compensation in cash for the residual value of leased land contract;</p>	If the PAP has no house/land within affected town/city/ward/commune to reloacte, they will be provided a land plot in resettlement site to resettle and have to pay land use fee (by installment).

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			Provision of resettlement package (please refer to item 2.5.2 of this entitlement matrix).	
<b>1.4. Houses/ Structures</b>	1.4.1. Partial Impact	1.4.1.1. Affected house/structures created before the cut-off date.	Compensation at replacement cost for affected house/structures and cost for repairing the remaining part. If the remaining part is not viable for continued use, compensation for the entire of affected house/structure.	Compensation will be paid in cash, without any depreciation of the house/structure and deduction for salvageable materials. The compensation is calculated according to the actual affected area. If house/structure constructed after the cut-off date, no compensation and assistance is provided. For illegal house/structures defined by land law 2024, no compensation for affected house/structure but cash support up to 100% of compensation value. If the PAP has no house/land within affected town/city/ward/commune to relocate, they will be provided a land plot in resettlement site to resettle and have to pay land use fee (by installment).
	1.4.2. Full impact (including houses partially recovered by the project but no longer able to continue using or recovered in its entirety).	1.4.1.2. Affected house/structures created before the cut-off date	Compensation at replacement cost for the entire of affected houses/structures.	
		1.4.1.3. Tenants of the state or organization's and private houses	Tenants of state-owned or state-owned housing will not be compensated for their housing, but will be compensated for the costs of self-renovation, repair, and upgrading; the compensation level is as follows: (i) 100% compensation for self-renovation, repair and upgrade costs if permitted by the competent real estate management authority to renovate, repair and upgrade. (ii) Compensate 80% of the cost of self-renovation, repair, and upgrading in cases of self-renovation and upgrading without permission from the competent authority for real estate management, but the construction does not violate planning and construction boundaries;	

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			<p>(iii) Compensate 20% of the cost of self-renovation, repair, and upgrading in cases of self-renovation, repair, and upgrading without permission from the competent authority for real estate management and construction in violation of planning and construction boundaries.</p> <p>(iv) The compensation value for the costs of self-renovation, repair and upgrading of state-owned housing is specifically determined by the unit or organization performing the tasks of compensation, support and resettlement and submitted to the DPC for decision.</p> <p>(v) Cases of self-renovation, repair, and upgrading after the date of notice of land recovery, state-owned housing within the scope of land recovery will not be compensated or supported</p>	
<b>1.5. Crops and Trees, Livestock</b>	1.5.1. Loss of damaged crops, trees	1.5.1.1. Owners of affected crops and trees created before the cut-off date	18. For affected crops, regardless of the legal status of the land, households cultivating on the affected land will be compensated at market prices. For plants and livestock, compensation will be made according to the provisions of Decision No. 60/2024/QĐ-UBND dated October 17, 2024 of the Binh Dinh PPC.	PAPs to be notified at least 90 days before land acquisition by the Project. The crops which have been cultivated after the cut-off date will not be entitled to any compensation or allowances
	1.5.2. Loss of, or damage to livestock	1.5.2.1. Owners of affected aquatic livestock created before the cut-off date		
<b>1.6. Grave</b>	Relocated graves	Household and individual have to move the graves or tombs	(i) Compensation for affected graves shall include all costs associated with a) purchasing new land for reburial, b) excavation, c) relocation, d) reburial, e) construction of new graves, and f) other	Specific allowance will be decided by the PPC. A graves relocation plan should be prepared in accordance with local custom and culture and in consultation with affected households

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			<p>reasonable related costs, such as ceremonies, to accommodate local customs and practices.</p> <p>(ii) In case of self-arranging the relocation of graves outside the planned area of the project, in addition to compensation for costs according to regulations, additional support will be provided of VND 2,000,000/grave for rural areas; VND 3,000,000/grave for urban areas.</p> <p>(iii) For the graves of ethnic minorities that must be relocated and where spiritual ceremonies are held according to their own customs and practices, depending on each specific project, the unit organizing the implementation of compensation and resettlement support tasks shall propose a specific level of compensation and support and submit it to the DPC for decision.</p> <p>(iv) In case the land has graves located on the family graves, not in the cemeteries planned and managed by the State, in addition to compensation for moving the graves, additional support will be provided for the area of land with graves that are recovered (including the area of graves of people from different families buried on the family graves). The supported land price is calculated at 30% of the land price in the land price list regulated by PPC in the nearest adjacent residential area and the supported area does not exceed 3.64m<sup>2</sup>/standard grave.</p> <p>19. In case the owners of the affected graves cannot be identified, the Project will make public announcements (e.g. on TV, popular newspapers) and repeat several times to reach the grave owners. If the grave owners</p>	

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			are not found within a reasonable time, the relocation of the graves must be carried out by a professional team with the advice of the District Health Department. The geographical location, the current condition of the graves (with photos), the grave relocation procedures, the new locations of the graves and other relevant information will be carefully recorded and kept for filing.	
- <b>Compensation for moving costs of moving to new relocation areas</b>	<b>1.7.1. Asset relocation</b>	All affected households	<p>(i) Households and individuals whose residential land is reclaimed by the State and are forced to move to a new place of residence within the district, town or city in the province will be compensated for the cost of moving assets as follows:</p> <ul style="list-style-type: none"> <li>- Construction works specified in the province's price list under codes from N1 to N4: VND 5,000,000/household;</li> <li>- Houses and construction works specified in the province's price list with codes from N5 to N18 or other equivalent works with codes from N5 to N18: VND 3,000,000/household</li> </ul> <p>(ii) Households and individuals whose houses and construction works specified in the provincial price list with codes from N1 to N18 are partially demolished and the remaining area does not ensure functionality or is relocated to resettle behind, the compensation for property relocation costs shall be as follows:</p> <ul style="list-style-type: none"> <li>- Houses and construction works with codes from N1 to N4: VND 2,500,000/household;</li> </ul>	Compensation plan should be consulted with affected households and services providers

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			<ul style="list-style-type: none"> <li>- Houses and construction works with codes from N5 to N18 or other equivalent works with codes from N5 to N18: VND 1,500,000/household.</li> <li>(iii) When the State reclaims land and the residential land is cleared, households and individuals must move to a new place of residence outside the district, town or city in the province, the compensation for the cost of moving assets is 1.5 times the compensation level prescribed in Points a and b, Clause 1, Article 12, Decision 66/QĐ-UBND of the province.</li> <li>(iv) Households and individuals whose residential land is reclaimed by the state and are forced to move to another province will be compensated for property relocation costs: 10,000,000 VND/household.</li> <li>(v) For architectural objects, in case the actual cost cannot be determined, the compensation cost is determined by 20% of the value of the architectural object, new construction works with equivalent standards or determined by the estimated value of dismantling, moving and installing determined by the unit or organization implementing compensation, support and resettlement, submitted to the PPC for approval.</li> <li>(vi) The cost of moving and installing landline telephone lines, cable TV, and internet is as follows: <ul style="list-style-type: none"> <li>- Landline: 300,000 VND/hour;</li> <li>- Cable TV; Internet line and Camera system: 500,000 VND/household;</li> </ul> </li> <li>(vii) When the state reclaims land and has to move machinery and production lines to a</li> </ul>	

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			<p>new facility, compensation will be paid for the cost of moving assets. The compensation level is determined based on the cost estimate prepared by the unit or organization implementing compensation and resettlement support, hired by a competent consulting unit, and submitted to the specialized agency of the same level for appraisal before submitting to the District People's Committee for decision.</p> <p>(viii)The level of allowances for relocation of livestock is as follows:</p> <ul style="list-style-type: none"> <li>• For livestock (cows, buffaloes, horses) <ul style="list-style-type: none"> <li>- Relocation under 10km, support 80,000 VND/animal;</li> <li>- Relocation from 10km to under 20km, support: 90,000 VND/com;</li> <li>- Relocation from 20km to under 30km, support: 120,000 VND/animal;</li> <li>- Relocation from 30km to under 50km, support: 150,000 VND/animal;</li> <li>- Relocation over 50km, support: 165,000 VND/animal</li> </ul> </li> <li>• For other livestock, relocation support is 50% of the support level equivalent to the distance and value prescribed for livestock (cows, buffaloes, horses).</li> </ul> <p>• The level of support for relocation of poultry is as follows:</p> <ul style="list-style-type: none"> <li>- Relocation under 10km, support 3,500 VND/animal;</li> <li>- Relocation from 10km to under 20km, support: 4,000 VND/animal;</li> <li>- Relocation from 20km to under 50km, support: 6,000 VND/animal.</li> </ul>	

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			<ul style="list-style-type: none"> <li>- Relocation from 50km or more, support: 8,500 VND/animal.</li> <li>(ix) For assets attached to land, the construction part under a construction permit with a term according to the law on construction, but by the time of land recovery the permit has expired, the owner of the asset will not be compensated but will be supported to dismantle, demolish, and relocate as follows: <ul style="list-style-type: none"> <li>- For construction works that are completely or partially demolished (without reusing assets), demolition costs are supported at 30% of the value of new construction works with equivalent technical standards;</li> <li>- For construction works that are dismantled or relocated (reusing assets), the cost of dismantling or relocation will be supported at 20% of the value of a new construction work with equivalent technical standards.</li> </ul> </li> </ul>	
<b>II. ALLOWANCES AND REHABILITATION ASSISTANCE</b>				
<b>2.1. Support for affected agricultural land</b>	<p>2.1.1. Minor impact (&lt;30% of total land area or &lt;10% for vulnerable groups, and not significant impact on livelihood)</p> <p>The remaining land area of the affected lot is still eligible for use or meets the user's profitability.</p>	<p>2.1.1.1. Land users: i) have LURC or legalizable; and ii) contracted by the State and directly engaged in agricultural production</p>	<p><u>Allowance for Job training and Job Creation:</u> All PAPs who directly cultivate on the affected agricultural land will receive support in cash that is equal to 03 (three) times of affected agricultural land value decided by Binh Dinh PPC for the acquired area but not exceed the quota of agriculture land allocation according to the provisions of Article 176 of the Land Law 2024..</p> <p>In addition to cash allowance above, PAPs in the working age is entitled to attend appropriate vocational training at a local vocational center free of charge (not applicable to those who enroll for vocational trainings outside the province).</p>	

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
	2.1.2. <b>Severely Loss <math>\geq 30\%</math> or <math>\geq 10\%</math> for vulnerable groups or less than 30% but significantly impact livelihood</b>	2.1.1.2. Land users: i) have LURC or legalizable; and ii) <b>contracted by the State</b> and directly engaged in agricultural production	<ul style="list-style-type: none"> <li>- Allowances and grants apply to sub-section 2.1.1 of this matrix</li> <li>▪ In addition to compensation, they also receive subsistence allowance (during transition period) in cash equal 30kg rice/person/month, in particular period as below: <ul style="list-style-type: none"> <li>- PAPs losing 30 – 70% of their agricultural landholding (or 10 – 70% for the poor and vulnerable groups, and less 30% but significant impact on livelihood) will be provided with allowance of 6 months if they do not have to relocate, and 12 months in case of relocation, and 24 months if relocation in extremely difficult areas;</li> <li>(i) PAPs losing more than 70% of their agricultural landholding will be assisted at the above rate for a period of 12 months if they do not have to relocate, and 24 months in case of relocation, and 36 months if relocation in extremely difficult areas;</li> <li>(ii) In case the remaining land is economically unviable, compensation at replacement cost for the remaining land, plus an allowance of 12 months.</li> </ul> </li> </ul>	PPC based on the actual situation will determine the level of support.
<b>2.2. Loss of Income and/or Business</b>	<b>Loss of income and livelihood due to suspension of production and business</b>	Owners of affected business establishments and workers in production and business establishments	Households and individuals whose agricultural land is recovered will be supported to stabilize production and business, including: support for plant varieties and animal breeds for agricultural production, agricultural and forestry extension services, plant protection and veterinary services, cultivation and animal husbandry techniques and professional techniques for production and	After-tax income is determined based on financial statement audited or approved by tax authorities; in case it has not been audited or approved by the tax authorities, the determination of after-tax income will be based on after-tax income by the unit declared in financial reports which submitted to tax authorities.

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			<p>business of industrial and commercial services as follows:</p> <ul style="list-style-type: none"> <li>(v) Support for 1 year of costs for plant and animal seeds, according to the regulations of the agricultural sector, seed prices according to market prices at the time of preparing the compensation plan and resettlement support.</li> <li>(vi) Support for agricultural and forestry extension services, plant protection services, veterinary services, and farming and livestock techniques at 50% of the value of support for plant varieties or livestock breeds.</li> <li>(vii) The payment of support money is calculated once according to the compensation, support and residence plan approved by the competent authority.</li> <li>(viii) The payment of support money is calculated once according to the compensation, support and resettlement plan approved by the competent authority.</li> </ul> <p>For economic organizations, households, individuals engaged in production and business, economic organizations with foreign investment capital that are subject to the provisions of Clause 1, Article 20 of Decree 88/2024/ND-CP, they will be supported to stabilize production and business in cash at 30% of one year's after-tax income, according to the average income level of the 3 previous consecutive years.</p> <p>21. <u>Allowance for interrupted employment:</u> Employees hired by economic organizations, households, individuals doing business, and</p>	

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			foreign-invested economic organizations that are subject to the provisions of Clause 1, Article 20 of Decree 88/2024/ND-CP under labor contracts shall receive termination allowance in accordance with the provisions of the law on labor for a period of 06 months. The termination allowance shall be paid directly to the employee .	
<b>2.3. Support for Affected Residential Land</b>	Relocated PAPs	Households relocated to another place or rebuilt in the remaining land.	<p><u>Support for self-housing</u> : In case households, individuals, and people of Vietnamese origin residing abroad are eligible for resettlement support according to the provisions of Clause 8, Article 11 of the 2024 Land Law and have a need to arrange their own accommodation, in addition to receiving compensation for land in cash, they will also receive support for self-housing at a support level equal to 10% of the compensation value of residential land.</p> <p><u>House Renting Allowance</u>: People whose residential land is recovered to implement the urban construction investment project will be compensated with residential land and housing on site; while waiting for resettlement, they will be arranged to live in temporary housing or receive housing rental support as follows:</p> <ul style="list-style-type: none"> <li>(i) Land that is completely recovered will be supported with 6 months of housing rent, the support level is as follows: <ul style="list-style-type: none"> <li>- At ward and town levels: support level: VND 2,500,000/month/household;</li> <li>- At the commune level: support level: 2,000,000 VND/month/household.</li> </ul> </li> <li>(ii) Residential land that is partially recovered and the remaining residential land area is eligible for housing construction according to regulations or resettlement is moved backwards, will be supported with 4 months of house</li> </ul>	Specific allowance will be decided by the PPC

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			<p>rent, the specific support level is as follows:</p> <ul style="list-style-type: none"> <li>- At ward and town levels: support level: VND 2,500,000/month/household;</li> <li>- At the commune level: support level: 2,000,000 VND/month/household</li> </ul> <p>22. <u>Land Use Right Certificate:</u> For resettled households, all costs related to the issuance of Land Use Right Certificate for their new land/house - located within the project resettlement area or elsewhere (if PAPs relocate themselves) will be borne by the project. For resettled households whose land and house are partially affected, costs related to updating their Land Use Right Certificate will be borne by the project</p>	
<b>2.4. Incentive Bonus</b>	Affected households	Affected households who hand the affected land over to the Project on time as scheduled after receiving full compensation and allowances will be given an incentive bonus	<p>Progress bonus: People whose land is recovered must hand over the site before the deadline as prescribed in Clause 2, Article 18, Decision 66/QD-UBND, the bonus level is as follows:</p> <ul style="list-style-type: none"> <li>- For houses in groups N1 to N2, the reward is: 10,000,000 VND.</li> <li>- For houses in groups N3 to N4, the reward is: 8,000,000 VND;</li> <li>- For houses in groups N5 to N18, the reward is: 7,000,000 VND.</li> </ul> <p>In case only fences, gates attached to land, architectural objects and construction works not serving residential purposes are demolished without compensation or support, if the land is handed over within 10 days, a reward of 1,000,000 VND will be given.</p> <ul style="list-style-type: none"> <li>▪ In addition to the above support, based on the actual situation, the project may consider other support to support the</li> </ul>	

Type of Loss/Impacts	Application		Entitlements	Implementation Arrangements
	Level of Impact	Eligible Persons		
			process of stabilizing the lives, including agricultural production and other income-generating activities of affected people (Clause 3, Article 91 of the 2024 Land Law)..	
<b>III – TEMPORARY IMPACTS DURING CONSTRUCTION</b>				
<b>3.1. For temporary impact on land where to be used as temporary construction plan</b>	Temporary impact on land	Owners/ users of affected land and/or assets to be used as temporary construction plan	<ul style="list-style-type: none"> <li>▪ In case temporary land borrow is needed for the project during construction period by contractors, the contractors have to rent the land of the owners and compensate for non-land assets (if any) in agreement with landowner.</li> </ul>	Contractor has to restore land to pre-project condition with acceptance of affected household before returning land.
<b>3.2. For impacts arising from the construction</b>	Damages caused by contractors to private or public structures	Owners/ users of affected land and/or structures (Determined in construction process)	<ul style="list-style-type: none"> <li>▪ Damaged property will be repaired and restored to its former condition by contractors immediately with agreement of the owner</li> <li>▪ Under their contract terms and conditions, 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 repair the damage and may also be required to pay compensation to the affected families, groups, communities, or government agencies at the same compensation rates that are applied to all other assets affected by the Project.</li> </ul>	<ul style="list-style-type: none"> <li>▪ In case of impacts on business of PAPs, the contractors have to agree with the households on payment for disruption of business.</li> </ul>
<b>IV – UNPREDICTABLE IMPACTS</b>				
<b>4.1. Unpredictable impacts</b>			Any other impacts that may be identified during implementation will be compensated in accordance with the principles of this RP and the ESS5.	

## Annex 2. Public Consultation on land acquisition and resettlement

No.	Public consultation, workshops and meetings	Time of implementation	Number of participants		Participants	Main Contents of discussions	Summary of consultation results
			Male	Female			
1.	Kick-off meeting at Binh Dinh PMU	Jan 24, 2021	8	3	<ul style="list-style-type: none"> <li>- Representatives of PMU</li> <li>- Representatives of local authorities</li> <li>- E&amp;S consultants</li> </ul>	<ul style="list-style-type: none"> <li>- Introduction of overall information about the project: type/scope, locations, funding source, implementation arrangement/ schedule.</li> <li>- E&amp;S documents to be developed.</li> <li>- Activities needed to be implemented to support the development of safeguard policy reports.</li> <li>- Agreement on consultation and survey plans in wards and communes.</li> </ul>	<ul style="list-style-type: none"> <li>- Agree with the project implementation</li> <li>- The project will play important role and contribute to the development of the city. It will bring benefits to local residents, economically, socially, and environmentally;</li> <li>- Compensation, support and resettlement: The market approach should be applied for compensation. Livelihood restoration and life stabilization programs are necessary to ensure all the affected people are assisted to restored their living conditions.</li> <li>- The coordination with and support of local authorities/agencies to ensure the smooth and timely site clearance are critical.</li> </ul>
2.	Working with the Technical Consultant	Feb 1, 2021	4	0	<ul style="list-style-type: none"> <li>- Representative of PMU</li> <li>- Representatives of Technical consultant</li> <li>- E&amp;S consultants</li> </ul>		<ul style="list-style-type: none"> <li>- The Design Consultant is designing according to the approved provincial planning, so the design adjustment may face difficulties.</li> </ul>
3.	Working with the departments at the People's Committee of Phu My district	Feb 4, 2021	11	5	<ul style="list-style-type: none"> <li>- Representative of PMU</li> </ul>	<ul style="list-style-type: none"> <li>- Introduce about the project, items of investment proposal;</li> <li>- The WB's ESF;</li> </ul>	<ul style="list-style-type: none"> <li>- PR.639 was planned 45m wide and announced in 2006, but the encroachment is quite a lot.</li> </ul>

No.	Public consultation, workshops and meetings	Time of implementation	Number of participants		Participants	Main Contents of discussions	Summary of consultation results
			Male	Female			
4.	Working with the departments at the People's Committee of Hoai Nhon district				<ul style="list-style-type: none"> <li>- People's Committee of district/town</li> <li>- District Women's Union</li> </ul>	<ul style="list-style-type: none"> <li>- Consultation on Resettlement Policy: local compensation and support policy.</li> <li>- Consultation on the participation of stakeholders during the phases of the project.</li> </ul>	<ul style="list-style-type: none"> <li>- There should be guidance documents from all levels on the coordination of the parties in the implementation, clear assignment of tasks for implementation and budget for SEP activities.</li> </ul>
5.	Working with the departments at the People's Committee of Tuy Phuoc district	Mar 30, 2021	3	2	<ul style="list-style-type: none"> <li>- Representatives of LFDCs of district/town</li> <li>- Department of Labor, Invalids and Social Affairs</li> </ul>		
6.	Working with the departments at the People's Committee of Quy Nhon city	Mar 31, 2021	4	1	<ul style="list-style-type: none"> <li>- Department of Natural Resources and Environment</li> <li>- Department of Ethnic Minority</li> <li>- Environmental and Social Consultant</li> </ul>		
<b>Phu My district</b>							
7.	My Tho commune People's Committee	Feb 1, 2021	10	5	<ul style="list-style-type: none"> <li>- E&amp;S consultants.</li> <li>- PMU representatives.</li> </ul>	<ul style="list-style-type: none"> <li>- Introduce information about the project: size, funding source, implementation time.</li> <li>- Introduce the purpose and requirements of the social environmental safeguard reports at the request of the donor.</li> </ul>	<ul style="list-style-type: none"> <li>- People are very supportive of the project;</li> <li>- They agree with the project resettlement policies;</li> <li>- Regarding compensation unit price: people expect to receive the unit price that reflects the replacement price at the time of compensation payment;</li> </ul>
8.	My An commune People's Committee	Feb 2, 2021	18	15	<ul style="list-style-type: none"> <li>- Representative of the WPCs.</li> <li>- Representatives of local branches, mass organizations:</li> </ul>		
9.	My Thang Commune People's Committee	Feb 2, 2021	8	5			

No.	Public consultation, workshops and meetings	Time of implementation	Number of participants		Participants	Main Contents of discussions	Summary of consultation results
			Male	Female			
10.	My Duc Commune People's Committee	Feb 5, 2021	21	5	Women's Union, Fatherland Front, Veterans Association, Youth Union, Land Administration Officer.	<ul style="list-style-type: none"> <li>- The WB's ESF;</li> <li>- Consultation on Resettlement Policy: local compensation and support policy.</li> <li>- Consultation on the participation of stakeholders during the phases of the project.</li> <li>- Consultation on environmental and social impacts during project implementation</li> <li>- Socio-economic surveys and investigation of a number of households in the area;</li> <li>- In-depth interview: Leaders and some key officials.</li> </ul>	<ul style="list-style-type: none"> <li>- The coordination with and support of local authorities/agencies to ensure the smooth and timely site clearance are critical.</li> <li>- People expect to be provided full information about the project from time to time or when there are any significant changes.</li> <li>- And the comments above received the consent of all participants.</li> </ul>
11.	My Thanh Commune People's Committee	Feb 3, 2021	6	3	<ul style="list-style-type: none"> <li>- All hamlets/heads of residential groups in communes/wards.</li> <li>- Representatives of affected households and beneficiaries in the project area.</li> </ul>	<ul style="list-style-type: none"> <li>- The WB's ESF;</li> <li>- Consultation on Resettlement Policy: local compensation and support policy.</li> <li>- Consultation on the participation of stakeholders during the phases of the project.</li> <li>- Consultation on environmental and social impacts during project implementation</li> <li>- Socio-economic surveys and investigation of a number of households in the area;</li> <li>- In-depth interview: Leaders and some key officials.</li> </ul>	<ul style="list-style-type: none"> <li>- The coordination with and support of local authorities/agencies to ensure the smooth and timely site clearance are critical.</li> <li>- People expect to be provided full information about the project from time to time or when there are any significant changes.</li> <li>- And the comments above received the consent of all participants.</li> </ul> <p><b>Groups of Severely affected households</b></p> <ul style="list-style-type: none"> <li>- The project will bring out favorable conditions for business development, particularly in local production, tourism, and improve people's livelihoods</li> <li>- May experience difficulties as they may not be familiar with the new residential environment.</li> </ul> <p><b>Groups of Vulnerable households:</b></p> <ul style="list-style-type: none"> <li>- Project documents need to be easily readable and clear</li> <li>- Use audio-visual aides, Meetings at place accessible to those using wheelchairs.</li> </ul>
<b>Hoai Nhon town</b>							

No.	Public consultation, workshops and meetings	Time of implementation	Number of participants		Participants	Main Contents of discussions	Summary of consultation results
			Male	Female			
12.	Hoai My Commune People's Committee	Feb 2, 2021	6	4	<ul style="list-style-type: none"> <li>- E&amp;S consultants.</li> <li>- PMU representatives.</li> <li>- Representative of the WPCs.</li> </ul>	<ul style="list-style-type: none"> <li>- Introduce information about the project: size, funding source, implementation time.</li> </ul>	<ul style="list-style-type: none"> <li>- People are very supportive of the project;</li> <li>- Proposed wastewater collection pipes are to be implemented on the existing road.</li> </ul>
13.	Hoai Hai Commune People's Committee	Feb 3, 2021	7	2	<ul style="list-style-type: none"> <li>- Representatives of local branches, mass organizations: Women's Union, Fatherland Front, Veterans Association, Youth Union, Land Administration Officer.</li> <li>- All hamlets/heads of residential groups in communes/wards.</li> <li>- Representatives of affected households and beneficiaries in the project area.</li> </ul>	<ul style="list-style-type: none"> <li>- Introduce the purpose and requirements of the social environmental safeguard reports at the request of the donor.</li> <li>- The WB's ESF;</li> <li>- Consultation on the participation of stakeholders during the phases of the project.</li> <li>- Consultation on environmental and social impacts during project implementation</li> <li>- Socio-economic surveys and investigation of a number of households in the area;</li> <li>- In-depth interview: Leaders and some key officials.</li> </ul>	<ul style="list-style-type: none"> <li>- In case of land acquisition temporarily affecting production and business activities of households, the project should have a reasonable support plan.</li> <li>- Meaningful participation of local authorities and people should be sustained throughout project planning, design and construction, and operation.</li> </ul> <p><b>Groups of Vulnerable households:</b></p> <ul style="list-style-type: none"> <li>- Disability inclusion is taken into road design.</li> </ul>
<b>Tuy Phuoc district and Quy Nhon city</b>							

No.	Public consultation, workshops and meetings	Time of implementation	Number of participants		Participants	Main Contents of discussions	Summary of consultation results
			Male	Female			
14.	Dieu Tri Township People's Committee	Mar 31, 2021	19	11	<ul style="list-style-type: none"> <li>- Representative of the WPCs.</li> <li>- Representatives of local branches, mass organizations: Women's Union, Fatherland Front, Veterans Association,</li> </ul>	<ul style="list-style-type: none"> <li>- Introduce information about the project: size, funding source, implementation time.</li> <li>- Introduce the purpose and requirements of the social environmental safeguard reports at the request of the donor.</li> <li>- The WB's ESF;</li> </ul>	<ul style="list-style-type: none"> <li>- People are very supportive of the Project;</li> <li>- They agree with the Project resettlement policies;</li> <li>- Regarding compensation unit price: people expect to receive the unit price that reflects the replacement price at the time of compensation payment;</li> </ul>
15.	Nhon Phu Ward People's Committee	Mar 30, 2021	18	12			

No.	Public consultation, workshops and meetings	Time of implementation	Number of participants		Participants	Main Contents of discussions	Summary of consultation results
			Male	Female			
16.	Nhon Binh Ward People's Committee	Mar 30, 2021	23	7	<p>Youth Union, Land Administration Officer.</p> <ul style="list-style-type: none"> <li>- All hamlets/heads of residential groups in communes/wards.</li> <li>- Representatives of affected households and beneficiaries in the project area.</li> </ul>	<ul style="list-style-type: none"> <li>- Consultation on the participation of stakeholders during the phases of the project;</li> <li>- Consultation on environmental and social impacts during project implementation;</li> <li>- Information about the RSs in the ward area that is planned for development and relocation of affected households by the Binh Dinh IRDP;</li> <li>- Consultation with host communities on the reception of affected households by the Binh Dinh IRDP;</li> <li>- Socio-economic surveys and investigation of a number of households in the area;</li> <li>- In-depth interview: Leaders and some key officials.</li> </ul>	<ul style="list-style-type: none"> <li>- The coordination with and support of local authorities/agencies to ensure the smooth and timely site clearance are critical.</li> <li>- People expect to be provided full information about the Project from time to time or when there are any significant changes.</li> <li>- The government and people are ready to receive the affected households by Binh Dinh IRDP to the RSs in the area as decided by the People's Committee of Binh Dinh province.</li> <li>- And the comments above received the consent of all participants.</li> </ul> <p><b>Groups of Affected Businesses</b></p> <ul style="list-style-type: none"> <li>- DPs will be given priority for business relocation along highway, communal roads and along canals near the bridges or footbridges in order to maximize their benefit from business opportunities.</li> </ul>
<b>TOTAL</b>			<b>162</b>	<b>80</b>			

### **Annex 3. Rapid Assessment of Replacement Costs**

#### **OBJECTIVE AND SCOPE OF WORK**

Objective: Develop a compensation unit price set for land and property on land applied for the project. The compensation unit price shall ensure close to real value and in accordance with market price. This is required in order to comply with the project policy framework of compensation at replacement cost at current market value, and to meet one of the project principles which is to ensure that (a) no one is left worse off with the project than without it, and (b) people affected by the project should be able to maintain, if not improve, their pre-project standard of living.

Scope of work: In the report should only conduct survey the unit price of land types and property on land (house, structure, tree and crop) which is equivalent to the affected land types and property on land by the priority portions.

#### **BASIS FOR CONDUCTING REPLACEMENT COST**

Land price is defined on the basis of popular market land price: This is the price that appears with maximum transaction frequency occurs in the transaction in the market, winning the auction on land use, land price is defined from cost, income of the land portion with same use purpose at the location and in the certain period of time.

Tree and crop price is defined on the basis of actual compensation rate of the other project in locality and local people's satisfaction.

House and structure price is defined on the basis of raw material price and labor price, especially interviews directly building workers in the locality.

Compensation unit price for land and property on land issued by Binh Dinh PPC through following documents:

- Decision No.65/2019/QD-UBND dated December 18, 2019 of Binh Dinh PPC on land price sheet in Binh Dinh province, applicable to the five-year period (2020 -2024);
- Decision No. 29/2025/QD-UBND dated March 27, 2025 of the People's Committee of Binh Dinh province on amending and supplementing a number of articles in Decision No. 65/2029/QD-UBND dated December 18, 2019 of the People's Committee of Binh Dinh province promulgating the price list of land types periodically every 5 years (2020-2024) in Binh Dinh province
- Decision No. 38/2025/QD-UBND dated August 6, 2025 of the People's Committee of Binh Dinh province on promulgating the unit prices of houses, architectural works and tombs in Binh Dinh province;
- Decision No. 60/2024/QD-UBND dated October 17, 2024 of the People's Committee of Binh Dinh province on promulgating the unit prices for compensation for damage to crops and livestock on recovered land in Binh Dinh province
- .

#### **IMPLEMENTATION ARRANGEMENT AND METHOD**

The rapid assessment on replacement cost is conducted in parallel with inventory of loss, social survey of affected households. Conduct interview with: (i) Person who is affected directly by the project; (ii) Person who is not affected by the Project; (iii) Building worker teams in the locality; (iv) Representative of local authorities and mass organizations.

#### **SURVEY RESULT OF REPLACEMENT COST**

From the results showed that:

##### **a . Replacement price for land:**

Residential land: According to the results of a quick survey, in the project area , rural land transactions are not very active, mainly in the land plots on the road and in the central area . However, according to the results of the replacement price survey, the price of rural land here ranges from 1.8 - 8 million/m<sup>2</sup> · 1.9 - 4.7 times higher than the unit price issued by the province.

Agricultural land: Agricultural productivity is very low , there have been almost no activities, transfers of agricultural land in recent years. Agricultural land transfers are only within the family, siblings, not (or have not) been certified by the People's Committee of the

commune/ward, so it is impossible to determine the price of this transfer. Therefore, for agricultural land prices, the price according to Decision 29/QD-UBND dated March 27, 2025 of the People's Committee of Binh Dinh province is appropriate.

- During the implementation process, the Project Management Board will recruit an independent consulting firm to determine the replacement price and submit it to the Provincial People's Committee for approval as a basis for compensation and resettlement support for the project.

#### Land prices

No	Land type	Unit	Decision 29/QD-UBND	Replacement cost (10 <sup>3</sup> VND)	Difference ratio (%)
<b>1</b>	<b>Residential land</b>				
	From the foot of Lo Dieu pass to Phu Xuan village headquarters	VND / m <sup>2</sup>	650	1,800	2.8
	From Phu Xuan village headquarters to Lai Giang bridge (Hoai My)	VND / m <sup>2</sup>	800	1,800	2.3
	Nhon Binh	VND / m <sup>2</sup>	3,000 – 5,100	8,000	1.6– 2.7
	Nhon Phu	VND / m <sup>2</sup>	1,700 - 4,100	8,000	2.0- 4.7
	Yao Chi	VND / m <sup>2</sup>	4,200	8,000	1.9
<b>2</b>	<b>Agricultural land</b>				
	<i>Annual crop land</i>				
	Rank 3 - Districts and towns of Quy Nhon City	VND / m <sup>2</sup>	78	78	
	Rank 3 Tay Son district, Hoai An	VND / m <sup>2</sup>	78	78	
	<i>Land for perennial crops</i>				
	Rank 3 – Districts and towns of Quy Nhon City	VND / m <sup>2</sup>	64	64	
	Rank 3 - Tay Son district, Hoai An	VND / m <sup>2</sup>	64	64	
	<i>Forest land</i>				
	Group 3 - Districts and towns of Quy Nhon City	VND / m <sup>2</sup>	12	12.8	
	Group 3 - Tay Son and Hoai An districts	VND / m <sup>2</sup>	12.8	12.8	

#### Replacement price for houses and buildings

In order to have a basis for proposing replacement costs for houses and structures in the project, the consultant conducted a survey and collected information on:

- Unit prices of construction materials are available locally;
- Unit price for house and architectural construction
- Local labor cost

- For civil works, no depreciation is required and the replacement price is guaranteed to be equivalent to the construction cost of the works in the area.

At the same time, during the replacement price survey, the consultant also referred to the compensation price of similar projects in the past 3 years in Binh Dinh province.

Through a quick survey of the replacement cost of houses and architectural works, it shows that the unit price issued by the People's Committee of Binh Dinh province is completely consistent with the current market price. Therefore, compensation for houses and architectural works is applied according to Decision No. 38/2025/QD-UBND dated August 6, 2025 of the People's Committee of Binh Dinh province.

#### Unit price of houses, structures

No.	Property	Unit	Unit price issued by PPC (10 <sup>3</sup> VND)	Replacement cost (10 <sup>3</sup> VND)
1	Tường rào xây gạch dày <150mm	M <sup>2</sup>	460.000	460.000
2	Tường rào lưới B40	M <sup>2</sup>	771.000	771.000
3	Hiên nhà	M <sup>2</sup>	308.000	308.000
4	Chuồng xây gạch	M <sup>2</sup>	807.000	807.000
5	Một đất	cái	3.000.000	3.000.000
6	Mộ xây bê tông	cái	5.920.000	5.920.000
7	Nhà N4	M <sup>2</sup>	4.124.000	4.124.000

#### Replacement price for trees and crops

The replacement price of trees and crops is determined according to the average market price for each type of tree:

- The replacement cost for annual crops is calculated based on the yield value of the harvest. The yield value of the harvest is calculated based on the highest yield of the main crop in the previous 3 consecutive years in the locality and the average price at the time of land acquisition.
- For perennial trees (fruit trees, timber trees), the replacement price is calculated based on the current value of the garden according to local prices at the time of recovery, excluding the value of land use rights.

The results of the survey and consultation with local people on the replacement price of affected trees and crops show that Decision No. 60/QD-UBND dated October 17, 2024 of the People's Committee of Binh Dinh province on promulgating the unit price for compensation for damage to crops and livestock when the State acquires land in Binh Dinh province is consistent with market prices. Similar projects in Binh Dinh province are also applying this unit price and so far there have been no complaints from people about the replacement price of trees and crops. Therefore, the replacement price for compensation as estimated in this Resettlement Plan applies the unit price of Decision 60/QD-UBND.

#### Unit price of trees and crops

No.	Assets on affected land	Unit	Decision 60/QD-UBND	Suggested price
<b>1</b>	<b>Flowers</b>			
	Paddy	m <sup>2</sup>	6,000	6,000
	Corn	m <sup>2</sup>	4,700	4,700

	Cassava	m <sup>2</sup>	5,800	5,800
	Green beans, black beans, red beans and other beans	m <sup>2</sup>	4,400	4,400
	Leafy vegetables (water spinach, cabbage, etc.)	m <sup>2</sup>	13,300	13,300
<b>2</b>	<b>Timber</b>			
	Eucalyptus, Acacia hybrid, Acacia, Casuarina			
	Seedling	crops /tree	3,000	3,000
	Newly planted saplings	crops /tree	11,000	11,000
	Tree with root diameter <4cm	crops /tree	15,000	15,000
	Trees with diameter from ≥ 4 cm to < 8 cm	crops /tree	42,000	42,000

**Annex 4. Cost estimate of compensation for the project**

Sub-Component 1: Provincial Road 639, My Thanh - Lai Giang section (SC1)

Cost estimate table: Section (Km45+00 – Km68+169.14)

No	Item	Unit	Quantity	UNIT PRICE	TOTAL	Note
	<b>SECTION KM 45 +00 - KM 68 +169.14</b>					
<b>I</b>	<b>Plant</b>				<b>1,841,651,000</b>	
1	Crops (single crop rice)	m2	1,712.14	6,000	10,272,840	
2	Glue Ø< 10	tree	991.00	18,000	17,838,000	
3	Eucalyptus, acacia, casuarina (willow) < 8cm	tree	45,875.00	39,000	1,789,125,000	
4	Crops (green onions, peanuts, chili)	m2	2,441.49	10,000	24,414,900	
<b>II</b>	<b>Structure</b>				<b>26,080,913,000</b>	
1	Reinforced concrete pole (temporary)	pillar	420.00	20,000,000	8,400,000,000	provisional
2	Brick wall <150mm thick	m2	3643.91	460,000	1,676,198,600	TR1
3	Lazy fence B40	m2	2904.84	771,000	2,239,631,640	TR3
4	House N4	m2	2001.22	4,124,000	8,253,031,280	N1-N6
5	Forest ranger station + Tan Phung fishing port (temporarily house N4)	m2	1143.29	4,124,000	4,714,927,960	N1-N6
6	Porch	m2	1754.78	308,000	540,472,240	N19
7	Brick barn	m2	40	807,000	32,280,000	C5
8	Well diameter <=1m, depth <=10m	m	120	824,000	98,880,000	G1
9	Tomb built solid	tomb	7.00	5,920,000	41,440,000	
10	Graveyard	tomb	4.00	3,000,000	12,000,000	

No	Item	Unit	Quantity	UNIT PRICE	TOTAL	Note
	Support for exhumation	tomb	11.00	5,641,000	62,051,000	
11	Relocation of optical cable (temporary)	household	20.00	500,000	10,000,000	
<b>III</b>	<b>Soil types</b>				<b>46,009,517,000</b>	
1	Residential land + Tan Phung ranger station land & Tan Phung fishing port	m2	3,144.51	1,800,000	5,660,118,000	
2	Commune People's Committee Land	m2	11,398.26	1,800,000	20,516,868,000	
3	Garden land (price = 2 times of grade 1 perennial land)	m2	10,996.81	162,000	1,781,483,220	
	<b>Garden land support = 50% of residential land price</b>	<b>m2</b>	<b>10,996.81</b>	<b>900,000</b>	<b>9,897,129,000</b>	
4	aquaculture land	m2	8,631.42	78,000	673,250,760	2nd class
5	land for annual crops (crops)	m2	4,109.36	78,000	320,530,080	
6	rice fields (permanent)	m2	1,712.14	78,000	133,546,920	2nd class
	Cost of protecting and developing rice land (support 50% of land price)	m2	1,712.14	-	-	
7	forestry land	m2	44,637.04	12,800	571,354,112	Group 1
8	forestry land (protective forest land)	m2	106,518.89	-	-	Belongs to other e-commerce costs
9	Support for self-transition of career and job creation (3 times land price)	m2	25,449.73	234,000	5,955,236,820	
10	Housing relocation support (Point a K1 D30)	household	20	5,000,000	100,000,000	
	Housing rental support (Article 1, Article 33)	household	20	15,000,000	300,000,000	
	Bonus for speeding up site clearance progress (D41)	household	20	5,000,000	100,000,000	
<b>IV</b>	<b>Compensation service costs</b>	%	2	73,932,081,000	<b>1,478,642,000</b>	
	(2% of total compensation)					

No	Item	Unit	Quantity	UNIT PRICE	TOTAL	Note
V	<b>CONSTRUCTION OF RESETTLEMENT AREA (provisional)</b>	ha	0	16,000,000,000	-	Arrange into available local resettlement land fund
	<b>Cost of cadastral surveying and cadastral file correction</b>			1,000,000,000	1,000,000,000	
a	<i>Cadastral mapping and surveying</i>				930,000,000	
b	<i>Survey costs, technical design and estimate</i>				30,000,000	
c	<i>Inspection and acceptance costs</i>				36,000,000	
d	<i>Cost of cadastral map exploitation</i>				4,000,000	
	<b>Total compensation and clearance costs</b>				<b>76,410,723,000</b>	

Cost estimate table: Section (Km 68+169.15 – Km 83+00)

No	Content	Unit	Mass		Unit price	Total amount		Total	Note
			Phu My	Hoai Nhon		Phu My	Hoai Nhon		
1	<b>Land compensation</b>					8,400,051,956	32,360,876,972	40,760,929,000	
+	Residential land	m2	2,118	6,124	2,000,000	4,236,120,000	12,248,460,000	16,484,580,000	Estimated average of adjacent areas
+	Garden soil	m2	-	18,893	243,000	-	4,590,901,800	4,590,901,800	Estimated average of adjacent areas
+	Agricultural Land	m2	20,694	12,631	78,000	1,614,106,260	985,232,820	2,599,339,080	<i>Provisional calculation based on grade II agricultural land</i>
+	Other annual crop land	m2		63,621	90,000	-	5,725,879,200	5,725,879,200	<i>Provisional calculation according to class III aquaculture land</i>

No	Content	Unit	Mass		Unit price	Total amount		Total	Note
			Phu My	Hoai Nhon		Phu My	Hoai Nhon		
+	Aquatic land	m2	-	8,866	78,000	-	691,516,800	691,516,800	<i>Provisional calculation according to class III aquaculture land</i>
+	Production forest land	m2	177,488	125,234	12,800	2,271,846,656	1,602,990,592	3,874,837,248	
+	Protective and special-use forest land	m2		145,362	8,000	-	1,162,897,360	1,162,897,360	
+	Existing road land	m2	1,716	33,043	162,000	277,979,040	5,352,998,400	5,630,977,440	
<b>2</b>	<b>Infrastructure compensation</b>					<b>3,831,595,495</b>	<b>20,025,230,988</b>	<b>23,856,826,000</b>	
+	House N1	m2	200	800	3,844,000	768,800,000	3,075,200,000	3,844,000,000	
+	House N4	m2	80	2,742	3,480,000	278,400,000	9,540,942,000	9,819,342,000	
+	Semi-permanent stilt houses and huts (N11a)	m2	86	577	1,009,050	87,030,563	582,443,841	669,474,404	Expected height is higher than >2m
+	XM Roof and Courtyard (N19)	m2	217.90	1,430.74	277,000	60,358,300	396,314,980	456,673,280	
+	Cement, concrete floor (S1)	m2	217.90	1,430.74	197,000	42,926,300	281,855,780	324,782,080	
+	Brick wall	m2	110	3,235	583,000	63,890,970	1,886,121,600	1,950,012,570	<i>Thickness &gt;150mm</i>
+	B40 fence	m2	40	1,227	62,000	2,452,720	76,046,720	78,499,440	

No	Content	Unit	Mass		Unit price	Total amount		Total	Note
			Phu My	Hoai Nhon		Phu My	Hoai Nhon		
+	Normal grave	female	31	29	5,344,000	165,664,000	154,976,000	320,640,000	
+	Solidly built tomb	female	23	25	9,352,000	215,096,000	233,800,000	448,896,000	
+	Special tomb	female	19	18	40,076,000	761,444,000	721,368,000	1,482,812,000	
+	Graveyard	female	85	99	3,000,000	255,000,000	297,000,000	552,000,000	
+	Rice compensation	rice plants/m2	20,694	12,631	6,000	124,162,020	75,787,140	199,949,160	
+	Coconut tree compensation	tree	-	756	900,000	-	680,400,000	680,400,000	<i>normal fruiting tree</i>
+	Compensation for acacia and eucalyptus trees	tree	26,624	48,498	17,000	452,608,000	824,466,000	1,277,074,000	<i>40cm ≤ L &lt; 50cm</i>
+	Willow tree compensation	tree	-	2,725	130,000	-	354,250,000	354,250,000	<i>6cm ≤ L &lt; 20cm</i>
+	Compensation for investment costs in forest land	ha	18	27	31,200,000	553,762,622	844,258,927	1,398,021,550	
+	Alternative afforestation	ha	-	-	82,039,000	-	-	-	
<b>3</b>	<b>Support life and create jobs</b>					<b>5,968,645,676</b>	<b>19,512,061,299</b>	<b>25,480,707,000</b>	

No	Content	Unit	Mass		Unit price	Total amount		Total	Note
			Phu My	Hoai Nhon		Phu My	Hoai Nhon		
+	Support for stable life	Demographics	59	218	5,400,000	319,273,766	1,176,460,509	1,495,734,274	
+	Support for self-career conversion and job creation	m2	20,694	76,252	234,000	4,842,318,780	17,842,984,380	22,685,303,160	
+	Protect and support the development of rice-growing land	m2	20,694	12,631	39,000	807,053,130	492,616,410	1,299,669,540	
<b>4</b>	<b>Other support</b>					<b>72,900,000</b>	<b>1,020,600,000</b>	<b>1,093,500,000</b>	
+	Bonus for speeding up site clearance progress	household	3	42	5,000,000	15,000,000	210,000,000	225,000,000	
+	Rental assistance	household	3	42	15,000,000	45,000,000	630,000,000	675,000,000	
+	Asset relocation support	household	3	42	3,000,000	9,000,000	126,000,000	135,000,000	
+	Support for moving telephone lines	household	3	42	300,000	900,000	12,600,000	13,500,000	
+	Cable TV migration support	household	3	42	500,000	1,500,000	21,000,000	22,500,000	

No	Content	Unit	Mass		Unit price	Total amount		Total	Note
			Phu My	Hoai Nhon		Phu My	Hoai Nhon		
+	Support internet line migration	household	3	42	500,000	1,500,000	21,000,000	22,500,000	
	<b>Total</b>					<b>18,273,193,127</b>	<b>72,918,769,259</b>	<b>91,191,962,000</b>	
	<i>Funding for compensation and site clearance work: 2%*(A)</i>					<b>365,463,863</b>	<b>1,458,375,385</b>	<b>1,823,839,000</b>	
	<b>Cost of cadastral surveying and cadastral file correction</b>							<b>1,000,000,000</b>	
<i>a</i>	<i>Cadastral mapping and surveying</i>							<i>930,000,000</i>	
<i>b</i>	<i>Cost of survey, technical design and estimate</i>							<i>30,000,000</i>	
<i>c</i>	<i>Inspection and acceptance costs</i>							<i>36,000,000</i>	

No	Content	Unit	Mass		Unit price	Total amount		Total	Note
			Phu My	Hoai Nhon		Phu My	Hoai Nhon		
<i>d</i>	<i>Cost of cadastral map exploitation</i>							4,000,000	
	<b>Total:</b>					18,639,000,000	74,377,000,000	94,015,801,000	

Subcomponent 2: National Highway 19C connecting Quy Nhon Port (SC2)

NAME	UNIT	MASS				UNIT PRICE			TOTAL			ACCORDING TO CURRENT PRICES AND POLICIES
		Dieu Tri	Nhon phu	Nhon Binh	Total	Dieu Tri	Nhon Phu	Nhon Binh	Dieu Tri	NHON PHU	NHON BINH	
<b>SECTION ON INDEMNIFICATION</b>												360,841,790,000
NUMBER OF HOUSEHOLDS AFFECTED	household	18.00	107.00	34.00	159.00							
NUMBER OF HOUSEHOLDS CLEARED WHITE	household	13.00	80.00	30.00	123.00							
Deducted value from land compensation according to Article 25, Decree 88 of the Government	lot	13.00	80.00	30.00	123.00	540,000,000	540,000,000	540,000,000	7,020,000,000	43,200,000,000	16,200,000,000	-66,420,000,000
COMPENSATION FOR HOUSING AND STRUCTURES	home	18.00	107.00	34.00	159.00	1,200,000,000	1,000,000,000	800,000,000	21,600,000,000	107,000,000,000	27,200,000,000	155,800,000,000

NAME	UNIT	MASS				UNIT PRICE			TOTAL			ACCORDING TO CURRENT PRICES AND POLICIES
		Dieu Tri	Nhon phu	Nhon Binh	Total	Dieu Tri	Nhon Phu	Nhon Binh	Dieu Tri	NHON PHU	NHON BINH	
COMPENSATION FOR PERMANENTLY OCCUPIED LAND					-							
RESIDENTIAL AREA	m2	1,287.80	1,237.00	-	<b>2,524.80</b>	8,000,000	8,000,000	8,000,000	10,302,400,000	9,896,000,000		<b>20,198,400,000</b>
GARDEN LAND AREA	m2	879.90	24,757.90	-	<b>25,637.80</b>	2,662,000	2,662,000	2,662,000	2,342,293,800	65,905,529,800		<b>68,247,824,000</b>
<i>Land compensation</i>	<i>m2</i>				-	<i>162,000</i>	<i>162,000</i>	<i>162,000</i>				
<i>Support 50% of residential land</i>	<i>m2</i>				-	<i>2,500,000</i>	<i>2,500,000</i>	<i>2,500,000</i>				
<i>Career transition support</i>	<i>m2</i>				-							
OTHER ANNUAL CROPS	m2	471.50	77,530.00	30,113.00	<b>108,114.50</b>	648,000	648,000	648,000	305,532,000	50,239,440,000	19,513,224,000	<b>70,058,196,000</b>
<i>Land compensation</i>	<i>m2</i>				-	<i>162,000</i>	<i>162,000</i>	<i>162,000</i>				
<i>Career transition support</i>	<i>m2</i>				-	<i>486,000</i>	<i>486,000</i>	<i>486,000</i>				
RICE LAND	m2	5,354.70	47,463.00	46,616.00	<b>99,433.70</b>	648,000	648,000	648,000	3,469,845,600	30,756,024,000	30,207,168,000	<b>64,433,038,000</b>
<i>Land compensation</i>	<i>m2</i>				-	<i>162,000</i>	<i>162,000</i>	<i>162,000</i>				
<i>Career transition support</i>	<i>m2</i>				-	<i>486,000</i>	<i>486,000</i>	<i>486,000</i>				
<i>Protect and support rice land</i>	<i>m2</i>				-	-	-	-				
LAND FOR PRODUCTION AND BUSINESS (Industrial Park)	m2	3,301.05	-	12,942.00	<b>16,243.05</b>	1,600,000		200,000	5,281,673,600		2,588,400,000	<b>7,870,074,000</b>
<i>Support for remaining land rent</i>						<i>1,600,000</i>		<i>200,000</i>				
PREFABRICATED HOUSE (INDUSTRIAL FACTORY)	m2	805.44	-	14,325.00	<b>15,130.44</b>	2,167,000		2,167,000	1,745,392,814		31,042,275,000	<b>32,787,668,000</b>

NAME	UNIT	MASS				UNIT PRICE			TOTAL			ACCORDING TO CURRENT PRICES AND POLICIES
		Dieu Tri	Nhon phu	Nhon Binh	Total	Dieu Tri	Nhon Phu	Nhon Binh	Dieu Tri	NHON PHU	NHON BINH	
<i>Zamil Prefabricated Frame House</i>						2,167,000		2,167,000				
GRAVE	piece	102.00	625.00	65.00	792.00	3,000,000	3,000,000	3,000,000	306,000,000	1,875,000,000	195,000,000	2,376,000,000
TOMB BUILDING	piece	40.00	119.00	38.00	197.00	20,210,000	20,210,000	20,210,000	808,400,000	2,404,990,000	767,980,000	3,981,370,000
CROP COMPENSATION	m2								37,644,750	1,191,879,000	279,696,000	1,509,220,000
<i>Compensation for crops on rice land</i>	<i>m2</i>	5,354.70	47,463.00	46,616.00	99,433.70	6,000	6,000	6,000	32,128,200	284,778,000	279,696,000	
<i>Compensation for crops on acacia land</i>	<i>tree</i>	471.50	77,530.00		78,001.50	11,700	11,700		5,516,550	907,101,000		
<b>COMPENSATION SERVICE COSTS</b>												
<i>Compensation service costs</i>												7,216,835,000
Cost of cadastral surveying and cadastral file correction												500,000,000
<i>Cadastral mapping and surveying</i>												465,000,000
<i>Survey costs, technical design and estimate</i>												15,000,000
<i>Inspection and acceptance costs</i>												18,000,000
<i>Cost of cadastral map exploitation</i>												2,000,000
<b>RESETTLEMENT AREA CONSTRUCTION COSTS</b>												159,930,583,000
<b>COSTS OF OTHER SUPPORT WHEN THE STATE RECOVERS LAND</b>												994,848,000

NAME	UNIT	MASS				UNIT PRICE			TOTAL			ACCORDING TO CURRENT PRICES AND POLICIES
		Dieu Tri	Nhon phu	Nhon Binh	Total	Dieu Tri	Nhon Phu	Nhon Binh	Dieu Tri	NHON PHU	NHON BINH	
Cost of supporting relocation of crops and livestock	household	75.00	371.00	190.00	<b>636.00</b>	100,000	100,000	100,000	7,500,000	37,100,000	19,000,000	<b>63,600,000</b>
Cost of supporting settlement	NK	300.00	1,484.00	760.00	<b>2,544.00</b>	363,000	363,000	363,000	108,900,000	538,692,000	275,880,000	<b>923,472,000</b>
Land support costs for cases not eligible for land compensation	household	6.00	124.00	32.00	<b>162.00</b>	48,000	48,000	48,000	288,000	5,952,000	1,536,000	<b>7,776,000</b>
<b>TOTAL</b>												<b>529,484,056,000</b>

## **Annex 5. Summary of DDR report on Compensation, Support, and Resettlement for Resettlement Areas**

### **1. Scale of Land Acquisition and Impacts from Land Acquisition**

- ❖ **The Resettlement Area in Dong Cho Dinh New Market**, located within the land designated for residential development to the east of Dong Cho Dinh New Market, has completed compensation, support, and resettlement activities since 2019. The People's Committee of Binh Dinh Province issued Decision No. 3809/QĐ-UBND on November 17, 2022, regarding the allocation of land to the Provincial Land Fund Development Center for the construction of the residential area to the east of Dong Cho Dinh New Market in Nhon Binh Ward, Quy Nhon City. Currently, the resettlement area at Dong Cho Dinh has fully completed infrastructure development and is operational.
- ❖ **Resettlement Area in Dieu Tri Town:**
  - The Resettlement Area in Dieu Tri Town has an area of 15,000 m<sup>2</sup>. The area for the first phase of land acquisition is 9,469.9 m<sup>2</sup>. This includes 322.5 m<sup>2</sup> of irrigation land and 9,174.4 m<sup>2</sup> of unused flat land (one parcel). The remaining area requiring land acquisition, owned by a household, is 174.5 m<sup>2</sup>, currently within the construction zone for the road connecting National Highway 19C to Quy Nhon Port. This area will undergo land acquisition when the road construction is implemented. Approximately 5,033.1 m<sup>2</sup> is existing transportation land, which does not require compensation.
  - The total number of affected households, individuals, and organizations is one household and two organizations: the People's Committee of Dieu Tri Town and Binh Dinh Water Supply and Drainage Joint Stock Company.
  - The area where land acquisition has been completed has invested in fully developing the infrastructure, making it suitable for receiving the project's resettled households.
- ❖ **Resettlement Area in Nhon Binh**
  - The Resettlement Area in Nhon Binh has an area of 22,400 m<sup>2</sup>. The area that has undergone land acquisition is 22,470 m<sup>2</sup>, which includes 21,634.40 m<sup>2</sup> of rice cultivation land, 421.70 m<sup>2</sup> of other annual crop land, and 413.9 m<sup>2</sup> of unused flat land.
  - The total number of affected households is 14, with 13 households affected by agricultural land, 14 households affected by crops on land, and two households affected by architectural structures on the land.
  - Currently, the infrastructure of the residential area has been completed, making it suitable for receiving the project's resettled households.
- ❖ **Resettlement Area in Nhon Phu**
  - The Resettlement Area in Nhon Phu covers 41,200 m<sup>2</sup>. The area that has undergone land acquisition is 34,900 m<sup>2</sup>, with the remaining area yet to be acquired at 6,300 m<sup>2</sup>. The acquired area has been compensated and supported by the Project Management Board of Urban Construction and Land Use Planning of Quy Nhon City (formerly

the Project Management Board of Urban Construction of Quy Nhon City) for the affected households as part of the technical infrastructure project of Van Ha Urban Area in Nhon Phu Ward, Quy Nhon City. The land acquisition occurred between 2017 and 2018. The remaining area of 6,300 m<sup>2</sup>, primarily residential land, will be handled by the Project Management Board of Agriculture and Rural Development after the infrastructure of the Nhon Phu Resettlement Area is completed and can accommodate the affected households.

- Currently, the infrastructure of the Nhon Phu Resettlement Area is largely completed, with only the road surface paving remaining.

## **2. Review and Assessment of Compensation, Support, and Resettlement Activities**

- Among the four resettlement areas planned for the Binh Dinh Adaptive Development Project, the resettlement area in Dong Cho Dinh New Market has been completed and put into use. Therefore, the review and assessment of compensation, support, and resettlement activities will focus only on the remaining three resettlement areas: Dieu Tri, Nhon Phu, and Nhon Binh, which are part of the project for the construction of resettlement areas serving the road project connecting National Highway 19C to Quy Nhon Port.
- To establish the basis for evaluating compensation, support, and resettlement activities for the resettlement areas of the project, the consulting team has collected documents, records, and relevant regulations regarding compensation, support, and resettlement executed by the Project Management Board of Urban Construction and Land Use Planning of Quy Nhon City, and the Project Management Board of Agriculture and Rural Development.
- Additionally, the consultants have worked with relevant units, including the Project Management Board of Urban Construction and Land Use Planning of Quy Nhon City, the Project Management Board of Agriculture and Rural Development, representatives from the wards/towns within the project area, and randomly interviewed several affected households to confirm the execution process and completion of compensation, support, and resettlement for the construction project of the resettlement areas.
- The results of reviewing various records and documents related to the implementation of compensation, support, and resettlement for the resettlement areas show that the compensation and support work has been carried out as follows:

### **❖ Regarding Organizational Implementation:**

- The implementation of compensation, support, and resettlement activities for the construction of resettlement areas involves the participation of local agencies and organizations. The People's Committee of Binh Dinh Province and the People's Committee of Quy Nhon City are responsible for carrying out compensation, support, and resettlement activities for these projects.
- The agencies involved in the compensation, support, and resettlement activities include: (1) Binh Dinh Provincial People's Committee; (2) District People's Committees; (3) Management Board of Investment Construction Projects in Phu Yen Province; (4) Department of Finance; (5) Department of Natural Resources and Environment; (6) Department of Agriculture and Rural Development; (7) Land Management Division; (8) Department of Construction; (9) People's

Committees of towns/communes where the projects are located; (10) Community representatives affected by the project.

- The Project Management Board of Agriculture and Rural Development collaborates with compensation and resettlement councils to implement compensation, support, and resettlement for affected households and organizations, and the resettlement procedures have been carried out according to the regulations in Decree No. 43/2014/ND-CP.
- The Project Management Board of Urban Construction and Land Use Planning of Quy Nhon City and the Project Management Board of Agriculture and Rural Development consistently have staff available to receive and respond to inquiries from affected residents regarding compensation, support, and resettlement, thereby addressing timely concerns and complaints from affected individuals.

#### ❖ **Main Activities in the Process of Implementing Compensation, Support, and Resettlement**

Based on the detailed technical design of the project, the consulting unit and the Project Management Board deliver the boundary markers for land acquisition to the Compensation, Support, and Resettlement Council (CSRC) to identify affected subjects and conduct detailed inventory checks of affected properties.

##### *1. Notification of Land Acquisition*

The Project Management Board, in coordination with the CSRC and the People's Committee of the ward/town, sends notifications of land acquisition to each affected household before convening a meeting with the affected individuals to disseminate information and the plan for conducting the detailed inventory check (Annex 1).

##### *2. Information Dissemination about the Project*

Prior to implementing the DIC, the Project Management Board collaborates with the CSRC and the People's Committee of the ward/town to hold a meeting with affected individuals to disseminate information and compensation policies, including the project's objectives and benefits, positive and negative impacts of the project, mitigation measures, methods used to evaluate the value of affected properties, compensation amounts, allowances, rehabilitation, and complaint resolution mechanisms (Annex 2).

##### *3. Detailed Inventory Check (DIC)*

The DIC of the affected properties involves participation from representatives of the affected households. The DIC report is signed by the household head as confirmation, and a copy is provided to the household for comparison with the compensation plan. The DIC results are publicly posted to gather feedback from affected residents (Annex 4).

##### *4. Compensation Policies and Rates*

- Compensation, support, and resettlement are implemented according to the policies stipulated in Decision No. 04/2019/QD-UBND dated February 14, 2019, by the People's Committee of Binh Dinh Province.
- *For the Resettlement Area in Dieu Tri*

Compensation rates for houses, architectural structures, and crops are implemented according to Decision No. 21/2023/QD-UBND dated May 14, 2023, by the People's Committee of Binh Dinh Province, which issues the compensation rates for houses,

architectural structures, and graves in Binh Dinh Province, and Decision No. 09/2021/QĐ-UBND by the People's Committee of Binh Dinh Province on compensation rates for damages to crops when the state acquires land in Binh Dinh Province.

- *For the Resettlement Area in Nhon Binh*
  - Compensation rate for land: Implemented according to Decision No. 65/2-19/QĐ-UBND dated December 18, 2019, regarding the issuance of the land price list periodically every 5 years (2020-2021) in Binh Dinh province, and Decision No. 2616/QĐ-UBND dated August 16, 2022, of the People's Committee of Binh Dinh province approving the adjustment coefficient for land prices and specific land prices to establish compensation plans for site clearance for the resettlement area project in the western area of Nhon Binh social housing apartment, Quy Nhon city, part of the project to connect National Route 19C to Quy Nhon Port under the Integrated Climate Adaptation Development Project - Binh Dinh province.;
  - Compensation rate for houses and structures: Implemented according to Decision No. 52/2022/QĐ-UBND dated August 17, 2022, of the People's Committee regarding the issuance of compensation rates for houses, structures, and graves in Binh Dinh province.
  - Compensation rate for trees and crops: Implemented according to Decision No. 09/2021/QĐ-UBND of the People's Committee of Binh Dinh province regarding the issuance of compensation rates for damages to trees and crops when the State reclaims land in Binh Dinh province. For cash crops (rice currently being cultivated), compensation is calculated for one harvest for the entire area of the land lot (including partially reclaimed lots).
- *Nhon Phu Resettlement Area*
  - Compensation, support, and resettlement activities are implemented according to the policies specified in Decision No. 13/2015/QĐ-UBND dated July 7, 2015, of the People's Committee of Binh Dinh province.
  - Compensation rates for agricultural land: Implemented according to Decision No. 8119/QĐ-UBND dated November 2, 2017, of the People's Committee of Quy Nhon city regarding the approval of the adjustment coefficient for land prices for agricultural land used for compensation and site clearance for certain projects and constructions in Quy Nhon city.
  - Compensation rates for assets: Implemented according to Decision No. 54/2017/QĐ-UBND dated September 21, 2017, of the People's Committee of Binh Dinh province.
  - Compensation rates for damages to trees and crops on land: Implemented according to the rates issued in Decision No. 21/2017/QĐ-UBND dated May 18, 2017, of the People's Committee of Binh Dinh province.
  - Support for stabilizing life, job conversion, and job creation: Implemented according to Decision No. 32/2016/QĐ-UBND dated June 15, 2016, of the People's Committee of Binh Dinh province regarding amendments and

supplements to some provisions of the regulations attached to Decision No. 13/2015/QĐ-UBND dated July 7, 2015, on policies for compensation, support, and resettlement when the State reclaims land in Binh Dinh province.

- Rice price for calculating support: Implemented according to Notice No. 272/TB-STC dated October 4, 2017, of the Department of Finance of Binh Dinh province regarding the announcement of rice prices for the fourth quarter of 2017.

#### 5. Preparation and Approval of Compensation Plans

Compensation plans must comply with all current government regulations and the regulations of the People's Committee of Binh Dinh province. Specifically:

Before submitting the compensation plan for approval by the provincial/city People's Committee, the working group of the Compensation Council collaborates with the People's Committees of the wards/communes where the project is implemented to collect opinions on the compensation and support plan through direct meetings with residents in the affected areas. Additionally, the plan must be publicly posted at the offices of the ward/commune People's Committee and common gathering places within the affected community. The duration for receiving public feedback must be at least 20 days from the date of posting.

After the compensation, support, and resettlement plans are approved, the working group collaborates with the People's Committees of the wards/communes to publicly post and disseminate the Decision at the offices of the ward/commune People's Committee and at community gathering places where the land is being reclaimed. They must also send notifications to the affected households detailing the compensation amounts, support, and payment locations.

Dieu Tri Resettlement Area: Compensation, support, and resettlement activities are approved by Decision No. 2248/QĐ-UBND dated June 21, 2023, of the People's Committee of Binh Dinh province regarding the approval of compensation plans for organizations and individuals affected by the site clearance for the resettlement area project located north of Dieu Tri bridge, Tuy Phuoc district, sub-project of constructing resettlement areas, part of the project to connect National Route 19C to Quy Nhon Port under the Integrated Climate Adaptation Development Project - Binh Dinh province (Batch 1).

Total compensation, support, and costs for the site clearance process (2%) amount to: 167,433,000 VND.

Nhon Binh Resettlement Area: Compensation, support, and resettlement activities are approved by Decision No. 3036/QĐ-UBND dated September 19, 2022, of the People's Committee of Binh Dinh province regarding the approval of compensation plans for 14 households and 01 organization affected by the site clearance for the resettlement area project located in the western area of Nhon Binh social housing apartment, sub-project of constructing resettlement areas, part of the project to connect National Route 19C to Quy Nhon Port under the Integrated Climate Adaptation Development Project - Binh Dinh province (Batch 01).

Total compensation, support, and costs for the site clearance (Batch 1) amount to: 9,105,537,050 VND.

Nhon Phu Resettlement Area: Compensation, support, and resettlement activities are approved by:

- Decision No. 9895/QĐ-UBND dated December 15, 2017, of the People's Committee of Quy Nhon city regarding the approval of compensation plans, support for site clearance, and resettlement, along with the estimated costs for the compensation work to implement the Technical Infrastructure Project of Van Ha Urban Area, Nhon Phu ward, Quy Nhon city (Batch 1).

- Decision No. 3174/QĐ-UBND dated May 21, 2018, of the People's Committee of Quy Nhon city regarding the approval of compensation plans, support for site clearance, and resettlement, along with the estimated costs for the compensation work to implement the Technical Infrastructure Project of Van Ha Urban Area, Nhon Phu ward, Quy Nhon city (Batch 2).
- Decision No. 9838/QĐ-UBND dated November 22, 2018, of the People's Committee of Quy Nhon city regarding the approval of compensation plans and support for site clearance and resettlement to implement the Technical Infrastructure Project of Van Ha Urban Area, Nhon Phu ward, Quy Nhon city (Batch 3).

The total compensation and support value according to the approved decisions No. 9895/QĐ-UBND dated December 15, 2017, No. 3174/QĐ-UBND dated May 21, 2018, and No. 9838/QĐ-UBND dated November 22, 2018, is: 12,973,518,745 VND.

6. Payment of Compensation and Support

- Within 30 days from the issuance of the compensation Decision, the compensation working group must coordinate to carry out the payment of compensation and support. In case the person receiving compensation authorizes someone else to receive it, they must issue a written authorization in accordance with legal provisions.

7. Land Recovery, Handover of Construction Ground, and Land Change Adjustment

- After receiving compensation and support, affected households and individuals must take responsibility for relocating graves, structures, clearing crops, and handing over the reclaimed land to the State within the stipulated timeframe:
  - Trees and crops: No more than 10 days.
  - Project Management Boards must collaborate with the People's Committees of the wards/communes to prepare land recovery files and hand them over to the Department of Natural Resources and Environment to draft and advise the district/city People's Committee to issue land recovery decisions. They must also receive the land use right certificate and hand over it to the local registration office for land change adjustments and management of certificates (if any) in accordance with regulations.

8. Grievance redress Mechanism

- Staff from the Project Management Board have monitored and collaborated with relevant authorities during the complaint resolution process. Currently, there are no outstanding cases of lawsuits or complaints.

**3. Conclusion**

- The compensation, support, and resettlement work for Dieu Tri Resettlement Area and Nhon Binh Resettlement Area are carried out by the Project Management Board of Agriculture and Rural Development, while the compensation, support, and resettlement work for Nhon Phu Resettlement Area (part of Van Ha Urban Area) are conducted by the Project Management Board of Construction Investment and Land Fund Development of Quy Nhon city (formerly the Project Management Board of Construction Investment of Quy Nhon city). Compensation and support for affected households for the Technical Infrastructure Project of Van Ha Urban

Area, Nhon Phu ward, Quy Nhon city have been implemented in accordance with the proper procedures and policies of the Government (Land Law 2013), as well as the regulations.

## Annex 6. Land Acquisition Notification

ỦY BAN NHÂN DÂN  
THÀNH PHỐ QUY NHƠN

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc

Số: 482/TB-UBND

Quy Nhơn, ngày 31 tháng 5 năm 2022

### THÔNG BÁO THU HỒI ĐẤT

Để thực hiện giải phóng mặt bằng xây dựng công trình Khu tái định cư tại khu đất phía Tây chung cư Nhà ở xã hội Nhơn Bình, tiểu dự án xây dựng các khu tái định cư phục vụ dự án thành phần Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn thuộc dự án phát triển tích hợp thích ứng – tỉnh Bình Định

BAN QLDA ĐTXD CÁC CÔNG TRÌNH  
NÔNG NGHIỆP VÀ PTNT TỈNH BÌNH ĐỊNH

ĐẾN

Số: 1316

Ngày: 31/5/2022

Chuyển:

Lưu Hồ Sơ

Số:

phụ về chủ

trương đầu tư

Dự án

“Phát triển tích hợp thích ứng – tỉnh Bình Định”, vay vốn WB;

Căn cứ Khoản 2 Điều 62 của Luật Đất đai ngày 26 tháng 11 năm 2013;

Căn cứ Quyết định số 2265/QĐ-TTg ngày 31/12/2021 của Thủ tướng Chính phủ về chủ trương đầu tư Dự án “Phát triển tích hợp thích ứng – tỉnh Bình Định”, vay vốn WB;

Căn cứ Quyết định số 1292/QĐ-UBND ngày 20/4/2022 của Chủ tịch UBND tỉnh Bình Định về việc phê duyệt dự án đầu tư xây dựng và Kế hoạch lựa chọn nhà thầu Tiểu dự án: Xây dựng các khu tái định cư Dự án thành phần: Tuyến đường từ QL 19C kết nối cảng Quy Nhơn Dự án: Phát triển tích hợp thích ứng – tỉnh Bình Định;

Căn cứ Quyết định số 3435/QĐ-UBND ngày 17/8/2021 của Chủ tịch UBND tỉnh Bình Định về việc thành lập Hội đồng bồi thường, hỗ trợ và tái định cư để giải phóng mặt bằng thực hiện dự án Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn thuộc Dự án: Phát triển tích hợp thích ứng – tỉnh Bình Định;

Theo đề nghị của Ban Quản lý dự án Nông nghiệp và Phát triển nông thôn tại văn bản số 113/TTr-BQL ngày 19/5/2022 về việc ban hành thông báo thu hồi đất để phục vụ bồi thường, GPMB đối với công trình Khu tái định cư tại khu đất phía Tây chung cư Nhà ở xã hội Nhơn Bình, tiểu dự án xây dựng các khu tái định cư phục vụ dự án thành phần Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn thuộc dự án phát triển tích hợp thích ứng – tỉnh Bình Định;

Xét đề nghị của Trưởng phòng Tài nguyên – Môi trường thành phố tại Tờ trình số 244/TTr-TNMT ngày 25/5/2022.

Ủy ban nhân dân thành phố Quy Nhơn thông báo như sau:

**1. Thu hồi đất:** của 34 hộ gia đình, cá nhân và 01 tổ chức là UBND phường Nhơn Bình, thành phố Quy Nhơn, tỉnh Bình Định.

- Địa điểm: Phường Nhơn Bình, thành phố Quy Nhơn, tỉnh Bình Định.

- Ranh giới thu hồi đất: thu hồi 46 thửa đất thuộc tờ bản đồ địa chính số 65, phường Nhơn Bình, thành phố Quy Nhơn, tỉnh Bình Định; bản đồ trích đo hiện trạng thửa đất do Trung tâm Quy hoạch nông nghiệp nông thôn tỉnh Bình Định đo đạc.

- Diện tích dự kiến thu hồi: 28.601,5m<sup>2</sup>.



## Annex 7. Project information disclosure

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM**  
**Độc lập - Tự do - Hạnh phúc**

**BIÊN BẢN CUỘC HỌP**

*“V/v thông tin về dự án, triển khai công tác bồi thường GPMB và giao thông báo thu hồi đất cho các hộ dân và tổ chức để thực hiện công trình Khu tái định cư phía Bắc cầu Diêu Trì, Tiểu dự án xây dựng các khu tái định cư phục vụ dự án thành phần Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn thuộc dự án phát triển tích hợp thích ứng - tỉnh Bình Định”*

Hôm nay vào lúc 08 giờ 00, ngày 18 tháng 11 năm 2022, tại hội trường UBND thị trấn Diêu Trì.

**I. Thành phần tham dự gồm có:**

**1. Đại diện Ban QLDA NN & PTNT tỉnh Bình Định:**

Ông: Hồ Nguyễn Sĩ; chức vụ: Phó Giám đốc;

Ông: Đặng Văn Cương; chức vụ: phó trưởng phòng ĐHDA1;

Ông: Đoàn Trọng Hữu; chức vụ: nhân viên phòng KTTĐ.

**2. Đại diện UBND thị trấn Diêu Trì:**

Ông: Phạm Văn An; chức vụ: Chủ tịch;

Ông: Bùi Thái Hiền; chức vụ: Cán bộ địa chính.

**3. Đại diện MTTQVN thị trấn Diêu Trì:**

Ông: Võ Thị Hiền; chức vụ: Chủ tịch;

**4. Đại diện Ban nhân dân Khu phố Vân Hội 1:**

Ông: Bùi Văn Phúc, chức vụ: Trưởng Khu phố;

**5. Đại diện các hộ dân, tổ chức bị ảnh hưởng dự án:**

Lê Văn Mẹo; Lê Ngọc Vinh; Lê Thị Kim Huệ; Huỳnh Thị Sần; Bùi Thị Băng Tâm; Nguyễn Thị Hồng Lệ; Dương Thanh Vinh; Ngô Văn Thành; Vũ Minh Tú; Ngô Văn Thành; Đặng Gia Lăng; Nguyễn Khoa Việt Sang (đại diện công ty Kim Cúc).

**II. Nội dung cuộc họp:**

Căn cứ Luật Đất đai ngày 29/11/2013;

Căn cứ các Nghị định số 43/2014/NĐ-CP ngày 15/5/2014 của Chính phủ Quy định chi tiết thi hành một số điều của Luật Đất đai; Nghị định số 01/2017/NĐ-CP ngày 06/01/2017 về sửa đổi, bổ sung một số điều khoản của Nghị định quy định chi

## Annex 8. DIC minutes

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM**  
**Độc lập - Tự do - Hạnh phúc**

**BIÊN BẢN CUỘC HỌP**

*“V/v thông tin về dự án, triển khai công tác bồi thường GPMB và giao thông báo thu hồi đất cho các hộ dân và tổ chức để thực hiện công trình Khu tái định cư phía Bắc cầu Diêu Trì, Tiểu dự án xây dựng các khu tái định cư phục vụ dự án thành phần Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn thuộc dự án phát triển tích hợp thích ứng - tỉnh Bình Định”*

Hôm nay vào lúc 08 giờ 00, ngày 18 tháng 11 năm 2022, tại hội trường UBND thị trấn Diêu Trì.

**I. Thành phần tham dự gồm có:**

**1. Đại diện Ban QLDA NN & PTNT tỉnh Bình Định:**

Ông: Hồ Nguyễn Sĩ; chức vụ: Phó Giám đốc;

Ông: Đặng Văn Cương; chức vụ: phó trưởng phòng ĐHDA1;

Ông: Đoàn Trọng Hữu; chức vụ: nhân viên phòng KTTĐ.

**2. Đại diện UBND thị trấn Diêu Trì:**

Ông: Phạm Văn An; chức vụ: Chủ tịch;

Ông: Bùi Thái Hiền; chức vụ: Cán bộ địa chính.

**3. Đại diện MTTQVN thị trấn Diêu Trì:**

Ông: Võ Thị Hiền; chức vụ: Chủ tịch;

**4. Đại diện Ban nhân dân Khu phố Vân Hội 1:**

Ông: Bùi Văn Phúc, chức vụ: Trưởng Khu phố;

**5. Đại diện các hộ dân, tổ chức bị ảnh hưởng dự án:**

Lê Văn Mẹo; Lê Ngọc Vinh; Lê Thị Kim Huệ; Huỳnh Thị Sần; Bùi Thị Băng Tâm; Nguyễn Thị Hồng Lệ; Dương Thanh Vinh; Ngô Văn Thành; Vũ Minh Tú; Ngô Văn Thành; Đặng Gia Lăng; Nguyễn Khoa Việt Sang (đại diện công ty Kim Cúc).

**II. Nội dung cuộc họp:**

Căn cứ Luật Đất đai ngày 29/11/2013;

Căn cứ các Nghị định số 43/2014/NĐ-CP ngày 15/5/2014 của Chính phủ Quy định chi tiết thi hành một số điều của Luật Đất đai; Nghị định số 01/2017/NĐ-CP ngày 06/01/2017 về sửa đổi, bổ sung một số điều khoản của Nghị định quy định chi



2.3 Mô tả:

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3. Ý kiến của các bên tham gia:

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.....  
.....

Các bên tham gia thông nhất các số liệu kiểm kê nêu trên đúng với hiện trạng hộ đang sử dụng./.

UBND THỊ TRẤN ĐIỀU TRỊ  
CHỦ TỊCH



*Phạm Văn An*

ĐẠI DIỆN HỘ BỊ THIẾT HẠI  
Cộng ty CP Cấp thoát nước Bình Định

*[Signature]*

THÀNH VIÊN TỔ CÔNG TÁC

*[Signature]*  
Đoàn Văn Hùng

*[Signature]*  
Lê Văn Sơn

*[Signature]*  
Lê Thúc Bảo

*[Signature]*  
Phan Khắc Tâm

*[Signature]*  
Bùi Thanh Hiền

**Annex 9. Minutes of Posting and Conclusion of Posting the Compensation Plan**

**CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM**  
**Độc lập – Tự do – Hạnh phúc**

**BIÊN BẢN**

*“V/v niêm yết công khai phương án bồi thường, hỗ trợ giải phóng mặt bằng (Đợt 1)”*  
**Công trình Khu tái định cư tại khu đất phía Tây chung cư Nhà ở xã hội Nhơn Bình, tiêu dự án xây dựng các khu tái định cư, dự án thành phần Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn thuộc dự án phát triển tích hợp thích ứng - tỉnh Bình Định**  
**Địa điểm thiết hại: phường Nhơn Bình, thành phố Quy Nhơn, tỉnh Bình Định.**

Hôm nay, vào lúc 08 giờ 00 phút, ngày 22 tháng 8 năm 2022 tại UBND phường Nhơn Bình. Thành phần gồm có:

**- Đại diện UBND phường Nhơn Bình:**

Ông Đỗ Xuân Nhất, Chủ tịch UBND phường;

Ông Bùi Đại Hưng, Cán bộ địa chính phường.

**- Đại diện MTTQVN phường Nhơn Bình:**

Ông Đặng Văn Bàn, Chủ tịch MTTQVN phường.

**- Đại diện Ban QLDA Nông nghiệp và PTNT:**

Ông Hồ Nguyên Sĩ, phó Giám đốc ban QLDA Nông nghiệp và PTNT;

Ông Đoàn Trọng Hữu, Cán bộ kỹ thuật ban QLDA Nông nghiệp và PTNT.

**- Đại diện Ban hành chính khu phố 6:**

Ông: *Hồ Văn Hải*.....; chức vụ: *phó ban hành chính*.....

**- Đại diện hộ dân tham dự:**

*Nguyễn Ngọc Trường, Hồ Văn Em, Lê Ngọc Quý, Trần Thị Hồng Hà, Trần Văn Năm, Nguyễn Trang, Trần Bá Nhứt, Phan Thị Tâm, Phan Bá Đạt, Lê Thị Du, Trương Đình Hương, Lê Thị Nết, Trần Văn Cường, Nguyễn Thị Đào*.....

**NỘI DUNG:**

Thực hiện niêm yết công khai phương án chi tiết bồi thường, hỗ trợ (Đợt 1) để xây dựng công trình Khu tái định cư tại khu đất phía Tây chung cư Nhà ở xã hội Nhơn Bình, tiêu dự án xây dựng các khu tái định cư, dự án thành phần Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn thuộc dự án phát triển tích hợp thích ứng - tỉnh Bình Định với những nội dung chủ yếu sau đây:

**1. Các hồ sơ, văn bản được niêm yết công khai, bao gồm:**

- Văn bản số 188/UBND-ĐC ngày 04/7/2022 của UBND phường Nhơn Bình về việc xác minh nguồn gốc sử dụng đất để thực hiện Bồi thường, GPMB, hỗ trợ và tái định cư công trình Khu tái định cư tại khu đất phía Tây chung cư Nhà ở xã hội Nhơn Bình,

tiểu dự án xây dựng các khu tái định cư thuộc dự án thành phần Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn của dự án phát triển tích hợp thích ứng - tỉnh Bình Định.

- Phương án chi tiết bồi thường, hỗ trợ (Đợt 1) để xây dựng công trình Khu tái định cư tại khu đất phía Tây chung cư Nhà ở xã hội Nhơn Bình, tiểu dự án xây dựng các khu tái định cư, dự án thành phần Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn thuộc dự án phát triển tích hợp thích ứng - tỉnh Bình Định.

**2. Thời gian bắt đầu niêm yết công khai:** Từ 16 giờ 00 phút ngày 22/8/2022.

**3. Địa điểm thực hiện niêm yết công khai:**

- Tại trụ sở làm việc phường Nhơn Bình.

**4. Thời gian niêm yết và tiếp nhận ý kiến của hộ dân và những người có liên quan:** 15 ngày, kể từ ngày 22/8/2022 đến ngày 05/9/2022.

**5. Địa điểm tiếp nhận ý kiến của hộ dân:**

Tại UBND phường Nhơn Bình.

Cuộc họp kết thúc lúc 16 giờ 30 phút cùng ngày.

Biên bản được lập thành 01 bản (có 02 trang), được đọc lại cho tất cả cùng nghe và thống nhất ký tên./.

UBND PHƯỜNG NHƠN BÌNH



CHỦ TỊCH

Đỗ Xuân Nhất

BAN QLDA NÔNG NGHIỆP VÀ PTNT

BAN HÀNH CHÍNH KHU PHỐ 6

Hồ Phi Hải

UBMTTQVN PHƯỜNG NHƠN BÌNH

Trần Thị Hồng Hà

ĐẠI DIỆN HỘ DÂN THAM DỰ Trần Thị Hồng Hà

Nguyễn Ngọc Bích

Đinh Văn Năm

Phan Thị Cẩm

Phan Bá Đạt

Nguyễn Trọng

Nguyễn Trọng

Phan Bá Đạt

Nguyễn Trọng

Nguyễn Quý

Nguyễn Quý

Đoàn Thị Như

Nguyễn Quý

Trần Thị Hồng Hà

Nguyễn Quý

Đoàn Thị Như

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập – Tự do – Hạnh phúc

**BIÊN BẢN**

*“V/v kết thúc niêm yết công khai phương án bồi thường, hỗ trợ giải phóng mặt bằng”*  
**Công trình Khu tái định cư tại khu đất phía Tây chung cư Nhà ở xã hội Nhơn Bình, tiểu dự án xây dựng các khu tái định cư, dự án thành phần Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn thuộc dự án phát triển tích hợp thích ứng - tỉnh Bình Định**  
**Địa điểm thiết hại: phường Nhơn Bình, thành phố Quy Nhơn, tỉnh Bình Định.**

Hôm nay, vào lúc 07 giờ 30 phút, ngày 05 tháng 9 năm 2022 tại UBND phường Nhơn Bình. Thành phần gồm có:

**- Đại diện UBND phường Nhơn Bình:**

Ông Đỗ Xuân Nhất, Chủ tịch UBND phường;

Ông Bùi Đại Hưng, Cán bộ địa chính phường.

**- Đại diện MTTQVN phường Nhơn Bình:**

Ông Đặng Văn Bản, Chủ tịch MTTQVN phường.

**- Đại diện Ban QLDA Nông nghiệp và PTNT:**

Ông Hồ Nguyên Sĩ, phó Giám đốc ban QLDA Nông nghiệp và PTNT;

Ông Đoàn Trọng Hữu, Cán bộ kỹ thuật ban QLDA Nông nghiệp và PTNT.

**- Đại diện Ban hành chính khu phố 6:**

Ông: *Hồ Xuân Thái*; chức vụ: *Trưởng khu phố 6*

**- Đại diện hộ dân tham dự:**

*Huyền Ngọc Trà, Hồ Văn Em, Trần Bá Mạnh, Đinh Văn...*  
*Mai Thị Di, Trương Đình Hưng, Phạm Thị Tâm,*  
*Nguyễn Thị Đào, Lê Thị Mạnh, Trần Văn Cường, Nguyễn Cao Tường,*  
*Lê Ngọc Quý, Trần Thị Hồng Hà, Trần Bá Đạt, Nguyễn Văn...*

**NỘI DUNG:**

UBND phường Nhơn Bình và Tổ công tác giúp việc Hội đồng bồi thường, GPMB xem xét kết quả công khai phương án bồi thường, hỗ trợ cho các hộ gia đình, cá nhân (gọi chung là hộ) và tổ chức bị ảnh hưởng do GPMB công trình Khu tái định cư tại khu đất phía Tây chung cư Nhà ở xã hội Nhơn Bình, tiểu dự án xây dựng các khu tái định cư, dự án thành phần Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn thuộc dự án phát triển tích hợp thích ứng - tỉnh Bình Định.

Kết quả như sau:

Đã có 13/13 hộ dân và 01 tổ chức thống nhất với Phương án bồi thường, hỗ trợ. Không có hộ dân nào có ý kiến gì khác.

tiểu dự án xây dựng các khu tái định cư thuộc dự án thành phần Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn của dự án phát triển tích hợp thích ứng - tỉnh Bình Định.

- Phương án chi tiết bồi thường, hỗ trợ (Đợt 1) để xây dựng công trình Khu tái định cư tại khu đất phía Tây chung cư Nhà ở xã hội Nhơn Bình, tiểu dự án xây dựng các khu tái định cư, dự án thành phần Tuyến đường từ Quốc lộ 19C kết nối cảng Quy Nhơn thuộc dự án phát triển tích hợp thích ứng - tỉnh Bình Định.

**2. Thời gian bắt đầu niêm yết công khai:** Từ 16 giờ 00 phút ngày 22/8/2022.

**3. Địa điểm thực hiện niêm yết công khai:**

- Tại trụ sở làm việc phường Nhơn Bình.

**4. Thời gian niêm yết và tiếp nhận ý kiến của hộ dân và những người có liên quan:** 15 ngày, kể từ ngày 22/8/2022 đến ngày 05/9/2022.

**5. Địa điểm tiếp nhận ý kiến của hộ dân:**

Tại UBND phường Nhơn Bình.

Cuộc họp kết thúc lúc 16 giờ 30 phút cùng ngày.

Biên bản được lập thành 01 bản (có 02 trang), được đọc lại cho tất cả cùng nghe và thống nhất ký tên./.

UBND PHƯỜNG NHƠN BÌNH



CHỦ TỊCH

Đỗ Xuân Nhất

BAN QLDA NÔNG NGHIỆP VÀ PTNT

BAN HÀNH CHÍNH KHU PHỐ 6

UBMTTQVN PHƯỜNG NHƠN BÌNH

Hồ Phi Hải

Trần Thị Hồng Hà

ĐẠI DIỆN HỘ DÂN THAM DỰ Trần Thị Hồng Hà

Nguyễn Ngọc Bích

Đinh Văn Năm

Phan Thị Cẩm

Phan Thị Cẩm

Nguyễn Văn Năm

Nguyễn Văn Năm

Nguyễn Văn Năm

Nguyễn Văn Năm

Lê Ngọc Quý

Nguyễn Thị Đào

Đoàn Văn Huệ

Nguyễn Văn Năm

Trần Thị Hồng Hà

Lê Thị Như Phương

## Annex 10. Proposed Terms of Reference for RP Independent Monitoring

### SECTION 1. BACKGROUND

- 1.1 As with all World Bank supported projects, the Bank's safeguards policies will apply as will its procurement policies with regard to the engagement of consultants and of contractors and suppliers of works and goods. Separate consultants will be engaged to carry out independent Resettlement monitoring of the project during implementation. The Construction Supervision and Management Consultant will be expected to cooperate with and assist the monitoring consultants in their work.
- 1.2 This TOR is concerned with the external resettlement monitoring of the project. The external monitoring is to be conducted by an Independent Monitoring Agency (IMA), independent from the PMU. It will also serve as a warning system for the PMU of existing problems during the RP implementation as well as a channel for the affected people to make known their needs and their reactions to resettlement and environmental execution

### SECTION 2. OBJECTIVES AND THE ASSIGNMENTS

- 2.1. The aims and objectives for external monitoring and evaluation on resettlement are to:
  - Verify results of internal monitoring;
  - Assess whether resettlement objectives have been met; specifically, whether livelihoods and living standards have been restored or enhanced;
  - Assess resettlement efficiency, effectiveness, impact and sustainability, drawing lessons as a guide to future resettlement policy making and planning; and
  - Ascertain whether the resettlement entitlements were appropriate for meeting the objectives, and whether the objectives were suited to PAP conditions.
- 2.2. Information Requirements  
The IMA will monitor and evaluate achievements and impacts related to implementation of the approved RP. The IMA will develop a database sufficient to evaluate whether the objectives of the Resettlement Plan are being met. This database will be developed to enable comparisons of "before" and "after" resettlement conditions. The database will consist of data acquired through the Census and Detailed Measurement Survey of each affected household, which will form the basis for the Project's record keeping system. The IMA will expand the database as necessary with maps, charts, photogRPHs of affected properties, copies of contracts and land titles, payments, and valuation documents relating to resettlement.
- 2.3. To achieve these objectives, there are two main component activities:
  - Periodically monitoring the implementation of project Resettlement and rehabilitation of PAPs' lives during project implementation; and
  - Evaluating socio-economic/living standards situation of PAPs after completion of RP implementation.

### SECTION 3. SCHEDULE

- 3.1. A suggest schedule to be expected to provide comments from team indicated in required output. Timing for submission will depend on the progress of construction work, subject to negotiation and agreement with PMU.

### SECTION 4. SCOPE OF WORKS

- 4.1. Monitoring Targets and Functions of external monitoring shall include (i) review of pre-project baseline data on PAPs, (ii) identification and selection of an appropriate set of indicators for gathering and analyzing information on resettlement impacts, (iii) use of various formal and informal surveys for impact analysis, (iv) use of participatory methods for monitoring and evaluation; and (v) assessment of resettlement efficiency, effectiveness, impact and sustainability, drawing lessons as a guide to future resettlement policy making and planning.
- 4.2. In detail the Independent Monitoring Consultants will:

- (a) Review the existing baseline data and gather additional socio-economic baseline data (if necessary) on sample families which are entitled to receive compensation for all of their lost assets or for resettlement;
- (b) Monitor implementation of the compensation, resettlement and rehabilitation policies and public information campaign as designed in the RP;
- (c) Identify any discrepancy between the RP and actual practice, problems in RP implementation as well as any local level grievances;
- (d) Propose measures to solve potential problems and complaint (if necessary) or outstanding issues to PMU and the World Bank;

#### 4.3. Monitoring and Evaluation Indicators:

The following indicators will be monitored and evaluated by the IMA:

- (a) Payment of compensation will be as follows: a) full payment to be made to all affected persons sufficiently before land acquisition; (b) adequacy of payment to replace affected assets.
- (b) Provision of technical assistance for house construction to DPs who are rebuilding their structures on their remaining land, or building their own structures in new places as arranged by the project, or on newly assigned plots.
- (c) Support for recovering income sources.
- (d) Public consultation and awareness of compensation policy: (a) DPs should be fully informed and consulted about land acquisition, leasing and relocation activities; (b) the monitoring team should attend at least one public consultation meeting to monitor public consultation procedures, problems and issues that arise during the meetings, and solutions that are proposed; (c) public awareness of the compensation policy and entitlements will be assessed among the DPs; and (d) assessment of awareness of various options available to DPs as provided for in the RPs
- (e) Affected persons should be monitored regarding restoration of productive activities.
- (f) DPs' satisfaction on various aspects of the RP will be monitoring and recorded. Operation of the complaint mechanism and speed of complaint settlement will be monitored.
- (g) Linkage of resettlement and resettlement site preparation: The completion of land acquisition and resettlement activities preparation (should be completed at least one month before the start of actual resettlement);
- (h) Restoration of civil infrastructure: All necessary infrastructures (water supply, drainage system, roads, sanitation, etc.) Should be developed at the resettlement sites or at the site of relocation up to a standard at least equal to the standard at the original location;
- (k) Resettlement budget and financing: The Independent Safeguarding Monitoring Resettlement Consultants should monitor the resettlement compensation rates, various allowances and the actual resettlement expenditures versus the resettlement budget. The monitor should cover resettlement financing as well, including timing and sufficiency of financial allocations for resettlement.
- (l) Public survey and information disclosure:
  - To check if affected persons were informed and consulted about resettlement activities, such as resettlement apartments and site and services allocation;
  - The IMA should attend some public consultation meetings to monitor public consultation procedures, problems and issues that arise during the meetings, and proposed recommendations to address any resolved outstanding problems; and
  - To check the availability of RP in the related local institutions.
- (m) Level of satisfaction:
  - The level of satisfaction of affected persons with various aspects of the RP will be monitored and record; and

- Monitoring the operations of grievance procedures and the timeframe of redress of grievances will be monitored;
- (n) Standards of living: Throughout the implementation process, the trends in living standards of households displaced will be observed and the potential problems in the restoration of living standards will be identified and reported;
- (o) Follow-up Socio-Economic Survey: One year after the end of resettlement activities the Independent Resettlement Monitoring Consultants will conduct a follow-up socio-economic survey to determine the impact of the project on income levels and living standards of the affected peoples;
- (p) Resettlement management: Institutional setup, staffing, and internal monitoring mechanisms.

#### 4.4. Monitoring Methodology:

##### Sample survey

- (a) A socio-economic survey will be required before, during and after resettlement implementation to provide a clear comparison of success/failure of the resettlement plan implementation.
- (b) Monitoring will be on a sample basis. Scale of the survey sample may cover 100% relocated households and severely affected households, and at least 20% of the remaining households. The sample survey should be conducted twice a year.
- (c) The surveys should include women, elderly persons, and other vulnerable target groups. It should have equal representation of male and female respondents.

##### Database Storage

- (a) The IMA will maintain a database of resettlement monitoring information. It will contain files on results of independent monitoring, DPs surveyed and will be updated based on information collected in successive rounds of data collection. All databases compiled will be fully accessible by PMU and the World Bank.

##### Reports

- (a) The independent monitoring agency must report every 6 months which mentions the findings in the monitoring process. This monitoring report will be submitted to the PMU, and then the PMU will submit the WB in the form of appendixes of the progress report.
- (b) The report should contain (i) a report on the progress of RP implementation; (ii) deviations, if any, from the provisions and principles of the RP; (iii) identification of problem issues and recommended solutions so that implementing agencies are informed about the ongoing situation and can resolve problems in a timely manner; and (iv) a report on progress of the follow-up of problems and issues identified in the previous report.

##### Follow-Up Monitoring Report

- (a) The monitoring reports will be discussed in a meeting between the IMA and PMU. PMUs held meetings immediately after receiving the report. Necessary follow-up action will be taken based on the problems and issues identified in the reports and follow-up discussions.

##### Ex-post Evaluation

- (a) Ex-post Evaluation is an assessment for the whole RP implementation to assess whether the stated objectives have been achieved. The external monitor will conduct an ex-post evaluation of the resettlement process and impacts 6 to 12 months after the completion of all resettlement activities. The evaluation will use the same survey questionnaire and sample that was used during the monitoring activities.