

Resettlement Plan

May 2013

VIE: Secondary Cities Development Project

Buon Ma Thuot City

Prepared by the Provincial People's Committee of Dak Lak for the Asian Development Bank.

CURRENCY EQUIVALENTS

(as of 17 May 2013)

Currency unit	–	dong (D)
D1.00	=	\$0.0000477
\$1.00	=	D20,925

ABBREVIATIONS

ADB	–	Asian Development Bank
AEC	–	Agriculture Extension Centre
AH/AP	–	affected household/affected person
CFLD	–	Center for Land Fund Development
CPC	–	City People's Committee
DAKURENCO	–	Dak Lak Urban and Environmental Limited Company
DARD	–	Department of Agriculture and Rural Development
DMS	–	detailed measurement survey
DOLISA	–	Department of Labour, War, Invalids and Social Affairs
EA	–	executing agency
FS	–	feasibility study
FHH	–	female-headed household
HH	–	household
IA	–	implementing agency
IOL	–	inventory of losses
ISC	–	implementation and support consultant
LURC	–	land use right certificate
PC	–	People's Committee
PMU	–	project management unit
PPC	–	Province People's Committee
RCS	–	replacement cost study
ROW	–	right-of-way
RP	–	resettlement plan
SCDP	–	secondary cities development project
VND	–	Vietnamese dong
VTC	–	Vocational Training Centre
WU	–	Women's Union

GLOSSARY

Compensation	–	This is payment given in cash or in kind to affected persons (APs) at replacement cost or at current market value for assets and income sources acquired or adversely affected by the project.
Cut-off date	–	Refers to the date after which people will NOT be considered eligible for compensation i.e. they are not included in the list of APs as determined by a census. In this Project, the Center for Land Fund Development of Buon Ma Thuot City will disclose the cut-off-date to residents and local officials of each affected commune which coincides with the date of the public announcement of the land acquisition.

Detailed Measurement Survey (DMS)	–	With the use of approved detailed engineering drawings, this activity involves the finalization and/or validation of the results of the IOL, severity of impacts, and list of APs done during the preparation of this resettlement plan (RP).
Affected person (AP)	–	Refers to any person or persons, household, firm, private or public institution that, on account of changes resulting from the Project, will have its (i) standard of living adversely affected; (ii) right, title or interest in any house, land (e.g., residential, commercial, agricultural, and/or grazing land), water resources or any other fixed assets acquired, possessed, restricted or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence or habitat adversely affected, with or without physical displacement.
Affected Household (AH)		In the case of affected household (AH), it includes all members residing under one roof and operating as a single economic unit, who are adversely affected by the project.
Entitlements	–	Refers to a range of measures, such as compensation in cash or in kind, income restoration support, transfer assistance, relocation support, etc., which are provided to the APs depending on the type and severity of their losses to restore their economic and social base.
Inventory of Losses (IOL)	–	This is the listing of assets as a preliminary record of affected or lost assets during the preparation of the RP where all fixed assets (i.e., land used for residence, commerce, agriculture; dwelling units; stalls and shops; secondary structures, such as fences, tombs, wells; standing crops and trees with commercial value; etc.) and sources of income and livelihood inside the COI are identified, measured, their owners identified, their exact location pinpointed, and their replacement costs calculated. The severity of impact on the affected assets and the severity of impact on the livelihood and productive capacity of the DPs are likewise determined.
Involuntary Resettlement	–	It is the displacement of people, not of their own volition but involuntarily, from their homes, assets, sources of income and livelihood in the ROW in connection with the Project.
Land acquisition	–	Refers to the process whereby a person in the Secondary Cities Development Project, is compelled by the government through the Center for Land Fund Development to alienate all or part of the land s/he owns or possesses, to the ownership and possession of the government for the Project in return for compensation at replacement cost.

Relocation	–	This is the physical displacement of a DP from his/her pre-project place of residence and/or business.
Replacement cost	–	Means the amount in cash or in kind needed to replace an asset in its existing condition, without deduction of transaction costs or depreciation and salvageable materials, at prevailing current market value at the time of compensation payment.
Replacement Cost Study	–	This refers to the process involved in determining replacement costs of affected assets based on empirical data.
Resettlement	–	Refers to various measures provided to DPs or AHs to mitigate any and all adverse social impacts of the project, including compensation, relocation (where relevant), and rehabilitation as needed.
Resettlement Plan	–	This is a time-bound action plan with budget, setting out the resettlement objectives and strategies, entitlements, activities and responsibilities, resettlement monitoring, and resettlement evaluation.
Right of Way (ROW)	–	This is the area which will be cleared of all structures and obstructions.
Severely affected Households	–	This refers to AHs who will (i) lose 10% or more of their total productive assets, (ii) have to relocate, and/or (iii) lose 10% or more of their total income sources due to the project.
Vulnerable groups	–	These are distinct groups of people who might suffer disproportionately or face the risk of being further marginalized due to the project and specifically include: (i) female-headed households with dependents, (ii) household heads with disabilities, (iii) households falling under the generally accepted indicator for poverty, (iv) elderly households who are landless and with no other means of support, (v) landless households, (vi) ethnic minorities.

NOTE

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Executive Summary

Project Description: Under the Secondary Cities Development Project (SCDP) the recommended subprojects in Buon Ma Thuot City consist of four sub-components: (1) Environmental Management (Solid Waste Management and Landfill site); (2) Urban Roads Development (Tran Quy Cap Road); (3) Urban Roads Development (Mai Thi Luu Road) and (4) Capacity Building (Sub-project Implementation Support). Only components 1, 2 and 3 involve land acquisition and resettlement.

The urban roads development sub-components consist of the construction and improvement of 6.8 km roads within the city. The solid waste management component consists of the construction of a 104 ha landfill site in rural area, with half of the site (51.7 ha) to be developed in Stage 1 under the SCDP, and the closure of the current dumpsite.

Scope of the Resettlement Plan: This Final Resettlement Plan covers the three sub-components located in Buon Ma Thuot City which require land acquisition and resettlement. This final RP addresses adverse social impacts due to involuntary resettlement and lays down the principles and objectives, eligibility criteria of the affected persons (APs), entitlements, legal and institutional framework, modes of compensation and rehabilitation, stakeholders participation, grievance procedures, and monitoring.

Scope of Land Acquisition and Resettlement: The inventory of losses (IOL) survey was carried out between February and March 2013. There are five wards/communes in Buon Ma Thuot city that will be affected by the Project. The selected sub-components will require the acquisition of about 63.14 hectares (ha) of land; the vast majority of land to be acquired is agriculture land (61.93 ha – 98% of the total land requirement for the project). A total of 632 HH (3,114 persons) will be affected by both sub-components (345 HH for the Tran Quy Cap Road sub-component, 197 HH by the Mai Thi Luu Road sub-component and 90 HH by the landfill site). Among the 632 HH, 97 HH will have their main house affected; 72 HH will be partially affected and could move back to their remaining viable residential land and 25 HH will be totally affected and will need to relocate. Most of the relocated HH want to relocate to a serviced resettlement site. 4 small retail shops will also be affected. Among the 4 shops, 2 will have to relocate.

Socio-Economic Conditions: In Buon Ma Thuot City, among the 632 AHs, the average family size is 4.9 members for a total affected population of 3,114 people. Agriculture is the main occupation of HH affected by the Landfill site sub-component area with 78.4% of household members involved in agriculture activities. For AHs along the Tran Quy Cap and Mai Thi Luu roads components, located partially in urban area, trading with respectively 20% and 25.7%, wages from private sector (33.8% and 16.2%) and wages from the public sector (15% and 21.6%) are the main source of income.

There are 26 AHs identified as vulnerable: 3 households are classified as poor households, 11 households are headed by women 12 households are held by elderly or disabled persons. In Buon Ma Thuot City the 13.3% of HH belongs to an ethnic minority group (mainly Ede 11.2%). Among the AHs, 42 HHs (6.6%) belong to the Ede group. No ethnic HH will have to relocate. They are however fully integrated with the Kinh majority.

Dumpsite Scavengers 50 to 100 dumpsite scavengers are working at the current landfill site. Following the closure of the site, they will lose their livelihood. Income restoration measures will be prepared and will be implemented one year before the closure.

Consultation: Consultations during the preparation of the draft resettlement plan consisted of 2 public meetings in Tu An ward and Hoa Phu Commune on 11 March 2013 and separate discussions with key Buon Ma Thuot City departments (Department of Labour, Invalids and Social Affairs, Centre for Land and Housing Development), the Women's Union and Ward/Commune People's Committees during the preparation of this RP. Focus group with dumpsite scavengers, at the current landfill site, was also conducted. Public consultation will continue throughout the project cycle.

Grievance Redress: For this project, a well-defined and localized grievance redress and resolution mechanism has been established to address AH's grievances and complaints regarding land acquisition, compensation and resettlement in a timely and satisfactory manner. The Buon Ma Thuot City Center for Land Fund Development (CLFD) is responsible to coordinate with relevant local government staff to discuss and resolve any grievances received from the AHs.

Legal Framework: The legal and policy framework for compensation, resettlement and rehabilitation under the project is defined by the relevant laws and regulations of the Government of Viet Nam, Dak Lak Province City & the ADB Safeguards Policy Statement (2009). Because some differences still remain between GoV regulation and ADB's SPS, a Resettlement Framework was prepared for endorsement by the Prime Minister.

Entitlements: The project entitlements adopted are based on ADB Safeguard Policy Statement (2009), Government laws, Dak Lak Province People's Committee Decisions on land acquisition, resettlement and assistance, and entitlements applied for other ADB-funded projects in Viet Nam. These entitlements were discussed and agreed with each PMU. All compensation is based on the principle of replacement cost. A qualified appraiser will be engaged by Dak Lak PPC to carry out a replacement cost survey (RCS) during detailed design.

Relocation of Housing and Settlements: All AHs will be compensated in cash for their residential land and affected structures. For the 25 relocating AHs, they can opt to purchase a plot of land at the relocation sites or self-relocation.

Income Restoration and Rehabilitation: The AHs will be provided with various types of cash assistance for life stabilisation as per government laws and regulations in addition to payment for land and non-land assets. An income restoration program will be prepared during the Detailed Design Phase which will provide supplemental assistance to severely affected households, enhancing opportunities for them to improve incomes through training and provision of inputs.

Institutional Arrangements: Dak Lak PPC is the Executing Agency (EA) for the project. Buon Ma Thuot City PMU is the Implementing Agency (IA) for the Mai Thi Luu Road sub-component, while the Dak Lak Urban Environmental Company (DAKURENCO) is the IA for the landfill site and the Tran Quy Cap road components. Both PMU and DAKURENCO will be responsible for the supervision of resettlement activities within their sub-components. At the

city level, the Buon Ma Thuot City People's Committee, together with relevant line agencies such as the CFLD, together with local authorities will be responsible for the implementation of the RP.

Disclosure: Key information in this RP has been disclosed to the AHs through public meetings and dissemination of public information booklets (PIBs) during public meetings. The final RP and updated RPs will be disclosed as per disclosure requirements laid out in ADB's SPS.

Resettlement Budget: The RP cost estimate is VND 178 billion (USD 8.58 M). This includes the cost of land acquisition, payment for non-land assets, assistance and allowances, including administration and contingency costs (1173 billion VND, 8.3 M USD). It also includes the cost of the income restoration program (5.2 billion VND, 248,600 USD).

Implementation Schedule: The Project will be implemented over four years. The commencement date is planned for the third quarter of 2013 and the start of construction on the 2nd quarter of 2015.

RP Updating	Start	End
Endorsement of policy framework by Prime Minister	2 nd Quarter 2013	
Recruit Design Consultant	3 rd Quarter 2013	4 th Quarter 2013
Recruit Implementation Support Consultant (resettlement)	4 th Quarter 2013	2017
Detailed Design	4 th Quarter 2013	3 rd Quarter 2014
Conduct DMS based on detailed design	2 nd Quarter 2014	3 rd Quarter 2014
Mobilise private appraiser to carry out replacement cost survey	4 th Quarter 2013	1 st Quarter 2014
Prepare Updated RP	1 st Quarter 2014	3 rd Quarter 2014
Consult AHs on project impact, entitlements & final options	2 nd Quarter 2014	2 nd Quarter 2014
Submit RP to ADB for review and concurrence	3 rd Quarter 2014	3 rd Quarter 2014
Disclose approved Updated RP to AHs and Uploading on ADB website	3 rd Quarter 2014	
Engage external monitor	2 nd Quarter 2014	4 th Quarter 2017
Submission of internal and external monitoring reports	Quarterly	Quarterly
RP Implementation		
Disbursement of Compensation and Payment to AHs	4 th Quarter 2014	1 st Quarter 2015
Relocation of AHs and Clearing of land	1 st Quarter 2015	
Implementation of Income Restoration Programs	2 nd Quarter 2015	2017
Submission of internal/external monitoring report	Quarterly/semi annual	Quarterly/semi annual
ADB review and approval of RP implementation and confirmation of "No Objection" for Notice of Possession of Site to Civil Works Contractor	1 st Quarter 2015	

Start of Civil Work	2 nd Quarter 2015	2018
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Monitoring and Reporting: Internal Monitoring is the responsibility of PPC through PMU with assistance from the project Implementation Support Consultant (ISC). PMU will submit quarterly monitoring reports to ADB. PMUs will engage an external monitor (EM) to provide an independent periodic review and assessment of (i) achievement of resettlement objectives; (ii) changes in living standards and livelihoods; (iii) restoration of the economic and social base of the affected people; (iv) effectiveness and sustainability of entitlements; and (v) the need for further mitigation measures as required. Semi-annual external monitoring reports will be submitted to ADB and PMUs.

1. DESCRIPTION OF THE PROJECT

1.1 General

Developing the secondary cities of Viet Nam is vital to forestalling the spatial and economic disparities that can jeopardize the country's sustained economic growth and attainment of its development aspirations. Three cities have been selected under the Secondary Cities Development Project: Tam Ky (Quang Nam Province), Buon Ma Thuot (Dak Lak Province) and Ha Tinh (Ha Tinh Province).

The selected cities are rapidly developing urban areas whose potentials have been constrained by weak infrastructures services. The economy of these cities, though still largely agriculture based, indicates significant potential for newly emerging industries and services. Road development, flood protection and drainage and solid waste management are the three main development orientations under the SCDP.

1.2 Sub-Components in Buon Ma Thuot City

Buon Ma Thuot is the capital of Dak Lak Province in the Central Highlands Region (Tay Nguyen Region) of Viet Nam. To maximise the potential for economic growth in Buon Ma Thuot it is essential that priority is given to: (i) securing improvement and upgrading of the cross border strategic road links and strategic road links to Ho Chi Minh City, Danang and the southern/central coastal provinces; (ii) providing improved roads infrastructure into the rural/agricultural areas, (iii) providing strategic by-pass routes for the City and relieving increasing traffic loads and congestion in the existing urban area; and (iv) providing strategic cross city road links to open up new urban development areas as proposed in the Master Plans and to relieve potential local road congestion.

It is also necessary to continue investment in the environment sector: (i) to ensure a sustainable environment and better urban services; and (ii) to offer social protection and ensure those most vulnerable societal groups, including the urban poor benefit are beneficiaries.

To answer to the above concerns, solid waste management and urban roads development sub-components have been proposed for Buon Ma Thuot City:

- Environmental Management - Solid Waste Management and Landfill Development
- Strategic Roads Development – Tran Quy Cap Road
- Strategic Roads Development – Mai Thi Luu Road
- Capacity Building (Sub-project Implementation Support).

These subproject proposals will in particular:

- Provide for better levels of sustainability and greater cost-effectiveness in solid waste management for Buon Ma Thuot;
- Provide priority urban road infrastructure, which will directly benefit the economic

- development and expansion of Buon Ma Thuot and relieve increasing levels of traffic congestion;

1.2.1 Solid Waste Management and Landfill Development

This sub-component includes the construction of an Engineered Landfill Site and Recycling Facility of 104 ha at Hoa Phu Commune close to 20 km from the city centre. Half of the landfill site (51.7 ha) will be developed in Stage 1 under the SCDP. Once completed, the existing dumpsite in Cu Ebur Commune will be closed and restored. The proposed new landfill site is mainly under agriculture mainly cashew plantation. Only one house is located among the 51.7 ha (see Figure 1.2).

1.2.2 Strategic Roads Development – Tran Quy Cap Road and Mai Thi Luu Road

The Tran Quy Road and Mai Thi Luu roads will support improved linkage to major regional and city community facilities such as the new Central Highlands Regional Hospital (under construction with 800 beds) and the Community Health Care College and Sports Complex. It will also link planned new residential (and existing) development areas as proposed in the city Master Plan. It will finally complete a major part of the eastern ring road as proposed in the Master Plan.

The existing Tran Quy Cap road will be enlarged to around 8 to 10 m currently to 24 m. The total length of the road is 4.224 km from Nguyen Van Cu Road (NH26) to the new Mai Thi Luu Road at the Regional Hospital. The typical road cross-section width is: 4 x 3.5 m lanes and 2 x 5 m sidewalks (see Figure 1.3).

The Mai Thi Luu road will have a total length of 2.575 km. It will start at Tran Quy Cap Road at the Regional Hospital and will end at Ywang Road. The first km will be a new alignment through mainly agriculture fields. The road will also run through residential areas and through a cemetery (36 graves will be affected). The remaining 1.6 km will follow the existing Mai Thi Luu road. The Right-of-Way (ROW) will be 24 m. The typical road cross-section width is: 4 x 3.5m lanes and 2 x 6m sidewalks (see Figure 1.4).

1.3 Compliance with City Master Plan

The 3 sub-components are part of the Buon Ma Thuot City Master Plan. The first Master Plan was approved in 1998. The final draft of the adjustment Master Plan toward 2025 published in 2012 shows the sites of the proposed sub-components: (i) solid waste treatment plant and landfill site at Hoa Phu; and (ii) alignments for the proposed road development projects – Tran Cap Quy Road and Mai Thi Luu Road.

1.4 Measures Taken to Reduce Resettlement

Local authorities have confirmed that HH located within the road sub-component couldn't build new house or structures within these sub-component as they are part of the approved master plan. However they can improve their existing house. According to local authorities, AHs met are aware of the master plan and of the land use restriction within the sub-components. This was confirmed by APs during public consultation. Therefore choosing sub-components included in

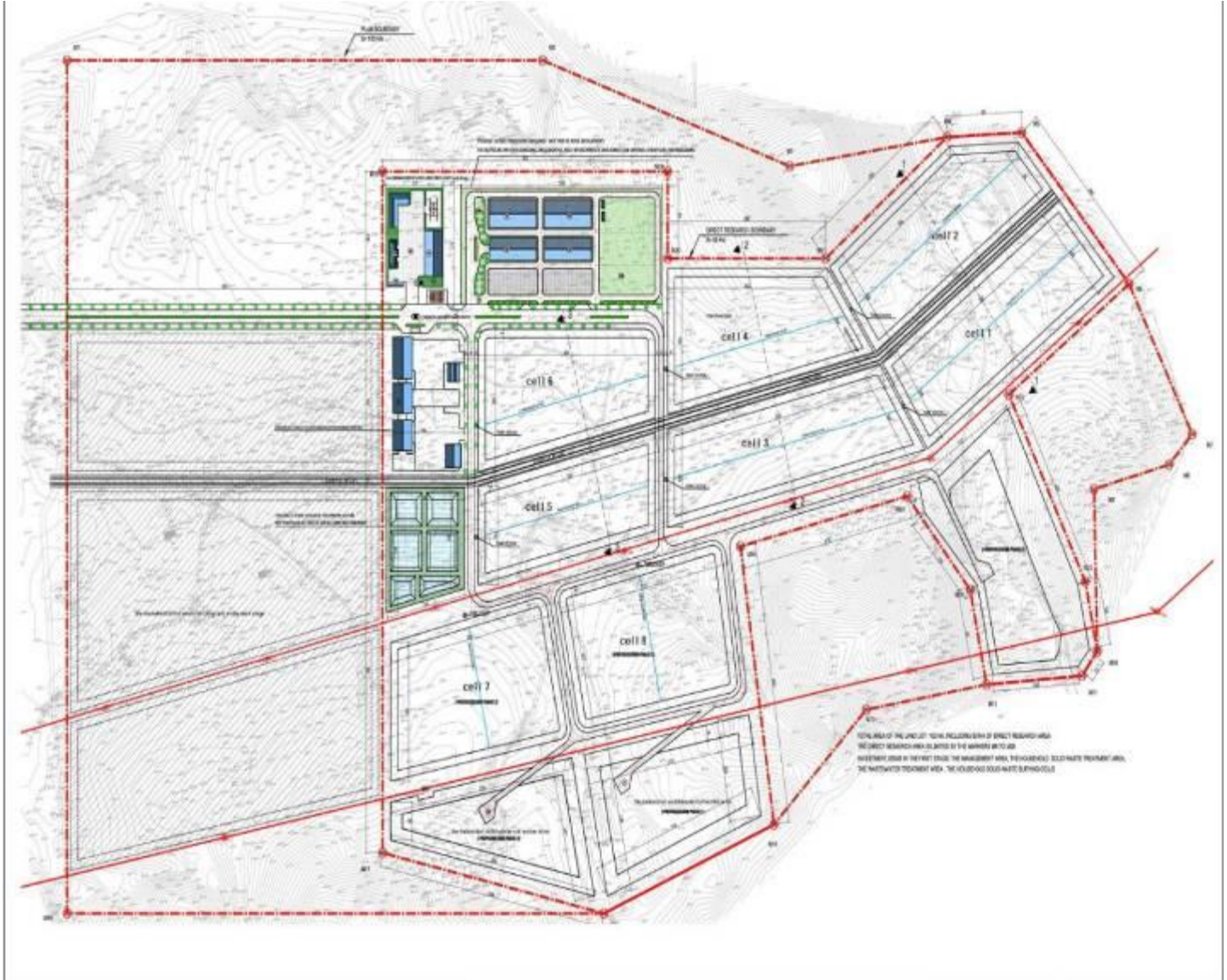
the master plan contributes to minimize resettlement as building new structures were not allowed along these components for the last years.

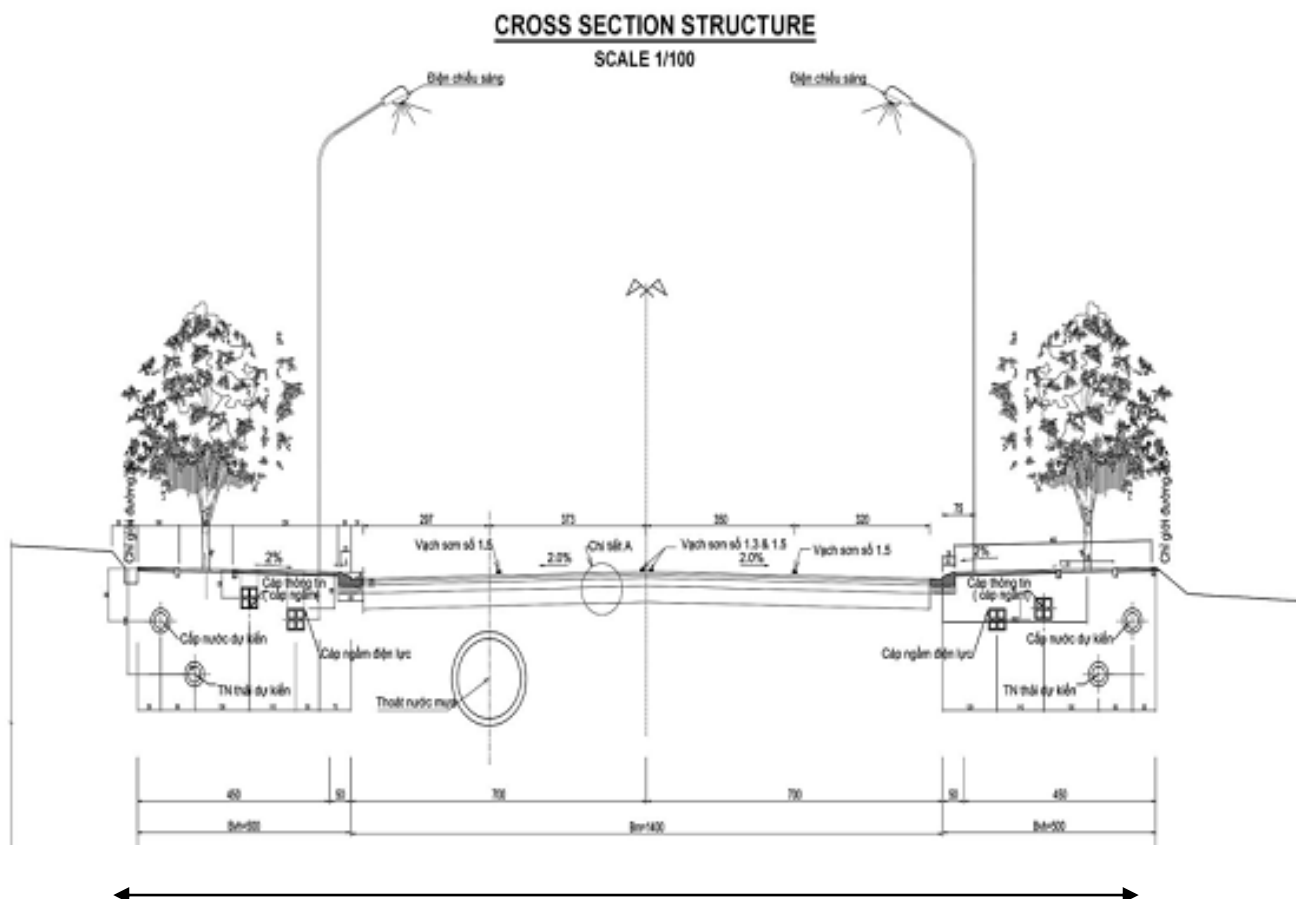
During PPTA, in order to reduce resettlement and costs, the RoW of the Tran Quy Cap road was reduced from 30 m to 24 m.

Figure 1-1: Proposed Sub-Components of Buon Ma Thuot City



Figure 1-2: Layout of Hoa Phu Landfill Site





Right-of Way: 14 m

2. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

A complete census and inventory of losses (IOL) was conducted in February – March 2013. A preliminary list of affected land plots and owners was derived from the cadastral records of each area prior to IOL. For the landfill site, only the part of the site to be developed under Stage 1 (51.7 ha) has been included in the IOL.

The IOL collected data on all affected land and assets (structures, trees, crops) as well as affected businesses disaggregated by AHs using questionnaire surveys with the respective AHs. The census obtained detailed information on livelihoods, household composition, and income and education qualifications.

2.1 Scope of Land Acquisition and Resettlement

2.1.1 Households affected

A total of 632 HHs (3,114 affected persons) will be affected by the Project in Buon Ma Thuot City. The average member per HH varies from 4.7 to 5.3 in each sub-component.

Component	HH	Persons			Average HH member
		M	F	Total	
Tran Quy Cap Road	345	815	812	1 627	4,7
Mai Thi Luu Road	197	521	490	1 011	5,1
Landfill site	90	252	223	476	5,3
Total	632	1 591	1 523	3 114	4,9

Table 2-1: Affected Households

2.1.2 Land Acquisition

The project will affect a total of 63.14 ha of land. Most of the affected land is agriculture land (61.93 ha, 98.1% of the total land requirement) principally coffee. 488 HHs will be affected through loss of agriculture land. 0.83 ha of residential land (137 HH) will be affected for the construction of the two roads. The construction of the landfill site will affect only agriculture land. No garden land, pond and public land will need to be acquired. The distribution of land losses is set out in the table below.

Component	Agriculture Land		Residential Land		Other land*		Total	
	HH	Area (m ²)	HH	Area (m ²)	HH	Area (m ²)	HH	Area (m ²)
Tran Quy Cap Road	311	64 591	30	4 712	4	317	345	69 619
Mai Thi Luu Road	87	37 818	107	3 625	3	3 420	197	44 863
Landfill site	90	516 901	-	-	-	-	90	516 901
Total	488	619 311	137	8 337	7	3 737	632	631 384

* Other land includes garden land and unused land as per land categorization in the LURC

Table 2-2: Affected HH by Various Types of Land Loss

Most of the affected farmers (312 HH, 63.9%) are marginally affected (losing less than 10% of their productive land). 176 HH (862 persons) will be severely affected losing more than 10% of their productive land. Along Mai Thi Luu Road and in the landfill site, most of the HH losing agriculture land will be severely affected. In addition to various type of assistance, severely affected farmers will be entitled to participate in an income restoration program.

Component	Affected Agriculture Land (HH)			
	< 10%		>10%	
	HH	%	HH	%
Tran Quy Cap Road	281	90,4%	30	9,6%
Mai Thi Luu Road	9	10,9%	78	89,1%
Landfill site	21	23,3%	69	76,7%
Total	312	63,9%	176	36,1%

Table 2-3: Severity of Impact for Agriculture Land

2.1.3 Land Tenure

Among the 632 HHs who will be affected through land acquisition, almost all the HHs (572) have a Land Use Right Certificate (LURC) or are legalizable. No HH who cannot be legalized and no HH leasing land have been identified. The situation of 60 HH could not be assessed; it will be assessed during detailed measurement survey.

Regarding house tenure, all HH are the owner of their structure and no renters of house have been identified during the survey.

Components	Land Tenure			Missing information ¹	House Tenure	
	HH with LURC or legalizable	HH leasing land	HH cannot be legalized		Owners	Renters
Tran Quy Cap Road	285	-	-	60	34	-
Mai Thi Luu Road	197	-	-	-	62	-
Landfill site	90	-	-	-	1	-
Total	572	-	-	60	97	-

Table 2-4: Type of Tenure on Land

2.1.4 Affected Houses

A total of 97 houses (10,062 m²) will be affected by the two sub-components. Most of the affected houses are affected by the roads sub-components. Only one house will be affected by the landfill site. These sub-components are partially located in densely populated urban area. Among these 97 houses, 25 will be totally affected and 72 will be partially affected and could repair/reorganize on their remaining viable residential land. 25 HH will therefore need to relocate at another location.

Component	Total Houses affected		Can repair/rebuild on remaining land		Required to relocate	
	HH	Area (m ²)	HH	Area (m ²)	HH	Area (m ²)

¹ Missing information corresponds to HH who couldn't present the LURC (because the respondent didn't have the information)

Tran Quy Cap Road	34	3 515	31	1 953	3	1 562
Mai Thi Luu Road	62	7 342	41	3 712	21	3 630
Landfill site	1	105	-	-	1	105
Total	97	10 962	72	5 666	25	5 296

Table 2-5: Impacts on Main House

HH have the choice to relocate individually or in a serviced resettlement site. Among the 25 HH who have to relocate, most of them want to relocate in a serviced resettlement site. Chapter 8 provides additional information on relocation issues.

Among the relocated houses, a total of 5 296 m² of main structures will be affected. Most of the houses are category 4 houses (97%).

House categories are defined as follow:

- Category 3 houses are multi-storeys solid construction structures with long useful life.
- Category 4 houses are single storey solid construction structure (usually made in bricks)
- Temporary structures are made from other materials such as bamboo tree and bamboos leaves and require periodic replacement (commonly 5-10 years depending on the material type).

Component	Area of Main Structures Affected (m ²)			
	Category 3	Category 4	Temporary	Total
Tran Quy Cap Road	-	1 562	-	1 562
Mai Thi Luu Road	45	3 490	95	3 630
Landfill site		105		105
Total	45	5 157	95	5 296

Table 2-6: Categories of Houses Affected (relocated houses)

2.1.5 Affected Secondary Structures

Secondary structures include the following: fence, culvert, shed, outside kitchen, well, concrete yard etc. 36 graves will be affected along the Mai Thi Luu road and will have to be removed. Table 2.7 presents the details of the losses.

Secondary structures	Unit	Tran Quy Cap Road	Mai Thi Luu Road	Landfill Site	TOTAL
Culvert	m ²	261	-	-	261
Eaves/Veranda	m ²	-	71	-	71
Iron Fence	m ²	583	455	-	1 038
Brick Fence					
Grave	Nb	-	36	-	36
Kitchen-Detached	m ²	371	-	-	371
Shed	m ²		-	38,00	38
Well	Nb	1		-	1
Concrete yard	m ²	296	20	-	316

Table 2-7: Impacts on Secondary Structures

2.1.6 Affected Crops and Trees

A total of 53.24 ha of perennial crops (mainly coffee plantation) will be affected. No paddy land will be affected. A total of 4,127 trees will be affected. Most of the affected trees are cashew trees (2,467) mainly located in the landfill site. 1,665 fruit trees will also be affected.

Component	Crops (m ²)			Trees (number)	
	Rice	Perennial	Vegetables	Fruit Trees	Cashew trees
Tran Quy Cap Road	-	-	-	116	221
Mai Thi Luu Road	-	15 516	-	1 549	64
Landfill site	-	516 901	-	-	2 177
Total	-	532 418	-	1 665	2 462

Table 2-8: Affected Crops and Trees

2.1.7 Affected Business

4 businesses will be affected by the project. Three among the 4 are small and medium retail businesses (mainly small family business located in the main house selling various types of food and drinks). One also includes a coffee shop.

A petrol station will also be partially affected. It is a private company owned by Mr. Vo Tan Tai. The petrol station could stay along the road.

The 2 businesses (including the petrol station) located along the Tran Quy Cap Road could move back on their remaining viable land, while the two ones located along the Mai Thi Luu Road will have to relocate.

Component	Registered Businesses	Unregistered businesses	Type of business		Petrol station
			Retail shop (grocery)	Retail shop (grocery & coffee shop)	
Tran Quy Cap Road	2	0	0	1	1
Mai Thi Luu Road	2	0	2	0	0
Landfill site	0	0	0	0	0
Total	4	0	2	1	1

Table 2-9: Affected Business

3. SOCIOECONOMIC SURVEY

A socioeconomic survey (SES) was conducted from February to March 2013 among the three sub-components. The socio-economic survey (SES) collected data on household living conditions on a sample of approximately 20% of the affected household population. The results of the SES provide baseline against some indicators to measure changes of living standards post resettlement. The summarized results are presented in the following tables.

3.1 Project Area

The two road sub-components traverse 3 wards (Tan Lap, Tu An and Ea Tam) in the urban area of Buon Ma Thuot while the new landfill and the current landfill are located in rural area (respectively in Hoa Phu and Cu Ebur communes). We should note that the current land use

along the roads sub-components is mainly under agriculture; however this area is under development with the presence of a major regional infrastructure under construction (Tai Nguyen Regional hospital with 800 beds) along Tran Quy Cap road.

Hoa Phu commune is a rural commune and the proposed landfill site is located mainly on agriculture land occupied by cashew plantation, owned by 90 HH.

3.2 Demographics

Buon Ma Thuot is the capital of Dak Lak Province in the Central Highlands Region (Tay Nguyen Region) of Viet Nam. The recorded population in 2011 was some 335,000 persons. Actual population growth over the last 4-5 years has been steady. The urban wards affected by the roads sub-components are densely populated while the two rural communes have a much lower density.

	Average population in 2011 (persons)	Area (km ²)	Population density (person/km ²)
Buon Ma Thuot City	335,008		
Tan Lap ward	22,580	9.69	2,330
Tu An ward	18,105	5.26	3,442
Ea Tam ward	27,894	13.78	2,024
Cu Ebur Commune	16,560	6,196	37.42
Hoa Phu commune	16,213	51.04	318

Table 3-1: Population in the Project Area

3.3 Poverty

New poverty standard for the period of 2011-2015 have been issued by the Prime Minister (Decision 09/2011 of the Prime Minister of 30 January 2011). In rural areas, households are defined as poor if the average household income is equal to or less than 500,000 VND/person/month (400,000VND/person/month in urban areas). For the 2005-2010 period the rural poverty line was VND 200,000/person/month while the urban poverty line was VND 260,000/person/month. Therefore between 2009 and 2011 the poverty rate raised in most of the areas due to this change of standards. The Decision also establishes a category of households that are “close to poor”, with an income threshold in rural areas for this group of 401,000 to 550,000 VND/person/month (501,000 to 650,000 in rural areas).

Based on the above definition of poverty, households can apply to register as poor with the local authorities. If successful in their application, they receive a registration card that entitles them to a range of benefits including lower fees for services and reduced cost health care. Households just above the poverty line are not eligible for these benefits.

Poverty rates within the project area significantly lower to averages in the Central Highlands region, in Dak Lak Province and national average. In 2010 the poverty rate for Buon Ma Thuot City was significantly below the average for the Dak Lak Province (2.6% versus 21.9%) and the Central Highlands region (2.6% versus 22.2%). For Viet Nam the poverty rate was 14.2 (6.9% in urban area and 17.4% in rural area).

In the project area, Tan Lap ward and Tu An ward, located in the city centre, with respectively 1.49% and 0.85% of poor HH have significant lower poverty rate than Buon Ma

Thuot City (2.59). Ea Tam ward, Cu E Bur and Hoa Phu Commune with respectively 4.58%, 5.29% and 4.46%) have however higher rate.

	Poverty rate 2008	Poverty rate 2011		Component
	Poor HH	Poor	Near Poor	
Dak Lak Province	21.3%	21.9%		
Buon Ma Thuot City	10.6%	2.59%	3.04%	
Tan Lap ward		1.49%	2.79%	Tran Quy Cap Road
Tu An ward		0.85%	1.07%	Tran Quy Cap Road
Ea Tam ward		4.58%	2.50%	Mai Thi Luu Road#
Hoa Phu commune		4.46%	5.19%	New landfill site
Cu Ebur commune		5.29%	3.49%	Current landfill site
Central Highlands	21.0%	22.2%*		
Total Viet Nam	13.4	14.2%*		
Viet Nam Urban	6.7%	6.9%*		
Viet Nam Rural	16.1%	17.4%*		

* Value of 2010 (Source, Viet Nam Living Standards Survey 2010) based on Government's poverty lines for period 2011-2015

** Statistical Year Book Buon Ma Thuot City 2011

Table 3-2: Poverty Rates in the Project Area

3.4 Vulnerable among Affected Households

A total of 26 AHs have been identified as vulnerable. Among these 26 HH, 3 are poor (registered as poor at the ward/commune level). Female head of HHs with dependent, disabled head of HHs and elderly without support account for 11, 6 and 6 HH, respectively. No landless is among the affected HHs.

Component	Poor	WHHH	Disabled	Elderly	Landless	Total
Tran Quy Cap Road	-	3	2	-	-	5
Mai Thi Luu Road	2	5	4	6	-	17
Landfill site	1	3	-	-	-	4
Total	3	11	6	6	-	26

Table 3-3: Vulnerable Households

3.5 Ethnic Minorities

There are 7 main ethnic minorities groups in Buon Ma Thuot, namely Tay, Thai, Hoa, Gia Rai, Muong, Nung and Ede.

Among these groups, Ede is the largest one accounting for 68.58% of the total ethnic minorities' population, followed by Muong (8.49%) and Tay (5.14%). Other groups account for less than 1% of the total ethnic minorities' population.

In Buon Ma Thuot City, 16.36% of the population belongs to an ethnic minority group. In the project area, the % of ethnic group among the population varies from 7.2% (Tu An ward) to 37.4% (Cu Ebur commune).

While Tay, Hoa, Gia Lai, Nung are more concentrated in urban wards, Thai, Muong and Ede

are concentrated in rural communes. In the project area, Ede is the largest group in Tan Lap ward, Ea Tam ward and Cu Ebur Commune while in Hoa Phu Commune Thai is the main group (13.1%) and in Tu An ward Hoa (Chinese) is the first group (see Table 3.3).

In Buon Ma Thuot City, the poverty rate among the ethnic minorities in 2010 was low (2.65%). It is however about 3 times higher than the city poverty rate of 0.89%². The reasons for poverty amongst the ethnic groups are due mainly to low education, lack of productive land and reliance on casual labour as their main income source. They have also larger family.

Within the Project area, interviews with the People's Committees in urban wards indicate that the ethnic minority households live integrated with the majority ethnic Kinh population.

Ward/ commune	Average population in 2011 (persons)	Total ethnic minorities (persons)	% ethnic minority	% Ede	% Hoa	%Thai
Buon Ma Thuot city	335,008	54,794	16.36	11.2	0.8	0.8
Urban wards	217,310	19,634	9.03	5,0%	1,0%	0,2%
Tan Lap ward	22,580	3,506	15.53	13,5%	0,6%	0,1%
Tu An ward	18,105	1,295	7.16	1,0%	3,9%	0,2%
Ea Tam ward	27,894	6,226	22.32	12,6%	0,2%	0,5%
Rural communes	117,698	35,160	29.87	22,7%	0,3%	1,9%
Cu Ebur commune	16,560	6,196	37.42	34,2%	0,2%	0,0%
Hoa Phu commune	16,213	4,024	24.82	8,5%	0,3%	13,1%

Table 3-4: Ethnic Minorities in the Project Area

Among the affected HHs, 42 belong to the Ede ethnic minority group; 18 are located along the two urban roads sub-components and 24 in the landfill site (see Table below). Meetings were organized among the Ede community in all affected hamlets of the 3 sub-components on 9 and 10 May 2013.

Sub-Component	Kinh		Ede		Total
	HH	%	HH	%	HH
Tran Quy Cap Road	337	97,7%	8	2,3%	345
Mai Thi Luu Road	187	94,9%	10	5,1%	197
Landfill site	66	73,3%	24	26,7%	90
Total	590	93,4%	42	6,6%	632

Table 3-5: Ethnic Minorities among Affected Households

² Proposal of Buon Ma Thuot city Peoples Committee dated March 2012 on the implementation of policy to support the ethnic minorities with difficulties in production land, water for domestic use, in conformance with the Prime Minister Decision No.1592/QĐ-TTg

- **History of the Ede community in the affected area**

Ede community, in all the three sub-components, is an ancient community established in the project area since several generations.

Ede community located along the two urban roads (Tan Lap and Ea Tam wards) are living integrated with other communities. There is no specific area in these two wards where only Ede or other communities are living separately. They participate, like other citizens, at the cultural and economic life of the wards. Ede HHs join cultural and social activities organized by the wards. They participate in the consultation meetings on socio-economic issues of the commune wards. All Ede members can speak, read and write Vietnamese.

Ede people in Hoa Phu commune (landfill site sub-component), located in rural area, are living in two separated hamlets: Tuor and Mre. In these hamlets the population is quite exclusively Ede as presented in the Table below:

Hamlet	Total HH	Ede HH	Kinh HH	Other Ethnic HH
Tuor	108	104	2	2
Mre	184	184	0	0

Table 3-6: Population by Ethnic Group in two Affected Hamlets in Hoa Phu Commune

Even if Ede HHs, in Hoa Phu commune, are living in separate areas, they also participate as other citizens at the social, cultural and economic life of Hoa Phu commune. It was confirmed by local authorities that Ede HHs join cultural and social activities organized by the commune. The children go to the Vietnamese school with other Kinh students. They participate in the consultation meetings organized by the commune.

In Tuor and Mre hamlets many elderly cannot speak or understand Vietnamese. All young Ede can however speak Vietnamese. We should note that among the 24 AHs, they all speak Vietnamese at home.

- **Ownership of Land**

In Tan Lap and Ea Tam wards (urban roads sub-components) most of Ede HH and other ethnic minority HH have LURCs for residential and garden land. Average area of residential and garden land of Ede and other ethnic minority households in Tan Lap and Ea Tam wards is from 1,500 to 2,000 m², similar to Kinh HH. For agriculture land, the average area is quite large from 10,000 m² to 30,000 m². Their agricultural land is usually located 3 to 4 km away from their house.

In Hoa Phu commune, all agricultural land is owned by local people, both by Ede, Kinh and other ethnic minority HH. Most of them don't have yet the LURC, but gather all conditions to get the LURC, because they occupy the land stably since several generations. Therefore they are considered as legalizable as per Vietnamese regulations and are fully entitled to the compensation and assistance measures as per HH who have a LURC. This situation concerns the HHs in the commune: Kinh, Ede and other ethnic minority group.

AH's agricultural land is usually located 3 to 4 km away from their house. Average agricultural land area for one Ede HH is 2,900 m² in Mre hamlet, and 2,000 m² in Tuor hamlet which is a little smaller than land owned by Kinh HH.

- **Source of Income**

Almost all Ede and other ethnic minority HH located in all three sub-components are involved in agriculture production. They plant coffee, cashew, maize and cassava. They have very little paddy land.

In addition to agricultural production, Ede people also work as hired labor for Kinh people (cutting grass for coffee, assistant in construction, etc.). All the Ede affected HH are involved in agriculture production.

In all sub-components, a small number of Ede HH are involved in trading. Recently, some Ede HHs were still involved in some traditional activities such as cotton weaver. However, this activity completely disappeared now due to cheap cotton importation from Laos and Thailand.

- **Incidence of poverty**

Incidence of poverty is generally higher among EM HH in BMT. As indicated above, the reasons for poverty amongst the ethnic groups are due mainly to low education, lack of productive land and reliance on casual labour as their main income source. They have also larger family. This is reflected among the AHs. Among the 10 HH identified as poor or near poor, 6 are from the Ede community and 4 from the Kinh community.

Component	Poor and Near Poor		
	Total HH	Ede HH	Kinh HH
Tran Quy Cap Road	0	0	0
Mai Thi Luu Road	6	3	3
Landfill site	4	3	1
Total	10	6	4

Table 3-7: Poor AHs among Ede and Kinh

- **Income**

In the affected wards/commune the level of income of Ede HH is significantly lower in comparison with Kinh HH as presented in the Table below.

	Income per person per year	
	Ede	Kinh
Urban wards	From 9.5 to 11 M VND	Around 16 M VND/year
Hoa Phu Commune	From 6 to 8 M VND	Around 14 M VND/year

Table 3-8: HH Income per year and per Persons by Ethnic Group

Regarding income of affected HH from both community, income of Ede HH are slightly lower than Kinh HH (respectively 5,4 M/VND/month for EM HH and 5.5 M VND for Kinh HH). The situation is different from one component to another. Monthly income of EM HH are higher for Tran Quy Cap Road and the landfill site and lower for Mai Thi Luu Road.

Affected Ede HHs have similar level of income as Kinh AH because they are owner of their land. Other members of the Ede community may have significant lower income if they work as hired labor.

Component	AH Monthly Income (M VND)			
	Tran Quy Cap Road	Mai Thi Luu Road	Landfill site	Total
Ede	6.9	4.0	5.4	5.4
Kinh	5.7	5.3	4.9	5.5
Total	5.7	5.3	5.0	5.5

Table 3-9: AH Monthly Income by Ethnic Group

- **Compensation options**

In Hoa Phu commune, Ede people prefer to be compensated land for land while for the two urban roads components, Ede HH want to be compensated by cash. During the RP updating further discussion on compensation will be held with the Ede community.

It is believed that members of the Ede community will not be more disadvantaged than the rest of the population and would not be more adversely affected by the Project. All mitigation measures included in the RP (compensation, assistance, income restoration program) will be sufficient to restore living conditions of affected Ede HH. No Ede HH will be relocated. Therefore, no specific action is required regarding affected Ede HH.

3.6 Education

In the three sub-components, most of the AHs surveyed have reached lower or upper secondary. Slightly lower education level is found in the Landfill site sub-component, while HH affected by the roads components, located partially in urbanized area, have higher level of education especially HH affected by the Mai Thi Luu road.

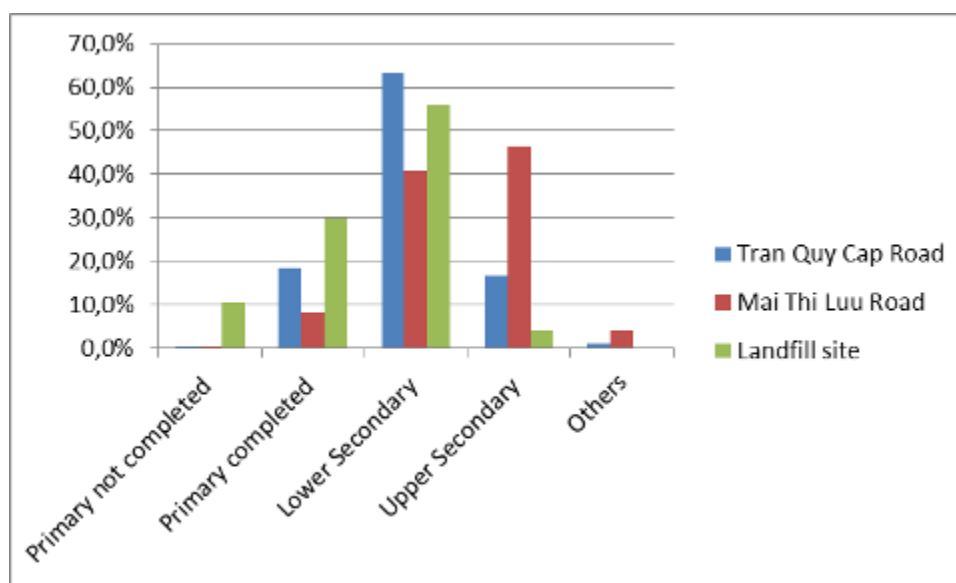


Figure 3-1: Level of Education of Household Head

3.7 Source of Income

Agriculture is the main occupation of HH affected by the Landfill site sub-component area with 78.4% of household members involved in agriculture activities. For AHs along the Tran Quy Cap and Mai Thi Luu roads component, located partially in urban area, trading with respectively 20% and 25.7%, wages from private sector (33.8% and 16.2%) and wages from the public sector (15% and 21.6%) are the main source of income. We should note that along the Tran Quy Cap Road, a large number of farmers will also be affected (22.5%).

Component	Surveyed HH		Agriculture		Trading		Services		Wage (private sector)		Wage (public sector)		Manual daily labor		Government Pension	
	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Tran Quy Cap Road	80	100	18	22,5	16	20,0	4	5,0	27	33,8	12	15,0	2	2,5	1	1,3
Mai Thi Luu Road	74	100	7	9,5	19	25,7	2	2,7	12	16,2	16	21,6	12	16,2	6	8,1
Landfill site	37	100	29	78,4	3	8,1	3	8,1	2	5,4	0	0,0	0	0,0	0	0,0
Total	191	100	54	28,3	38	19,9	9	4,7	41	21,5	28	14,7	14	7,3	7	3,7

Table 3-10: Household Main Source of Income in the two Sub-Components

Manual daily labor, services and wages from the private sector are the main secondary source of income in all 3 sub-components. Trading, services and wages from both private and public sectors constitute also important secondary source of income.

Component	Surveyed HH		Agriculture		Trading		Services		Wage (private sector)		Wage (public sector)		Manual daily labor		Support Relatives	
	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Tran Quy Cap Road	80	100	0	0,0	5	6,3	20	25,0	29	36,3	1	1,3	25	31,3	0	0
Mai Thi Luu Road	74	100	12	16,2	8	10,8	12	16,2	14	18,9	0	0,0	22	29,7	6	8,1
Landfill site	37	100	0	0,0	7	18,9	10	27,0	6	16,2	0	0,0	14	37,8	0	0,0

Total	191	100	12	6,3	20	10,5	42	22,0	49	25,7	1	0,5	61	31,9	6	3,1
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Table 3-11: Household Secondary Source of Income in the two Sub-Components

Average monthly income of surveyed HHs is around 2 times higher than the poverty line (see table 3.12). Average income is higher for the AHs along the two roads sub-component located in urban area where many HH are involved in trading. In the landfill site, where most of the HH are involved in agriculture, the HH income is significantly lower.

Component	Surveyed HH	Monthly HH Income (M/VND)		Poverty lane in urban area (family of 4.9 members)
		Main source	All source	
Tran Quy Cap Road	80	3.6	5.7	2.5
Mai Thi Luu Road	74	4.3	5.3	
Landfill site	37	3.4	5.0	
Total	191	3.7	5.5	

Table 3-12: Average Monthly HH Income

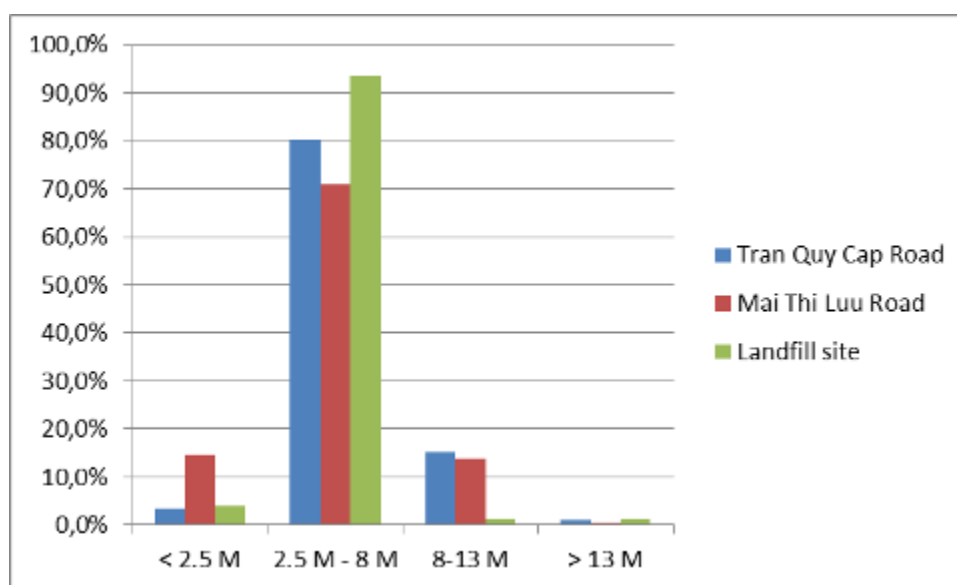


Figure 3-2: Level of Income of Household

3.8 Households Assets

In terms of household assets, Table 3-13 presents the ownership of various assets of the sample HHs. The survey on asset ownership of affected households showed that, in both sub-components, HHs have mainly have the most necessary assets/tools for daily activities. The rate of motorbikes and televisions per household is high (respectively from 96% to 100% and from 86.5 % to 100% for each sub-component).

Besides, not a majority of families in general have assets for a higher quality of life. Only 35% to 38% of families have a refrigerator and respectively 25.0% and 26.4% a computer. The rate of

local people who can access communication services is high with respectively 89.5% and 91.2% having a mobile phone.

Type	%	Type	%	Type	%
Component Tran Quy Cap Road					
1- Bicycle	100	7-Water Pump	58,75	13- Sewing machine	6,25
2- Motorbike	97,5	8- Rive Cooker	100	14-Truck	0
3- Car	0	9- Mobile phone	88,75	6- Generator	38,75
4- TV	100	10- Desk Phone	21,25	12 – Computer	41,25
5- CD/DVD Player	72,5	11- Refrigerator	35		
Component Mai Thi Luu Road					
1- Bicycle	100	7-Water Pump	10,8	13- Sewing machine	2,7
2- Motorbike	100	8- Rive Cooker	100	14-Truck	5,4
3- Car	4,1	9- Mobile phone	97,3	6- Generator	20,3
4- TV	100	10- Desk Phone	21,6	12 – Computer	10,8
5- CD/DVD Player	90,5	11- Refrigerator	36,5		
Component Landfill Site					
1- Bicycle	100	7-Water Pump	54,1	13- Sewing machine	8,1
2- Motorbike	94,6	8- Rive Cooker	100,0	14-Truck	0,0
3- Car	0	9- Mobile phone	89,2	6- Generator	40,5
4- TV	86,5	10- Desk Phone	21,6	12 – Computer	21,6
5- CD/DVD Player	75,7	11- Refrigerator	37,8		

Table 3-13: Assets of Surveyed Households

3.9 Water, Sanitation and Source of Energy

As for water supply, as shown in Figure 3-3, the situation is different between the road components and the landfill site. Regarding water for drinking and cooking, for HH affected by the landfill site, source of water comes from rain water, shallow well and river/canal. For the HH affected by the road sub-components most of them have access to piped water from the city network while others use rain water. The quality of water is considered good or acceptable by all the surveyed HHs.

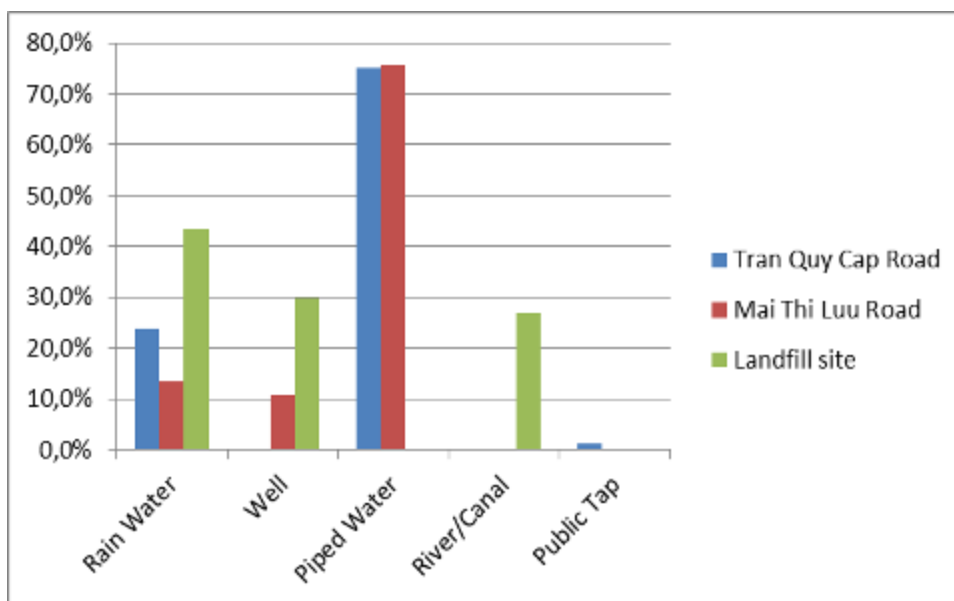
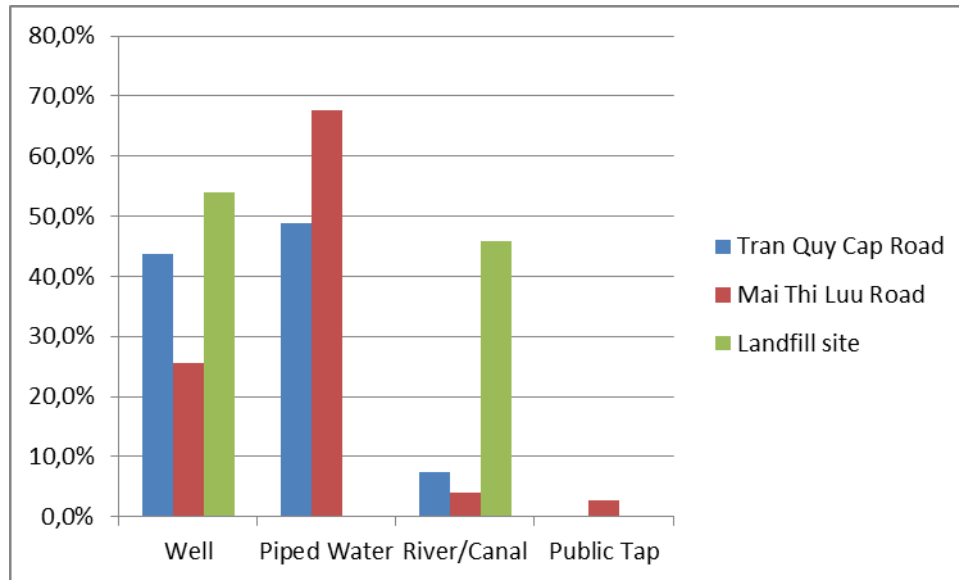
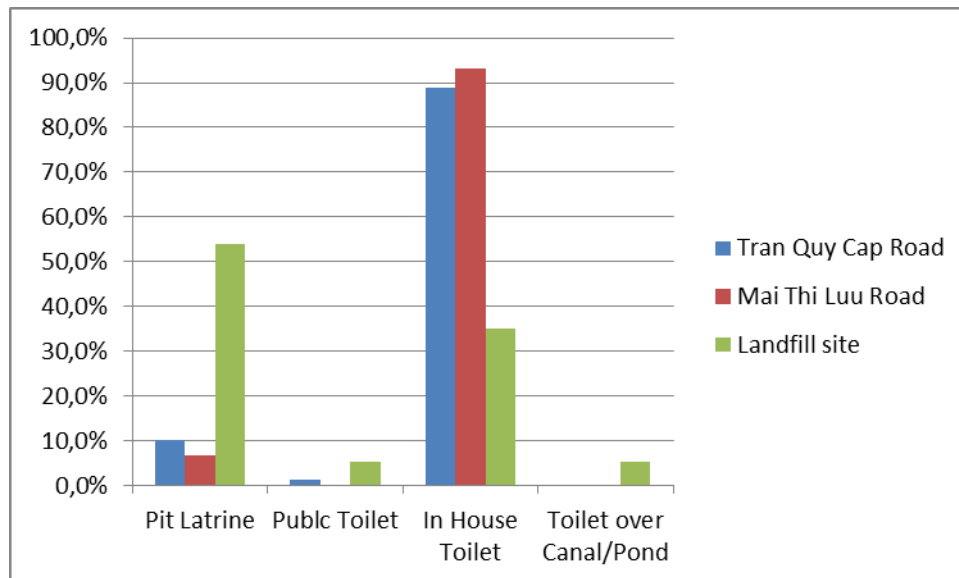


Figure 3-3: Source of Drinking/Cooking Water

Regarding water for washing and bathing, the situation is also different between the road sub-components and the landfill site. HHs affected by the landfill site use rain water well and water from river/canal while those affected by the roads sub-components used mainly well and piped water. See Figure 3.4.

**Figure 3-4: Source of Washing/Bathing Water**

Regarding sanitation, for the two roads sub-components, most of the HH have in house toilet, while for the landfill site sub-component pit latrine, toilet upon river and in house toilet are used. Few HH have no toilet.

**Figure 3-5: Sanitation**

All HH are connected to the state power network; electricity is used for lighting. Wood and gas are used for cooking in both sub-components.

3.10 Members of Organizations

In rural areas, almost all HH have a member of the Women's Union of Farmer's Union. These organizations provide support and counsel to HH. They can be used as support during compensation and income restoration. Some HH are also members of saving groups and cooperatives.

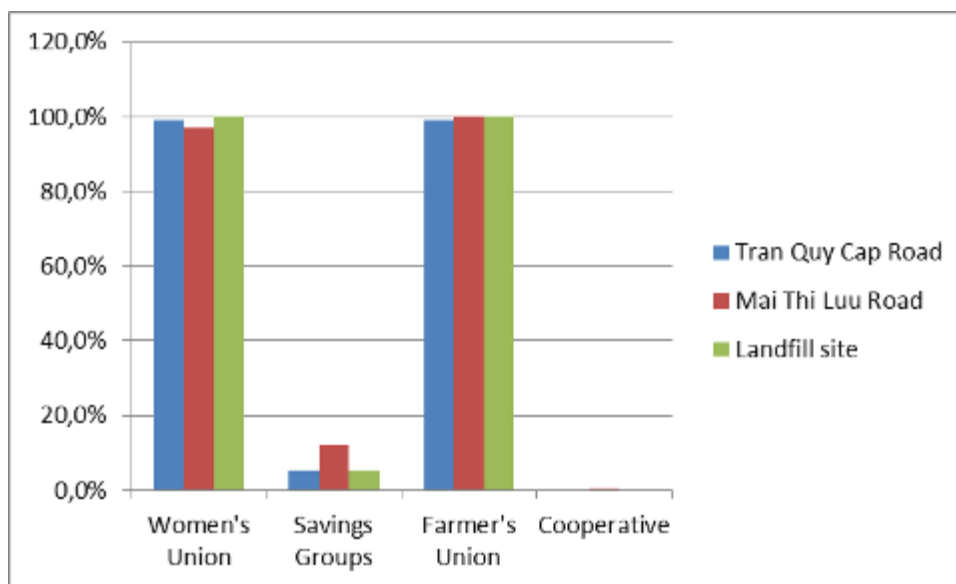


Figure 3-6: Member of Organizations

3.11 Gender Issues

Development projects can impact differently on men and women. The impacts on women are often overlooked when mitigation measures focus solely on the nominal heads of households alone to the exclusion of other household members. The compensation process associated with land acquisition has the potential to alienate women from household assets if compensation is not made to both spouses heading households. Female-headed households face additional challenges associated with resettlement – especially when they are reliant on extended family and social networks for the care and socialization of children.

A Gender Action Plan (GAP) has been prepared under the SCDP Project. This Gender Action Plan includes specific actions and strategies that are gender responsive and culturally appropriate.

The Project Implementation Assistance (PIA) prepared for the project also includes a distinct component to strengthen the capability of the Women's Union in Tam Ky city. The main objectives of this component are to:

- i) Increase capability to deliver awareness building in the environment and health sectors, through a training and project delivery programme that can be replicated over time and in different sectors.
- ii) Increase capability to design and deliver employment creation for women in society, through a training and project delivery programme, which is geared to awareness

building and practical skill training for the participants. The programme should include close links with existing vocational training opportunities in each city and also consider the feasibility and support for establishing a micro-credit facility for women looking to establish new urban enterprises and further expand existing urban enterprises.

3.11.1 Involvement in Economic Activities

Among the surveyed HH, both household head and spouse are the main responsible for the HH main source of income. Adult children also contribute to the HH income together with their parents. Few HH (3.1%) have only the HH head as only provider of the HH main source of income. Therefore women are involved as men in the economic activities of the HH

Component	Surveyed HH	HH Head only		HH Head and spouse		Adult children only		HH Head Spouse and Adult children		Others	
		HH	%	HH	%	HH	%	HH	%	HH	%
Tran Quy Cap Road	80	4	5	59	73,7	14	17,5	2	2,5	1	1,2
Mai Thi Luu Road	74	2	2,7	48	64,9	2	2,7	20	27,0	2	2,7
Landfill site	37	0	0,0	17	45,9	6	16,2	11	29,7	3	8,1
Total	191	6	3,1	124	64,9	22	11,5	33	17,3	6	3,1

Table 3-14: Households Members Responsible for Primary Source of Income

3.11.2 Education

Among AHs, women AHs also tend to have lower educational attainment with women represented proportionally more than men in maximum education attainments of primary level and below and men represented proportional more than women in maximum.

3.11.3 Female Headed Households

A total of 11 female headed households (FHH) have been identified through the census. FHH are defined in this RP as households where an unpartnered woman has significant responsibility for the maintenance and operation of the household. Households which have unpartnered women listed as head of the family registration booklet, but who do not have dependents and have other adults co-residing (such as adult children) who are working have not been treated as female headed households.

Similarly elderly women (of retirement age) who are residing alone are treated separately as vulnerable elderly APs residing alone rather than as female headed households. The reason being that the responsibility of maintenance tends to fall to other family members (rather than by the APs themselves for others) and in that respect they share more in common with elderly males residing alone than with other female headed households.

Female headed households likely to experience greater stress and vulnerability as a result of land acquisition and resettlement are those with combination higher dependency ratios and more severe impacts on livelihoods, as well as those with low per capita incomes. Therefore specific assistance and follow-up will be needed.

According to information collected in Buon Ma Thuot city, the women-headed HHs account for 16% of the total number of poor HHs.

3.11.4 Support from Women's Union

As said above, all the AHs have at least one member of the HH who is member of the Women's

Union (WU). The WU is a social-political organisation with goals that include raising the capacity and knowledge of women, to affect gender equality. They operate on four administrative levels within Viet Nam—central, provincial, district and commune. This provides them with an extensive network enabling them to integrate new information into existing systems and promote change at different levels.

During detailed design, it is suggested to develop partnership with WU to assist women during the implementation of resettlement activities. The following roles should be discussed:

- Conduct focus group discussions with women, and especially FHH, on resettlement issues; identify concerns and problems encountered during planning and implementation and report to the working group throughout the process
- Encourage women to be present at the time of compensation and planning of relocation sites and income restoration program
- Work with CFLD, concerned departments, and local authorities to review documents and revise the documents as necessary which will then require both husband and wife to sign documents related to payments and assistance,
- Work with CFLD, concerned departments, and local authorities to review documents and revise the documents as necessary which will then require issuance of land use rights certificates to both husband and wife as mandated by law and based on good practice;
- Counsel both men and women (and especially FHH) on use of compensation
- Provide advice related to access to basic services, health care, school for children, etc.
- Provide advice related to access for support for women requiring assistance during relocation and building of houses.

3.12 Dumpsite Scavengers

The current dumpsite is located in Cu Ebur commune at the North-West of the city centre. Its area is around 15 ha. From 50 to 100 persons (according to the period of the year before and after Tết) are collecting recyclable material at the site. Following the opening of the new landfill site in Hoa Phu Commune, by the end of 2016, the current dumpsite will be closed. The distance between the two sites is about 25 km. These persons could lose their livelihood due to the project and therefore are considered as affected persons and entitled to assistance to restore their income.

To assess the situation of these dumpsite scavengers, focus group discussion was conducted on 28 February 2013 with 10 dumpsite scavengers. DAKURENCO managers, in charge of waste management in Dal Lak Province and the manager of the current dumpsite were also met.

3.12.1 Focus Group Findings

The focus group was conducted with 10 persons, of whom 4 are women and 2 belongs to an ethnic minority group (Ede).

– Ethnicity

According to persons met, both Kinh and Ede are working as dumpsite scavengers. About 40% are from the Kinh group and are living in Hamlet 8 about 2 km away from the landfill; they can walk from their home to the landfill. In Hamlet 8, about 10% of the households have at list one member working as dumpsite scavenger. Kinh people originate from other provinces (Thanh Hoa and Binh Dinh provinces).

60% of the scavengers belong to the Ede ethnic group. They live in Bun Ki hamlet and Thanh Nhat Ward (up to 9 km from the site). They come to the landfill by small trucks;

each truck carries many people. There are no other ethnic minorities present among scavengers.

– **Status, education and living conditions**

All the scavengers are registered permanent residents and live in their own houses. These houses are mostly semi-permanent and some are temporary structures which require periodic replacement (built with temporary materials mainly wood).

Most of the scavengers are adults aged 35-40 years. All of them are literate, having at least the 5th grade education level. About two thirds are women, who are both Kinh and Ede.

There are about 10-15 children, both girls and boys, aged of 10-15 years who go to school in the morning and come to collect recyclable waste in the afternoon. Besides, there are some small children that the parents bring to the landfill. They play there while their parents collect recyclable waste.

– **Income**

The scavengers consider themselves as poor people; however, none of the 10 participants to the focus group are registered as poor at the commune/ward. They have to work as scavenger because they do not have agriculture land. Collecting recyclable waste is the only income source of the family.

Their average income on good days is about 100,000 VND/pers/day while on bad days it is about 50,000 VND. The women tend to have better income because they are more hard working. The income is said to be just enough to buy food.

– **Working conditions, material collected and outputs**

They come to the landfill site at 4 a.m. and leave at 5 p.m. They bring lunch box and eat at the site. Each person is choosing a place to store the recyclable materials collected. They do not steal from each other. They work individually and there is no association/group to represent them.

They wear boots, masks and gloves. They have a temporary shelter made of plastic and cement bags which can accommodate only few people to protect from the sun.

Type of material collected is divided into Kinh and Ede. Kinh collect all kinds of bags (plastic bags, cement bags etc.) while the Ede collect other plastic and metal material. They collect everything that can be sold, including plastic bags, plastic objects, cement bags, paper, metal pieces etc.

Every 2 days, the traders come to buy their materials at the landfill site. They are friendly with each other and help each other only when someone has an accident. There is no cooperation between the scavengers and landfill management. The management just reminds them about the fire protection measures.

– **Risks faced**

Dumpsite scavengers face many risks. They can be cut by needles, which can originate either from the hospital or the drug users, or by other sharp materials. They are aware of the danger and often take antibiotic.

They may find bodies of new born children in the landfill (the oldest man among them has buried 11 bodies since he started working there in 2001).

They often suffer from lung diseases, feel tired and have difficulties to breath. Some of them visit hospital every month and spend a lot of money for treatment. Besides, they suffer from joint pain, eye disease or gynecologic disease.

There are few among them who sometime get drunk. No drug users are among them. There is also no fighting and no conflict between Kinh and Ede, male and female, or young and old.

– **Concerns about the future**

They have no idea on what they can do when the current dumpsite will close. Most of the interviewed scavengers want to move to the new landfill site, despite the long distance. It will however increase the transport costs and the duration of their working days. They also worry about the possible conflict with the local population who could want to work at the landfill site.

For scavengers who want to work in the new landfill site, they would like the site owner to provide space where the scavengers can built a temporary shelter to stay overnight during the working days. They would also like to be registered as temporary resident at the new landfill site (Hoa Phu Commune).

They also want to be informed on the construction progress of the new landfill and the time of closure of the current one.

3.12.2 Interview with DAKURENKO Management Staff

Meeting was also held with DAKURENKO management staff and the director of the Consultant who designed the future landfill site.

Because the bottom of the new landfill site will be covered with a sealing membrane to prevent leakage of the leachate, there is a risk that scavengers could cause a fire with their cigarettes or could damage the membrane.

For DAKURENKO, it is not easy to provide space for the scavengers to stay overnight in the new landfill site. There will be a concern about safety and health in the new site.

The health and safety regulations will have to be followed in the new landfill site. DAKURENKO can provide protection means such as gloves, masks etc. DAKURENKO also believes that the scavengers should be regularly informed about the project so they can better plan their future,

In the new landfill site, about 30 people will be hired to work in recycling facilities for one shift. If two shifts are needed, 60 people will be needed. The scavengers who could move to the new site could get priority for these jobs and could receive adequate training.

3.12.3 Mitigation Measures

Since the current landfill site will be closed in 2017 and due to the likely change in circumstances and situation of the communities in the area, which are beyond control of the Project, it is very difficult to propose specific measures at this stage. Cost estimates also cannot be considered at this stage. The range of targeted beneficiaries as well as the scope

of potential activities also remains under review. Therefore further planning will have to be conducted at least 1 year before the closure of the current dumpsite.

A number of measures could be however identified at this stage, following focus group discussion with affected scavengers and meeting with DAKURENKO management, they are as follow:

- For scavengers who want to move to the new site;
 - Give priority to dumpsite scavengers working at the current dumpsite to work in the new landfill site to segregate waste at recycling facilities;
 - Authorize scavengers to collect waste with adequate safety measures;
- For scavengers who don't want to move to the new site
 - Provide vocational training at no cost for participants;
- An information campaign program will also be prepared to keep the communities informed on a regular basis with regard to the Project implementation schedule. Information will be as follow:

Period	Activity	Way of Information	By whom
Pre-construction period			
- Once the project is approved (expected June 2013)	- Expected start of closure of current landfill site and opening of new site - Planned construction schedule;	- Meeting at landfill site	- Manager of current landfill site; - DAKURENKO
Construction Period			
- Every year after the start of the construction (during 3 years)	- Update information on: <ul style="list-style-type: none"> - Construction schedule - Expected date of site closure and new site opening - Answer to questions 	- Meeting at landfill site	- Manager of current landfill site - DAKURENKO
- One year before the site closure	- Update of information - Planning of activities to design mitigation measures - Answer to questions	- Meeting at commune PC - Focus groups	- DAKURENKO / Implementation and Supervision Consultant)

Table 3-15: Proposed Information Campaign for Dumpsite Scavengers

4. INFORMATION, CONSULTATION AND PUBLIC DISCLOSURE

4.1 Meetings with Local Authorities

Various meetings were organized by the PPTA Consultants. Table 4.1 summarizes the date, the persons met and the issues discussed.

Date	Location	Participants	Issues Discussed
07/03/2013	Buon Ma Thuot City	<ul style="list-style-type: none"> - City PC Representatives - Center for Land Fund Development (CLFD) of BMT City - Representatives of affected communes Peoples Committee - Representative of PMU Dakurenko 	<ul style="list-style-type: none"> - Presentation of the Project - Discussion on Project Policy on resettlement - Project schedule; - Need for cooperation to conduct IOL and SES;

		and BMT City - Design consultants	- Preparation of public consultation - Visit of resettlement sites
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Table 4-1: Meetings with Local Authorities

Meetings were also organized among the Ede community in all affected hamlets of the 3 sub-components on 9 and 10 May 2013 to identify the characteristics and the socioeconomic conditions of the Ede community and if specific measures are required.

4.2 Consultation with Affected HHs

Information dissemination and consultation with affected persons and involved agencies will reduce the potential for conflicts and minimize the risk of Project delays. Furthermore, this approach will enable the Project to design the resettlement and rehabilitation program so that it meets the needs and priorities of the affected people, and in this way, potentially maximizing the economic and social benefits of the investment. The objectives of the public information campaign and the consultation program are as follows:

- To fully share information with the AHs about the proposed project components and activities;
- To obtain information about the needs and priorities of the AHs, as well as information about their reactions to proposed policies and activities;
- To ensure that AHs are enabled to make fully informed decisions that will directly affect their incomes and quality of life, and that they will have the opportunity to participate in activities and decision-making about issues that will have a direct effect upon them;
- To obtain the maximum level of co-operation and participation of the AHs and communities in activities necessary for resettlement planning and implementation;
- To ensure transparency in all activities related to land acquisition, compensation, resettlement and rehabilitation.

Two public consultations were conducted in Buon Ma Thuot City on Monday 11 March 2013: 1) one for the roads sub-components in Tu An ward and 2) one for the landfill site in Hoa Phu Commune. A total of 111 persons (77 men, 34 women) attended the meetings. Detailed information is provided in the table below.

Date	Commune/ ward	Participants	Men	Women	Women Participation
11/03/2013	Tu An	79	55	24	30.4%
11/03/2013	Hoa Phu	32	22	10	31.3%
Total		111	77	34	30.6%

Table 4-2: Date of Public Consultation and Number of Participants

The content of the meetings was as follow:

- Overview of the project sub-components;
- Project Resettlement Policy (compensation, assistance, allowance) ;
- Entitlements of Affected persons;
- Grievance Redress Mechanism;
- Presentation of Public Information Booklet;
- Relocation options and proposed resettlement sites;
- Implementation Schedule;
- Discussion and concerns of affected persons;

4.3 Concerns of affected AH

The minutes of meeting of the public consultation are presented in Appendix 3. The main concerns of the participants are summarized below:

- Compensation/entitlements
 - The project to acquire all land if remaining part is not viable?
 - The project to compensate for the entire house if the house is partially affected?
 - What are the compensation and assistance for agriculture land?
 - What is the compensation for land bought before 1993?
 - Can we continue to cultivate until the start of the project?
 - All compensation should be paid in one time.
- Relocation/Resettlement Sites
 - What are the relocation options?
 - Are we obliged to move in a serviced resettlement site?
- Impacts during construction
 - Reduce negative impacts (dust, traffic, noise) and ensure traffic safety during construction;

Issues raised during consultation were incorporated into the RP. For example, threshold for viability of remaining land has been included into the entitlement matrix. Options for relocation are also clearly explained in Chapter 8.

4.4 Focus Groups with Scavengers at Current landfill site

Focus group discussion was also conducted with dumpsite scavengers working at current Cu Ebur dumpsite and who could lose their livelihoods due to the project. 10 persons, of which 4 are women and 2 are from ethnic minorities (Ede) were met. The purpose of the focus group was to identify socioeconomic profile of dumpsite scavengers, their concerns and needs for rehabilitation once the current dumpsite will be closed. Section 3.12 presents the result of this survey.

4.5 Information Disclosure

Key information on the RP was disclosed to AHs during preparation of this RP during IOL survey administered for all affected HH. Upon ADB concurrence on this RP, copies will be placed in commune/ward offices.

A Public Information Brochure (PIB) was distributed and explained to AH during the public meetings for HHs who joined the meetings. Copies of the PIB were also given at the ward/commune PC for distribution to HHs who couldn't join the meetings. Contact details of PMU are included in the PIB. Public Information Brochure (PIB) is presented in Appendix 1.

During IOL, all AHs were met and information was also given during the filing of HH questionnaires.

4.6 Planned Consultation and Disclosure Measures

Consultations will be conducted with all AHs during the updating and implementation of the resettlement plan. Consultations are to be inclusive, meaning that special efforts will be made to ensure the participation of women (by measures such as including the names of both spouses heading households in invitation letters to attend meetings) as well as conducting consultation meetings at convenient locations and times. AHs are to be invited to comment and ask questions. All minutes of meetings and attendance sheets will be prepared and recorded, including questions and comments raised. Disclosure of the updated RP to AHs will be carried out prior to its submission to ADB for review and approval.

5. GRIEVANCE REDRESS

A well-defined grievance redress and resolution mechanism has been established to address AH's grievances, complaints, and requests regarding land acquisition, compensation and

resettlement in a timely and satisfactory manner. The grievance redress mechanism and appeal procedures are explained in the project information booklet that was distributed to all AHs. During detailed design, all AHs will be informed again of their rights, and the detailed procedures for filing grievances and an appeal process were publicized through an effective public information campaign.

AHs (men and women) can lodge complaints regarding any aspect of the land acquisition and resettlement requirements such as, entitlements, rates and payment and procedures for resettlement and income restoration programs.

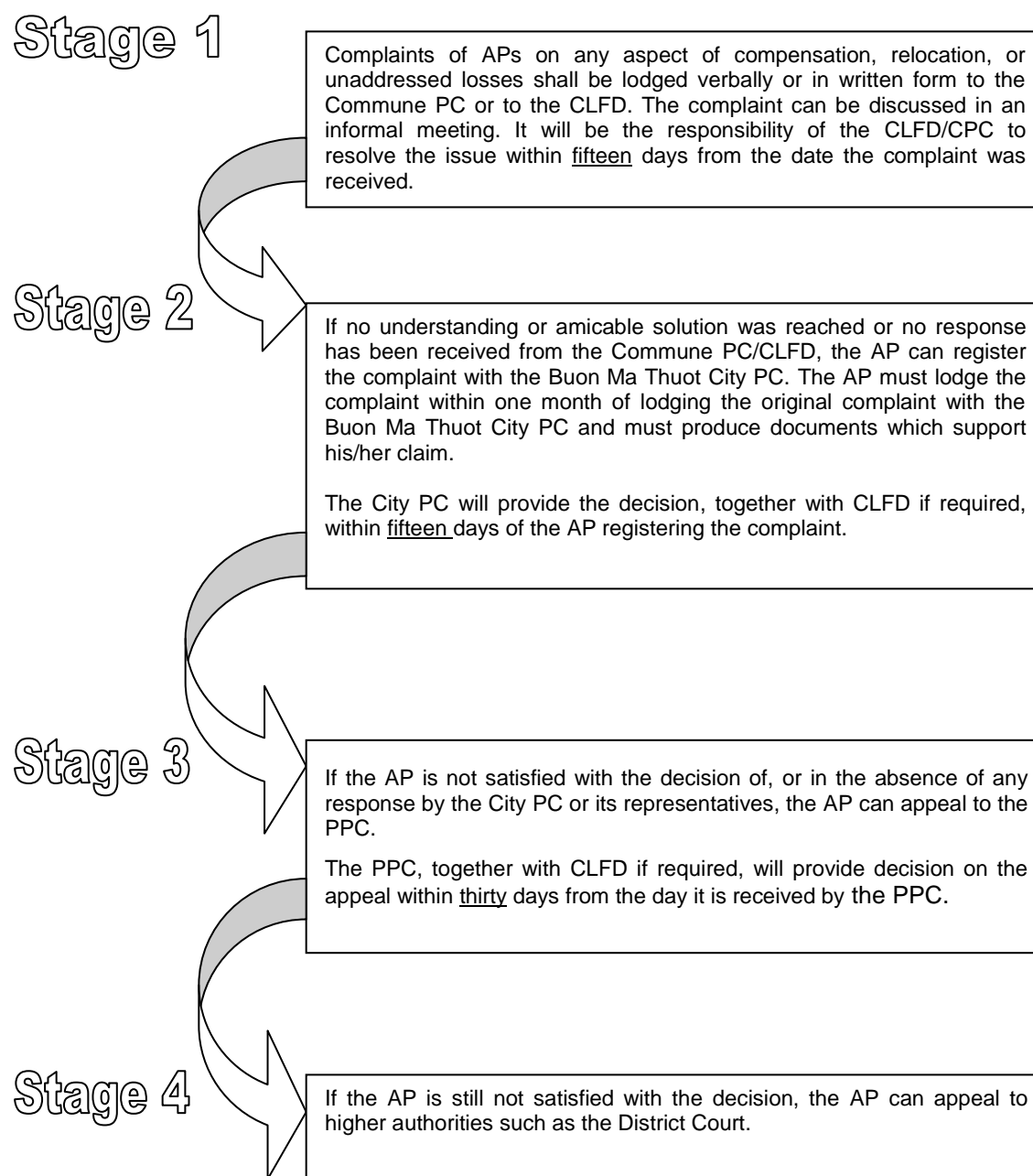
Procedure for redress of grievances, in Dak Lak Province, is implemented according to Decree 84/2007 and according to the Law on Complaints and Denunciations No. 09/1998/QH10 of December 2, 1998).

The main actors of the grievance process are the Center for Land Fund and Development (CLFD) and the city and commune/ward authorities. In Buon Ma Thuot City, the process is as follow:

- **Stage 1:** AH send/forward directly their complaints (written or by verbal) to commune level or to the Buon Ma Thuot City CLFD. After receiving complaints of AH, the CLFD in collaboration with ward/commune PC hold a first meeting to review the case and propose a first solution. AP is then met and the solution is proposed to AH. In case AH did not agree with the proposed answer, the CLFD assigns a person to review the complaint following approved compensation plan (complaints are mainly on compensation rates for land) then another meeting with AH is organized (second meeting) to clarify their complaint. After this second meeting, CLFD send a letter of complaint resolution to AP, and if AH agrees with the resolution he/she will withdraw the complaint.
- **Stage 2:** (i) if AH is still not satisfied with the CLFD proposed solution, he can forward his complaint to the city level; (ii) in this case, City PC will send AP's complaint back to CLFD, and CLFD will collaborate with relevant departments of the city to establish a review/appraisal mission and check the AP complaints, then carry out grievance process as stipulated under the Law of Complaints and Denunciation.
- **Stage 3:** If the AH is not satisfied with the decision of the CLFD or in the absence of any response, the AH can appeal to the Provincial People's Committee. The PPC will review and issue a decision on the appeal within 30 days from the day it is received
- **Stage 4:** If the AH is still not satisfied with the decision of PPC or in the absence of any response within the stipulated time, the AH as a last resort may submit his/her case to the court.

However, the project grievance procedure does not impede access to court at any time.

The grievance process is summarized in the Figure 5.1 below.

Figure 5-1: Grievance Redress Process in Buon Ma Thuot City

6. POLICY AND LEGAL FRAMEWORK FOR RESETTLEMENT

The legal and policy framework for compensation, resettlement and rehabilitation under the SCDP is defined by the relevant laws and regulations of the Government of Viet Nam and the ADB's Safeguard Policy Statement (SPS, 2009) requirement 2: Involuntary Resettlement. In case of discrepancies between the Borrower's laws, regulations, and procedures and ADB's policies and requirements, ADB's policies and requirements will prevail, consistent with Decree No. 131/2006/ND-CP which provides that in case of "discrepancy between any provision in an international treaty on Official Development Assistance, to which the Socialist Republic of Viet Nam is a signatory, and the Vietnamese Law, the provision in the international treaty on ODA shall take precedence" (Article 2, Item 5).

6.1 Relevant Vietnamese Legislation

The Constitution of the Socialist Republic of Viet Nam (1992) confirms the right of citizens to own and protect the ownership of a house. In addition, the Government has enacted a number of laws, decrees and regulations that constitute the legal framework for land acquisition, compensation and resettlement. The principal documents include the Land Law No. 13/2003/QH11, providing Viet Nam with a comprehensive land administration law; Decree No. 197/2004/ND-CP, on compensation, rehabilitation and resettlement in the event of land recovery by the State, as amended by Decree No. 17/2006/ND-CP and Decree 69/2009/ND-CP; Decrees No. 188/2004/ND-CP and 123/2007, specifying the methods for land pricing and land price frameworks in the event of land recovery by the State. There is also Decree No. 84/2007/ND-CP, which stipulates issue of LURC, land acquisition, land use right implementation, procedure of compensation, and assistance in the event of land recovery by the state and grievance redress.

Other laws, decrees and regulations relevant to land management, land acquisition and resettlement include the Construction Law 16/2003/QH11 on compensation and relocation of people affected by ground clearance for investment projects, Decree 16/2005-ND-CP on the implementation of the Construction Law, Decree 182/2004/ND-CP on penalties for administrative violations in land issues, Decree 198/2004/ND-CP on land use fees.

Laws, decrees and decisions relevant to public disclosure of information include Land Law, No.13/2003/QH11, Article 39, requiring disclosure of information to affected people prior to recovery of agricultural and non-agricultural land of, respectively, 90 and 180 days minimum and Decision 3037/QD-BGTVT, 2003, making the Project Management Units together with the Resettlement Committee responsible for public disclosure through mass media of the Project policies and the extent of site clearance to local people, particularly those that will be affected.

Decrees relevant to protection and preservation of cultural property include Decree No. 172/1999/ND-CP, Article 25, requiring that sites currently recognized for cultural and historical preservation and that are situated within the boundaries of waterway safety corridors, should be kept intact according to current legal regulations.

Decree 69/2009/ND-CP of 13/8/2009 (Supplementary Regulations Regarding Land Use Planning, Land Pricing, Land Acquisition, Compensation, Assistance and Resettlement) amends Decree No 197.

6.1.1 Decree 42/2012/ND-CP

On 11 May 2012, GoV issued Decree 42/2012/ND-CP. According to this Decree (Article 5 (4) b), if paddy rice-land will be converted to other purpose (e.g. for infrastructure projects), the Dak Lak PC has to report to the Prime Minister (through MONRE and MARD) for authorization. Dak Lak PC will report to the Prime Minister the proposed land conversion. PMU will ensure that necessary approval will be obtained.

6.1.2 Dak Lak Province Resettlement Policy No. 02/2010 /QD-UBND on compensation, support and resettlement when the State recovers land in Dak Lak province

In addition to the national legal documents, Provincial People's Committees have also issued regulations on compensation since the national legislation has given them the responsibility to carry out resettlement planning and implementation.

On 22 January 2010, Dak Lak People's Committee issued Decision no. 02/2010/QD-UBND regarding compensation, support and resettlement where the state acquires land in Dak Lak Province. This decision provides details for the application of compensation, assistance and eligibility regimes set out in Decree 69/2009.

6.2 ADB Safeguard Policy and Requirements

The new ADB Safeguard Policy Statement consolidates three existing safeguard policies: involuntary resettlement (IR), indigenous peoples (IP), and environment. The objectives of the IR policy are to (i) avoid involuntary resettlement, (ii) explore alternatives to avoid, (iii) restore livelihoods and (iv) improve living standards of poor and vulnerable households. The IP policy objectives are to (i) design and implement projects that fosters full respect for IP's identity, dignity, human rights, livelihoods systems, and cultural systems, and cultural uniqueness as defined by IP themselves and (ii) ensure that IPs receive culturally appropriate social and economic benefits, do not suffer adverse impacts as a result of projects, and can participate actively in projects that affect them. The policy on environment is discussed in a separate environment report.

The ADB Policy on Gender and Development (1998) adopts gender mainstreaming as a key strategy for promoting gender equity, and for ensuring that women participate in and that their needs are explicitly addressed in the decision-making process for development activities. The new safeguard policy and requirements also reiterates the importance of including gender issues in the preparation of safeguards documents at all stages to ensure that gender concerns are incorporated, including gender-specific consultation and information disclosure. This includes special attention to guarantee women's assets, property, and land-use rights and restoration/improvement of their living standards; and to ensure that women will receive project benefits. Other policies of the ADB that have bearing on resettlement planning and implementation are the (i) Public Communications Policy (2011); and (ii) Accountability Mechanism Policy (2012).

6.2.1 Project Principles

The objectives of the ADB Safeguard Policy Statement (SPS) concerning Involuntary Resettlement are to avoid or minimize the impacts on people, HH, businesses and others affected by the acquisition of land and other assets, including livelihood and income. Where resettlement is not avoidable, the overall objective of the ADB SPS is to enhance, or at least restore, the livelihoods of all AHs in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups by compensating for lost assets at replacement costs and by providing, as necessary, various forms of support.

1. The main policy principles are to:
 - a. Screen the project early on to identify past, present & future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of AHs, including a gender analysis related to resettlement impacts and risks.
 - b. Carry out meaningful consultations with affected persons, host communities, and concerned non-government organizations. Inform all Affected Households of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of Affected Households and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
 - c. Improve, or at least restore, the livelihoods of all Affected Households through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
 - d. Provide physically and economically Affected Households with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, social and economic

integration of resettled persons into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.

- e. Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas, provide them with legal and affordable access to land and resources, and in urban areas, provide them with appropriate income sources and legal and affordable access to adequate housing.
- f. Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain an equal or better income and livelihood status.
- g. Ensure that Affected Households without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
- h. Prepare a resettlement plan elaborating Affected Households' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
- i. Disclose a final resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.
- j. Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
- k. Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
- l. Monitor and assess resettlement outcomes, their impacts on the standards of living of Affected Households, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

Eligibility Policy. All AHs who are identified in the project-impacted areas by the cut-off date will be entitled to compensation for their affected assets and rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards and income-earning capacity. The cut-off date will be the date of the notice of land acquisition once the project will be formally approved.

Those who encroach into the Component area after the cut-off date will not be entitled to compensation or any other assistance. They will be given sufficient advance notice to vacate premises and dismantle affected structures prior to project implementation.

6.3 Reconciliation of Government and ADB Policy on Resettlement

The resettlement and compensation policies for the Secondary City Development Project Project are to be in accordance with ADB requirements and laws of the Government of the Socialist Republic of Vietnam. Under the ADB policy, it is a condition of funding that the Bank's requirements are met in relation to resettlement, compensation and rehabilitation to all DPs as defined in the ADB Safeguard Policy and ADB Policy on Involuntary Resettlement.

With the promulgation of Decree 197/2004/ND/CP (3/12/2004) and relevant decrees stated above, the policies and practices of the Government have become more consistent with ADB's social safeguards policies. Nonetheless, provisions and principles adopted in this Resettlement Planning Document will supersede the provisions of the relevant decrees currently in force in Viet Nam wherever a gap exists, as provided for under Decree 131/2006/ND-CP (November 2006), which regulates the

management and use of official development assistance.

It should also be noted that as per Decree 197/2004, Article 32, it states "Apart from the supports prescribed in Articles 27, 28, 29, 30 and 31 of this Decree, basing themselves on the local realities, the provincial-level People's Committee presidents shall decide on other supporting measures to stabilize life and production of persons who have land recovered; special cases shall be submitted to the Prime Minister for decision", therefore, if additional gaps not mentioned below are found during RP updating, the required assistance or support will be included in the Updated RP.

The differences between the Government's Laws and Decrees and ADB Policy with regard to resettlement and compensation, and how to address these gaps for this Project are shown in the table below.

6.4 Resettlement Framework

The resettlement and compensation policies for the Secondary Cities Development Project are to be in accordance with ADB requirements and laws of the Government of the Socialist Republic of Viet Nam. Under the ADB policy, it is a condition of funding that the Bank's requirements are met in relation to resettlement, compensation and rehabilitation to all AHs as defined in the ADB Safeguard Policy and ADB Policy on Involuntary Resettlement.

With the promulgation of Decree 197/2004/ND/CP (3/12/2004) and Decree 69 69/2009/ND-CP of 13/8/2009 and other relevant decrees stated above, the policies and practices of the Government have become more consistent with ADB's social safeguards policies. Nonetheless, provisions and principles adopted in this Resettlement Planning Document will supersede the provisions of the relevant decrees currently in force in Viet Nam wherever a gap exists, as provided for under Decree 131/2006/ND-CP (November 2006), which regulates the management and use of official development assistance.

It should also be noted that as per Decree 197/2004, Article 32, it states "Apart from the supports prescribed in Articles 27, 28, 29, 30 and 31 of this Decree, basing themselves on the local realities, the provincial-level People's Committee presidents shall decide on other supporting measures to stabilize life and production of persons who have land recovered; special cases shall be submitted to the Prime Minister for decision".

During the final workshop held in Tam Ky on 5 March 2013, representatives of Government of Viet Nam (Ministry of Planning and Investment) indicated that if gaps remain between the Government's Laws and Decrees, with regard to resettlement, and the Project resettlement policy and compensation, a resettlement framework has to be prepared and submitted to the Prime Minister for endorsement. This procedure was reconfirmed during the wrap-up meeting held in Hanoi on the 8 March 2013.

Appendix 4 presents the proposed resettlement framework. This framework will have to be submitted to the Prime Minister for endorsement in April 2013.

Table 6-1: Gaps between National Laws and ADB Policies and Gap Filling Measures

Key Issues	State Legislation	ADB Policy	Project Policy
<p>Eligibility for compensation & assistance.</p> <p>Non-titled users</p>	<ul style="list-style-type: none"> - Decree 69/2009 Article 14(1) If persons who have land recovered by the State meet conditions related to land ownership set out in Article 8 Item 1,2,3,4,5,7,9,10,11 of Decree 197/2004, they shall receive compensation; if they fail to meet all conditions for compensation, the Peoples' Committees of the provinces or centrally run cities shall consider providing such support. - Decree 69/2009/ND-CP Article 24(4): Property attached to land which falls into one of the cases prescribed in Clauses 4, 6, 7 and 10 of Article 38 of the Land Law shall not be compensated. 	<ul style="list-style-type: none"> - Those without titles to land or recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets. Improve the standards of living of the displaced poor and other vulnerable groups, including women. 	<ul style="list-style-type: none"> - Those without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets. - Improve the standards of living of the displaced poor and other vulnerable groups, including women
Unregistered businesses.	<ul style="list-style-type: none"> - Decree 69/2009, Article 20(2) states only registered businesses are eligible for assistance. When the land used by a registered economic organization, production household, business household and the business and production must be suspended, the user shall be compensated with 30% (the highest) of the after tax income in one year subject to average income in the last 3 continuous years as certified by the tax department. 	<ul style="list-style-type: none"> - In the case of economically displaced persons, regardless of whether or not they are physically displaced, the borrower/client will promptly compensate for the loss of income or livelihood sources at full replacement cost. The borrower/client will also provide assistance such as credit facilities, training, and employment opportunities so that they can improve, or at least restore, their income-earning capacity, production levels, and standards of living to pre-displacement levels. 	<ul style="list-style-type: none"> - Those who are economically displaced, but who are not formally registered (e.g. unregistered businesses, employees without labour contracts) will be assisted as appropriate to ensure that their income sources are restored to at least pre-project levels. - Improve the standards of living of the displaced poor and other vulnerable groups, including women
Definition of severe/ major impacts	<ul style="list-style-type: none"> - Decree 69/2009 (Article 20(1)) state that households directly engaged in agriculture losing 30% or more of their agricultural land are entitled to life stabilization assistance. 	<ul style="list-style-type: none"> - Physical displacement from housing, and/or loss of 10% or more of AHs' productive assets (income generating). 	<ul style="list-style-type: none"> - AHs who lose 10% or more of their agricultural land and who belong to poor and vulnerable households will be provided with assistance;
Entity that conducts the valuation of acquired assets	<ul style="list-style-type: none"> - Provincial and cities people's committee under central authority will establish specific land prices based on the principles stated in clause 1, Article 56, Land Law. - Qualified organizations may provide consultancy on land prices (Article 57, Land Law) 	<ul style="list-style-type: none"> - Qualified and experienced experts will undertake the valuation of acquired assets 	<ul style="list-style-type: none"> - A qualified appraiser will be engaged to conduct replacement cost surveys for the project which will be used as input by the CLFD for determining compensation amounts for PPC approval.

7. ENTITLEMENTS, ASSISTANCE AND BENEFITS

7.1 Entitlement Matrix

The project entitlements developed and presented in the entitlement matrix below correspond to the impacts identified during the IOL.

Entitlements adopted are based on Government Decisions, ADB Social Safeguard policies and on the Dak Lak Province resettlement policy Decision No. 02/2010 /QD-UBND on compensation, support and resettlement when the State recovers land in Dak Lak province issued on 22 January 2010

This matrix has been discussed and agreed with the Center for and Land Fund Development of BMT and the 2 PMUs, in charge of the implementation activities on behalf of Buon Ma Thuot People's Committee.

Entitlements for each type of AHs are based on the types and levels of losses. The entitlements also provide various measures aimed at providing opportunities for AHs to obtain development benefits from the project as well as assisting vulnerable AHs to improve their living standards. The Entitlement Matrix for the Project is shown in the table below.

If no other specification, the references to articles in the matrix are articles included in Decision 02/2010 of Dak Lak Province.

No	IMPACT	LEVEL OF IMPACT	ELIGIBLE PERSONS	ENTITLEMENTS	IMPLEMENTATION ISSUES
I.	LAND				
1	Productive land (agricultural, orchard land, aquaculture, garden)	<p>Marginal loss Affected Households (AHs) losing less than 10% of their total productive land (remaining unaffected portion is viable for productive use)</p> <p>Severe loss AH losing 10% and more of their total productive land (or the remaining unaffected portion is not viable for productive use)</p>	<p>a. Owners with Land Use Rights Certificate (LURC), eligible to acquire LURC according to Government regulations, or otherwise legal sale under Government regulations. 488 AHs</p>	<p>a) Cash compensation for acquired land at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification & admin. costs).</p> <p>b) AHs whose garden land/pond is located in a residential area but which is not classified as residential land are entitled in addition to the compensation of agriculture land are entitled to:</p> <ul style="list-style-type: none"> - In Urban area: if acquired land $\leq 300 \text{ m}^2$, assistance equivalent to 60% of the residential land value. If land between 300m^2 and $1,000\text{m}^2$ assistance equivalent to 50%. If land between $1,000 \text{ m}^2$ and $1,500 \text{ m}^2$ assistance equivalent to 40%. - In Rural area: if acquired land $\leq 400 \text{ m}^2$, assistance equivalent to 60% of the residential land value. If land between 400m^2 and $1,000\text{m}^2$ assistance equivalent to 50%. If land between $1,000 \text{ m}^2$ and $2,000\text{m}^2$ assistance equivalent to 40% (Art, 11 (1) Decision 02/2010/QD-UBND). <p>c) AHs whose agriculture land is located in a residential area but which is not classified as residential land are entitled, in addition to the compensation of agriculture land, are entitled to:</p> <ul style="list-style-type: none"> - In Urban area: if acquired land $\leq 300 \text{ m}^2$, assistance equivalent to 50% of the residential land value. If land between 300m^2 and $1,000\text{m}^2$ assistance equivalent to 40%. If between $1,000 \text{ m}^2$ and $1,500\text{m}^2$ assistance equivalent to 30%. - In Rural area: if acquired land $\leq 400 \text{ m}^2$, assistance equivalent to 50% of the residential land value. If land between 400m^2 and $1,000\text{m}^2$ assistance equivalent to 40%. If land between $1,000 \text{ m}^2$ and $2,000\text{m}^2$ assistance equivalent to 30% (Art 11 (2) Decision 02/2010/QD-UBND). <p>d) Allowance of occupation change and job training equivalent to 2 times the PPC compensation rate per m^2 for the area acquired (art. 12 (1) Decision 02/2010/QD-UBND).</p> <p>e) For non-land affected assets, see item II below.</p> <p>f) For assistance due to severe loss, see item III.2 below</p>	<ul style="list-style-type: none"> - If the area of the remaining land to be acquired is not viable ($< 500 \text{ m}^2$ for rural area-, and $<150\text{-}200 \text{ m}^2$ for urban area) and if the AH so agrees, then the remaining portion of land will be acquired according to the project's compensation/ assistance regime. - AHs are obliged to pay pre-existing outstanding financial obligations to the state related to affected land; - Area of agricultural land for allowance is not exceeding limit of land allocated in the locality
	Productive land (agricultural, orchard land, aquaculture,		<p>b. User with lease or temporary right 0 AH</p>	<p>a) No compensation for land.</p> <p>b) HH who lease:</p> <ul style="list-style-type: none"> - agricultural land will receive an allowance equivalent to 40% of the value of agriculture land of the same type; - fish ponds will receive an allowance equivalent to 30% of the 	

	garden)			<p>value of fish ponds of the same type;</p> <ul style="list-style-type: none"> - forest land will receive an allowance equivalent to 20% of the value of forest land of the same type (Art. 10 (3) Decision 02/2010/QD-UBND) <p>c) For non-land affected assets, see item II below.</p> <p>d) For allowances due to severe loss, see item III and IV below</p>	
			<p>c. Non-titled user not eligible to become legalized. 0 AH</p>	<p>a) No compensation for land.</p> <p>b) Compensation for non-land assets (crops trees structures) See item II below.</p> <p>c) For allowances due to severe loss, see item III and IV below</p>	<p>- If AH is directly engaged in agriculture and the main source of income is from agriculture HH will be supported for an amount not exceeding 30% of the value of the agriculture land of the same type. (Art 14 (3) Decision 02)</p>
2	Residential land	Residential land with no residential structures	<p>a) Owners with LURC, or eligible to acquire LURC according to Government regulations 40 AHs</p>	<p>a) Cash compensation for the portion to be acquired permanently at replacement cost.</p>	<p>- If the area of the remaining land without structure is unviable: under: i) 40 m² for urban area ii) 80 m² for rural area and if the AH so agrees, then the remaining portion of land will be acquired according to the project's policy;</p>
			<p>a) Non-titled user not eligible to become legalized. 0 AH</p>	<p>d) No compensation for land</p> <p>e) Compensation for non-land assets (structures, crops, trees). See item II below.</p>	
		Residential land with structures where remaining land is sufficient to rebuild a house and not requiring relocation.	<p>a) Owners with LURC, or eligible to acquire LURC according to Government regulations 72 AHs</p>	<p>a) Cash compensation for the portion to be acquired permanently at replacement cost which is equivalent to current market price and free from transaction costs (e.g., taxes, certification and administration costs).</p> <p>b) For non-land Affected assets see items II below.</p>	
			<p>b) Non-titled user not eligible to become legalized. 0 AH</p>	<p>a) No compensation for land. However, situation of poor and landless AHs with no alternative accommodation will be assessed and could be offered to purchase a plot of land at the relocation site at a lower price.</p> <p>b) Compensation for non-land assets (structures, crops, trees). See item II below.</p> <p>c) Allowances as per legal land users, including transport allowance, accommodation allowance and individual relocation allowance See Item III below</p>	<p>- Where a household has multiple policy objects (i.e. special policy HH, poor HH etc.) they only enjoy the highest level of support.</p>
		Residential land with structures where	<p>a. Owners with LURC, eligible to</p>	<p>a) Cash compensation at replacement cost which is equivalent to current market price and free from transaction costs (e.g.,</p>	<p>- Where extended families jointly reside on the same acquired lot and</p>

		remaining land is insufficient to rebuild a house.	acquire LURC according to Government regulations, or otherwise legalizable under Government regulations 25 AHs	<p>taxes, certification and administration costs) for the lost land;</p> <p>b) AHs are entitled to purchase one plot of land in a serviced resettlement area. Every AHs relocated in a RS will receive a LURC according;</p> <p>c) Those who choose to self- relocate will receive a lot infrastructure development grant (Art. 9(1))</p> <ul style="list-style-type: none"> - VND 90,000,000 per HH for HH relocating in wards within Buon Ma Thuot City. - VND 60,000,000 per HH for HH relocating in communes of Buon Ma Thuot City. <p>d) AHs who are doing business on their residential land and whose business will be severely affected due to relocation will be entitled to participate in livelihood restoration programs</p> <p>e) For allowances associated with relocation of house, see item III.1 below</p>	<p>are eligible for separate HH registration books, or if there are multiple HH jointly holding the same LURC then possibility of additional resettlement lots will be assessed and could be offered for AHs to purchase.</p> <ul style="list-style-type: none"> - Resettlement site with adequate infrastructure and access to social services. - The allocation of resettlement lots will take account of the needs of extended families to be co-located. Special attention will be paid to the elderly residing separately, female headed HH and vulnerable AHs in high risk.
			b. Land users without LURC and whose land use is not legalizable. 0 AH	<p>d) No compensation for land.</p> <p>e) Entitled to participate in livelihood restoration programs.</p> <p>f) For non-land affected assets see items II below.</p> <p>g) For allowances associated with relocation of houses, see item III.1 below.</p>	<ul style="list-style-type: none"> - If AHs are using land stably when government acquired their land, do not receive compensation by insufficient of legal status AND they have not got any other place for residing, will be arranged to buy a plot of land in resettlement site.
II	NON LAND ASSETS				
1	House and other structures	House and other structures partially/totally affected.	Owner of structures regardless of tenure status. 97 AHs	<p>a) If partially affected, (i) cash compensation at replacement cost equivalent to current market prices of materials and labor without depreciation or deductions for salvaged building materials for the affected portion (art. 4 (1))and (ii) Repair compensation costs .</p> <p>b) If totally affected, cash compensation at replacement cost equivalent to current market prices of materials and labor without depreciation or deductions for salvaged building materials for the entire structure.</p> <p>c) For allowances, see item III.1 below.</p>	<ul style="list-style-type: none"> - Repair compensation costs will be determined by CLFD following PPC Regulation.
		Graves	Owner of grave 36 AHs	<p>a) All costs of excavation, relocation and reburial will be reimbursed in cash to the affected family;</p> <p>b) Cost for removing graves at replacement costs (Art. 6) based on Article 22 of Decree 197/CP. In case if the PPC prices are not consistent, PPC to decide for each specific case.</p>	<ul style="list-style-type: none"> - For unclaimed affected graves, compensation will be given to Commune PCs to relocate these graves to a local cemetery. - Graves to be exhumed and relocated

					in culturally and spiritually sensitive manner
2	Crops, trees, and aquaculture products	Loss of or damage to assets	Owners regardless of tenure status 488 AHs	a) Cash compensation for annual crops and aqua-culture products equivalent to current market value of crops/aquaculture products at the time of compensation; b) For perennial crops trees, cash compensation at replacement cost equivalent to current market value given the type, age and productive value (future production) at the time of compensation. c) Timber trees based on diameter at breast height at current market value.	<ul style="list-style-type: none"> - APs have the right to use salvageable trees. - APs will be given 3 months' notice prior to land acquisition. - APs will receive cash compensation based on current market cost of ripened crops/fruit for any unharvest crops that were planted prior to the land acquisition announcement.
3	Public facilities	Loss of or damage to assets	Relevant agencies	a) Cash compensation to cover the cost of restoring the facilities.	<ul style="list-style-type: none"> - Relocation or re-construction of public facilities will be done with minimal disruption to public service.
III	TRANSITION ASSISTANCE AND ALLOWANCES				
1	Severe impacts due to physical displacement	Owner of Houses regardless of tenure status and who have to relocate	Severe impacts due to physical displacement 25 AHs	a) Transport allowance (Art. 8 (1) Decision 02/2010): Cash allowance sufficient for the transport of household effects to the new residences as follow. <ul style="list-style-type: none"> - HH relocating within Buon Ma Thuot City, 4 M VND/HH; - HH relocating outside Buon Ma Thuot City within Dak Lak Province: 6 M VND/HH - HH relocating to another province, 8 M VND/HH; b) Accommodation allowance (Art. 8 (3) Decision 02/2010) Accommodation allowance to support the household during the period of transition while establishing a new house to be not less than the following: <ul style="list-style-type: none"> - 1,500,000 VND/HH/month for HH living in wards within Buon Ma Thuot City; - 1,000,000 VND/HH/month for HH living in communes in suburban of Buon Ma Thuot City; - Duration will not exceed 4 months after handing over the land; 	
IV	LOSS OF INCOME/LIVELIHOOD				
1	Loss of income/livelihood due to loss of agricultural land.	HH losing 10% or more of their productive land (including garden land considered as productive land (i.e. orchards))	AHs directly farming affected land. 177 AHs	a) Life Stabilization allowance: (Art. 10 (1)) <ul style="list-style-type: none"> - 10-70% loss of productive land: Cash grant 300,000 VND (equivalent to 30kg rice) per HH member for a period of 6 months if not required to relocate and for a period of 12 months if required to relocate. if HH move to locality with difficult socio-economic conditions will receive an allowance of 24 months; 	AHs not eligible for compensation of affected agricultural land will be entitled to stabilization allowance and income restoration program.

				<ul style="list-style-type: none"> - 70-100% loss of productive land: Cash grant of 300,000 VND (equivalent to 30kg rice) per HH member for a period of 12 months if not required to relocate and for a period of 24 months if required to relocate. if HH move to locality with difficult socio-economic conditions will receive an allowance of 36 months; b) Non-farm activity (Art. 10 (2)). For HH who want to stat non-farm activity, assistance equal to a plot of residential land OR a plot of non-agricultural land. c) Training (Art. 10 (2)) APs who wants to follow trainings, have to register at the Vocational Training Center of the City. The Project will pay the training fees directly to APs based on receipt but not exceed to VND 3,000,000/course (not exceed to 3 members/households). d) In case APs don't want to follow trainings, they will receive an allowance of VND 2,000,000 for each HH member in labour age, men from 16 to 60 years old, and women from 16 to 55 years old, but not exceed VND 4,000,000 per HH. 	
2	Loss of Income/ livelihood due to relocation of business (registered and unregistered).	Severe impacts on businesses	AHs losing business Income 4 AHs registered 0 AH non registered	<p>a) Business stabilization allowance Article 10 (2): For registered businesses: cash assistance equivalent to 30% (of 1 year after tax income, calculated according to the average level of the previous three years certified by the tax office.</p> <p>b) AHs who are doing business on their residential land and whose business will be severely affected due to relocation will be entitled to participate in livelihood restoration programs.</p>	<p>Affected business owners may nominate a family member of working age to participate in vocational training in lieu of them.</p> <p>Assistance to non-registered business will be established by PPC at the time of detailed design.</p>
			Employees losing their job in affected businesses. 0 AH	<ul style="list-style-type: none"> - Stabilization allowance Employees with labor contracts employed by registered businesses will be compensated in accordance with item 3, Art 62 (3) of the Labor Law) - The support amount will be at least 3 months' salary; if the shut-down time is longer than 3 months, the support amount will be maximum of 6 months' salary. 	The shut-down salary will be calculated based on the salary registered with the authorized office; includes the grade salary, function salary and allowance (if any). In case, the salary sheet is not registered yet, the support will be in accordance with the last payroll before the land acquisition.
V	SPECIAL ASSISTANCE				
1	Higher risks of impoverishment/hardship due to loss of resource base/ relocation.	Loss of land and non-land assets and Relocation.	Affected vulnerable groups regardless of severity of impacts 26 AHs	<p>a) Special allowance (Art. 13 (1,2,3 &4))</p> <ul style="list-style-type: none"> - Vulnerable HH will receive cash allowance as follow: <ul style="list-style-type: none"> - Cash assistance of 3 M VND for HH who have to relocate; - If HH is engaged in agriculture, cash assistance of 2M VND/HH - If AP follows training course, cash assistance of 3M VND/pers 	.

				b) Entitled to participate to the income restoration program (IRP)	
			Relocating families categorized as "Special Policy HH" 0 AH	a) Special support policy (Art. 13(2)) - HH will receive VND 2.0 M/HH	
2	Bonus to move on time	Loss of land	All AHs with affected land & assets 632 AHs	a) Bonus to move on time (Art. 14 (1)) - Households who have their house totally or partially demolished will receive 5 M VND/HH - Households who are losing secondary structures or trees will receive from 2 M to 3 M VND/HH - Households who are losing other assets with value between 15 and 30 M VND will receive 1 M VND/HH	
VI	Temporary impacts				
	Temporary impacts during construction	Temporary loss	Land users regardless of tenure status	a) Cash compensation for structures/fixed assets, crops, trees affected during construction as stated in Items II above. b) Full restoration of affected land to pre-impact conditions	

Table 7-1: Entitlement Matrix

8. RELOCATION

8.1 Relocation Options

Relocating households will be paid in cash for their land and houses and other fixed assets. They are also provided two options for relocation. First, AHs have the option of self-relocation where AHs arrange their own relocation utilizing the compensation and lump sum grant for lot development. Second, AHs have the option to purchase a plot of land in a fully serviced Resettlement Site (RS). HHs are responsible to build their house on the allocated plot.

According to the IOL data, 25 households will have to relocate. During consultations with affected households most of them expressed the desire the rebuild on unaffected portions of their agricultural land, if possible. If remaining land will no longer be viable, then they would prefer for assisted resettlement in the form of a residential lot at a resettlement site.

The implementation of assisted resettlement will need to be cognizant of the disruptive social impact of relocation by minimizing social dislocation as much as possible. The needs and preferences of AHs to be co-located with others in their social network such as kin and neighbors will be accommodated within site allocation arrangements as much as possible. The practice of “drawing lots” to allocate resettlement lots randomly is to be applied as a last resort rather than a default measure.

8.2 Resettlement Sites

- **Characteristics of Resettlement Sites**

Three Resettlement Sites (RS) have been identified for the project. Two RS are located in Thanh Nhat Ward and the other one in Ea Tam Ward. Table 8.1 presents the main characteristics of these RS and Figure 8.1 indicates the location of these RS.

We should note that these RS have not been planned for the project, they are existing RS within Buon Ma Thuot City. Buon Ma Thuot City PC is the owner of these RS.

There are enough available plots in these RS to accommodate the relocated HH under the Tran Quy Cap and Mai Thi Luu Roads projects. However the situation of the RS (availability of plots and adequacy of services) will be reassessed during RP updating. No RS was planned for the landfill site as only one HH will need to relocate.

The RS in Thanh Nhat ward are well located near to the urban center and 4 to 10 km from the sub-components area. The Ea Tam RS is located closer to the two roads (1.5 to 5 km). Two of these RS (Ea Tam and Then Nhat no. 1.4 & 1.5) are already fully serviced (water pipes and sewage from existing city network, electricity from national network, sewage system). Thanh Nhat Ward RS no. 7.5 & 7.24 is at the planning stage.

Relocating HHs could move to the RS only when all the planned services (water piped, sewage, electricity) will be installed in the site and ready to use. The Project will not allow temporary arrangements (staging areas) wherein relocating HHs will have to relocate temporarily and get rental allowance while the RS is being completed.

To get a plot of land in a RS, relocating HHs have to pay a land use fee. At the time of DMS, the Buon Ma Thuot City PC will inform the relocated HH of the land use fee in the RS. Relocated HH could make their choice between relocation in a serviced RS and individual relocation. It is expected that land use fee will be close to compensated rates for lost land by relocated HH.

No consultation was conducted with host communities because the RS already exist or

planned. Community in RS is formed of recent relocated HH coming from different part of the City; RS are also located in urban area and not isolated communities. They are aware of the RS plots will be allocated to people like them requiring relocation from the projects. Therefore no impact is anticipated on host communities. During RP updating, when the situation of RS will be reassessed, consultation with host communities will be conducted.

	Ea Tam ward RS	Thanh Nhat Ward 1.4 & 1.5 RS	Thanh Nhat Ward 7.5 & 7.24 RS
Distance from affected area	- 1.5 to 5 km from Tran Quy Cap and Mai Thi Luu roads.	- 7 to 10 km from Tran Quy Cap and Mai Thi Luu roads.	- 3.5 to 7 km from Tran Quy Cap and Mai Thi Luu roads
Status	- Existing RS planned for other local projects; - Extension of services (water piped network, sewage, electricity) already in place in the RS	- RS nearly completed (sewage and water supply network under construction) - All other services already in place	- Design stage - Construction expected to start in 2 nd quarter 2013
Owner	- BMT City People's Committee	- BMT City People's Committee	- BMT City People's Committee
Number of plots/size	- 3 ha - 100 plots (100 m ² each)	- 3.5 ha - 130 plots (100 m ² each)	- 3.1 ha - 129 plots (100 m ² each)

Table 8-1: Characteristics of Buon Ma Thuot City Resettlement Sites

entitlement matrix and summarized in the table below. It was confirmed by local authorities (Center for Land Fund Development) that such measures have been applied for other project. In particular, due to the disponibility of land in BMT, non-agriculture plots have been given to affected farmers.

Affected Livelihood	Income Restoration Measures
All Farmers	Stabilisation allowance (income support) for 6-24 months (cash allowance)
All Farmers	Career change allowance, equivalent to 2 times the PPC compensation rate per m ² for agriculture land (cash allowance)
Farmers who are losing 30% or more of their productive land	For HH who want to start non- farm activity, assistance equal to a plot of residential land OR a plot of non-agricultural land.
	APs who want to follow trainings have to register at the Vocational Training Center of the City. The Project will pay the training fees directly to APs based on receipt but not exceed to VND 3,000,000/course (not exceed to 3 members/households). In case APs don't want to follow trainings, they will receive an allowance of VND 2,000,000 for each HH member in labour age, men from 16 to 60 years old, and women from 16 to 55 years old, but not exceed VND 4,000,000 per HH.
Affected businesses	Compensation for lost income (cash allowance)
Affected employees	Compensation for 6 months lost income
Vulnerable	Special assistance (cash allowance from 2 to 3 M VND/HH)

**Table 9-1: Income Restoration Measures already included
In the Project Resettlement Policy**

It is proposed to extend these measures to relocated business and vulnerable.

Cash assistance, as described above, does not necessarily lead to stabilization of AHs. Therefore the implementation of an Income Restoration Program (IRP) is necessary. The IRP aims to provide supplemental assistance to severely affected HH and vulnerable, enhancing opportunities for them to improve incomes through training and provision of inputs.

Given the other programs implemented in Viet Nam which resulted to some success (Loan No. 2451-VIE: Ho Chi Minh City-Long Thanh-Dau Giay Expressway Project, ADB Funded) it is essential that the Project designs a suitable and sustainable IRP for the AHs.

The IRP will be prepared during the detailed design phase. The AHs entitled to the IRP are the following:

- **Severely affected HHs (SAHs).** (i) HHs who are losing 10% or more of their productive land and their main source of income is from agriculture and (ii) HHs who conduct business or any other income generating activity in their house and the HHs have to be relocated.

- **Vulnerable Households:** People on account of their position in society and/or their physical and economic situation are less capable of re-establishing themselves than the others and, therefore, face greater risks of hardship or impoverishment.

The overall objective of the IRP is to stabilize the livelihood activities and sources of income of participants by focusing on diversified activities to bring immediate income such that they will be able to produce for their basic needs and long-term livelihood management capacity.

In Buon Ma Thuot City, because important IRP measures are already in place in Dak Lak province, only agriculture activities will be offered. Dak Lak has already a training program free of charge for severely affected HH and also provides plots of land for non-farm activities (see Table 9.1).

It is proposed that the IRP will be implemented by the Buon Ma Thuot City Agriculture Extension Services Centre under the Department of Agriculture and Rural Department (for agriculture activities).

It is proposed that during detailed design, the project implementation supervision consultants (PISC) will meet the above stakeholders to agree on the activities to be proposed and on a budget. A Memorandum of Understanding (MOU) will then be prepared and signed by PMU and stakeholders.

It is also proposed that a Detailed Needs Assessment (DNA) will be conducted among beneficiaries. The purpose of the DNA is to establish household's preference for income restoration activities. The type of training, of agriculture activities will be determined for each HH. The results will constitute the basis for the implementation of the IRP.

9.2 Agriculture Program

A number of agricultural extension models should be designed in collaboration with the Farmers' Union and the Agricultural Extension Center during detailed design. It could include the following activities:

- Cow-raising, pig-breeding, frog-raising, duck/chicken-raising;
- Planning mushroom and Japan purple eggplants.
- Aquaculture: shrimp; fish; eel

In order to reduce risk of failure for affected household, only agricultural activities with great chance of success will be proposed. Proposed activities should be with minimum risk (favourable market conditions, few risk of disease etc.) and with short generating income (1 or 2 years maximum).

Beneficiaries will receive input in kind only (i.e. animals); no cash will be given to beneficiaries. Beneficiaries will also receive training and follow-up to be conducted by various stakeholders.

The Agriculture Extension Centre (AEC) of Buon Ma Thuot City will be the main stakeholder and will be in charge of the implementation of the agricultural program. AEC is present at the city level and provides training and veterinary services to farmers. AEC is under the Provincial Department of Agriculture and Rural Development. Under the project, AEC will provide the technical follow-up of participants. Veterinary services will be required when necessary. All these services will be free of charge for the participants.

9.3 Budget

Based on IOL data, the total number of beneficiaries is 192, as presented in the table below.

Type of Beneficiaries	Number of HH
HH Losing \geq 10% of their productive land	176
Relocated business	2
Vulnerable ³	14
TOTAL	192

Table 9-2: Estimated Number of IRP Beneficiaries

The total cost estimate for the Income Restoration Program in Buon Ma Thuot City **5 170 880 000 VND** equivalent **to 248 600 USD**. The detailed costs estimates are presented in Appendix 6.

³ Only poor and female headed HH have been included in the IRP. Disabled head of HH and elderly will be provided other type of assistance.

10. RESETTLEMENT BUDGET

10.1 Budget Preparation

The resettlement budget has been prepared in close collaboration with the two PMUs and the CLFD. As only a preliminary engineering design is available at this point, no Replacement Cost Survey (RCS) was conducted.

The budget was prepared based on measurement on cadastral maps for land and structures and on IOL results.

During the detailed design phase, the Dak Lak PPC will hire a private appraiser, external and independent to the implementation institutions, to carry out replacement cost survey for land and non-land assets. The said appraiser will undertake its activity in parallel with the DMS. The RCS report will be submitted to the PMUs, PPC and Project Implementation Support Consultant (ISC). The compensation rates, based on the RCS, will have to be approved by the Dak Lak PPC. These rates will serve as compensation rates for the project sub-components.

Dak Lak PPC will be responsible for channeling funds for the compensation for land acquisition and resettlement to the Buon Ma Thuot CLFDs who will be responsible for making payments directly to AHs with respect to land, crops, trees, and any allowances.

Funds for compensation and implementation of the plan will be from DAKWACO and Dak Lak Province as counterpart fund.

10.2 Compensation rates

10.2.1 Compensation rates for residential land

The Dak Lak PPC issued Decision No 01/2012/QD-UBND of the Dak Lak PPC dated 12 January 2012 promulgating land rates in Dak Lak province. The different compensation rates for various types of land along the sub-project area are presented in the Table below.

The PPC rates are used here for cost estimates since 2012 PPC rates for residential land are high and correspond to market rates and so are used as proxies here.

Location	Residential land	Rates Used for Costs estimates
Mai Thi Luu (from Ywang to the end)	2,500,000 VND/m ²	2,500,000 VND/m ²
Tran Quy Cap		
▪ From Y Nue - Ea Tam Electricity Plant	3,000,000 VND/m ²	3,000,000 VND/m ²
▪ Ea Tam Electricity Plant – Bridge 7	2,500,000 VND/m ²	2,500,000 VND/m ²
▪ Bridge 7 – Nguyen Van Cu road	3,500,000 VND/m ²	3,500,000 VND/m ²
Hoa Phu Commune		

Table 10-1: Compensation Rates for Residential Land

10.2.2 Compensation for Agriculture Land located in Residential land

Mai Thi Luu road is located in an area under development where agriculture land is adjacent to residential land. According to the master plan, the agriculture land is also planned for non-agriculture development. Based on Quang Nam PPC regulations, the value of agriculture land has to be based on the value of adjacent residential land.

Based on the regulation (see entitlement matrix item I, 1 c), in urban area, if the affected land is under 300 m², the assistance is equivalent to 50% of the residential land value. If the affected land is between 300 m² and 1,000 m², the assistance is equivalent to 40%. If the affected land is between 1,000 m² and 1,500m², the assistance is equivalent to 30 %.

For budget purpose, the compensation rate applied along Mai Thi Luu Road is the average price of residential land of 3 sections: (i) section of Mai Thi Luu Road: 2,500,000 VND/m²; (ii) section from Mai Thi Luu Road crossing the Nue Y : 1,500,000 VND/m²; (iii) section from MTL crossing the road No. 19 May: 700,000 VND/m². Thus, the average price of land is: $(2,500,000 + 1,500,000 + 700,000) : 3 = 1,566,666 \text{ VND/m}^2$.

Therefore the compensation rates used for budget purpose, based on the area of land affected, are the following:

- 50% of 1,566,666 VND/m² = 783,333 VND/m²;
- 40% of 1,566,666 VND/m² = 626,666 VND/m²;
- 30% of 1,566,666 VND/m² = 470,000 VND/m²;

Location	Agriculture land adjacent to Residential land	Rates Used for Costs estimates
Mai Thi Luu Road	470,000 VND/m ² to 783,333 VND/m ²	470,000 VND/m ² to 783,333 VND/m ²
Tran Quy Cap Road	-	-

Table 10-2: Compensation Rates for Agriculture Land Adjacent to Residential Land

10.2.3 Compensation for Agriculture Land

Affected HH losing agriculture land, in addition to the compensation rates for agriculture land, receive an additional allowance of 2 times this compensation rates. Therefore, AHs receive 3 times the compensation rates for agriculture land. The compensation rates are found sufficient.

Location	Agricultural land	Compensation rates used	Allowance for career change (2 times PPC rates)	Total compensation
Mai Thi Luu	40,000 VND/m ²	40,000 VND/m ²	80,000 VND/m ²	120,000 VND/m ²
Tran Quy Cap	40,000 VND/m ²	40,000 VND/m ²	80,000 VND/m ²	120,000 VND/m ²
Hoa Phu Commune	20,000 VND/m ²	20,000 VND/m ²	40,000 VND/m ²	60,000 VND/m ²

Table 10-3: Compensation Rates for Agriculture Land

10.2.4 Compensation rates for trees, crops and structures

Dak Lak PPC also issued Decision No 01/2011/QD-UBND dated 7 January 2011 regulating compensation rates for crops and plants upon land acquisition. Compensation rate for tree of Category III is 104,900 VND/tree. These prices apply throughout Dak Lak Province. These prices correspond to market rates and so are used as proxies here.

Crops and plants	Description	Rates (dong/tree)
Coffee (depending on types of trees: A,B,C)	Coffee with seeds collected from 1 – 3 years	68,000-134,600
	Coffee with seeds collected from 4 – 5 years	80,500-161,000
	Coffee with seeds collected from 6 – 25 years	97,000-193,000
	Coffee with seeds collected from 26 – 30 years	80,500-161,000
Pepper (depending on types of trees: A,B,C)	1 year	29,000-97,500
	2 years	41,500-136,000
	Pepper for business from 1-2 years	53,000-175,000
	Pepper for business from 3 years and more	70,000-234,000
Cashew (depending on types of trees: A,B,C)	New plant to under 12 months	10,000-35,000
	1 year	28,000-93,500
	2 years	35,000-117,000
	Cashew for business (1 year)	63,000-200,000
	Cashew for business (2 year)	84,000-280,000
	Cashew for business (3 year and more)	118,000-396,000
Others (corn, beans etc)	In harvesting	Generally increased

Table 10-4: Compensation Rates for Crops and plants in the Project Area

10.2.5 Adjustment for Inflation

The rates for compensation and cash entitlements for rehabilitation as well as allowances payable to APs will be adjusted annually, based on the current annual inflation rate. The PMU, with the Dak Lak PPC, will determine the annual inflation rates and all cash entitlements.

10.2.6 Cost estimates

Cost estimates for the SCDP in Buon Ma Thuot City is **178 414 097 517 VND** equivalent to **8 578 912 USD** (see Table below). The funds will be provided from Viet Nam Government budget. Detailed costs are presented in Appendix 6.

Management fee used (2%) is based on the decree 197/CP⁴ which is usually used for all international donor projects. The Center for land development is a mainstreamed agency within the PPC which has already an established implementation staff and resources to effectively implement the RP and hence the management fee of 2% is usually a sufficient budget.

⁴ Article 48 of Decree 197/CP stated “A fund to ensure the implementation of compensation, assistance and resettlement is established so as not to exceed 2% of the total budget for compensation and resettlement of the project”.

Sub-Component		Land	Houses	Crops	Allowances	TOTAL	
BUON MA THUOT						VND	USD
1	Tran Quy Cap Road (RoW 24 m)	58 872 198 600	4 664 729 200	1 907 612 000	946 000 000	66 390 539 800	3 191 853
2	Mai Thi Luu Road	34 518 062 000	10 674 175 000	1 089 519 500	1 102 000 000	47 383 756 500	2 278 065
3	Landfill site (51.7 ha)	10 338 027 000	265 965 000	4 093 848 000	25 510 054 000	40 207 894 000	1 933 072
4	Sub-Total 1+2+3	103 728 287 600	15 604 869 200	7 090 979 500	27 558 054 000	153 982 190 300	7 402 990
5	Management Fees 2%					3 079 643 806	148 060
6	Sub-Total 5+6					157 061 834 106	7 551 050
7	Income Restoration Program					5 132 800 000	247 961
8	Sub-Total 6+7					162 194 634 106	7 799 011
9	Contingencies 10%					16 219 463 411	779 901
10	GRAND-TOTAL					178 414 097 517	8 578 912

Table 10.2.6-1: Costs Estimates for Buon Ma Thuot City

11. INSTITUTIONAL ARRANGEMENT

11.1 Provincial People's Committee of Dak Lak Province

The Provincial People's Committee (PPC) of Dak Lak Province is the executing agency (EA) and will oversee all subproject activities including the implementation of RPs. The Dak Lak PPC will have to endorse the RP. The Dak Lak PPC could also delegate such endorsement to the Buon Ma Thuot City PC.

A Project Steering Committee (PSC) is already operating in Buon Ma Thuot City and is headed by the PPC Vice Chairman, and includes representatives of provincial and city government agencies. The PSC will continue to coordinate the implementation of the Project and provide policy guidance. The PSC will be chaired by the PPC Vice Chairman, and will normally include representatives from the following organizations: (i) Department of Construction (DOC); (ii) Department of Planning and Investment (DPI); (iii) Department of Finance (DOF); (iv) Department of Natural Resources and Environment (DONRE); (v) Provincial and/or City Women's Union (WU); (vi) Chairman or Vice Chairman of the concerned Project City, and (vii) other agencies or entities that may be recommended by the PPC, for instance in Buon Ma Thuot this must include DAKURENCO.

The PSCs will continue to assist the PPCs by: (i) monitoring Project implementation; (ii) making decisions related to Project implementation within the power of the local authorities; (iii) approving Project documents related to, for example, resettlement plans procurement plans, and bidding and contract documents; and (iv) coordinating relevant agencies of the provinces and the PMU in the project implementation process

11.2 Buon Ma Thuot City People's Committee

The Buon Ma Thuot City People's Committee (PPC) is the implementing agency (IA) and will oversee all subproject activities including the implementation of the RP. If PPC delegates the endorsement responsibility to the Buon Ma Thuot City PC, the CPC will be responsible for endorsement of the RP.

11.3 Project Management Units (PMUs)

Two Project Management Units (PMUs) have been established within the existing institutional structures in Buon Ma Thuot City. Buon Ma Thuot City PMU is the Implementing Agency (IA) for the Mai Thi Luu Road sub-component, while the Dak Lak Urban Environmental Company (DAKURENCO) is the IA for the landfill site and the Tran Quy Cap road sub-components. Both PMUs will manage the implementation of each of their sub-components.

The functions of the PMUs include: (i) monitoring and coordinating all Project activities in sub-project cities; (ii) supervising the consultants responsible for design, preparation of tender documents, construction supervision, and other activities; (iii) preparing bid plans, work plans, and annual budget plans; (iv) managing the prequalification of contractors, bid evaluations, bid awarding and contract signing; (v) site compensation and clearance; (vi) supervising work plans and ensuring quality control of work carried out by contractors and Implementation Support Consultant (ISC) (vii) supervising and monitoring project-related resettlement and environmental activities; and (viii) preparing periodic project progress and annual reports for submission to the PPC.

Related to resettlement, PMU will work closely with local administrative authorities, regarding resettlement planning and implementation. Together with the ISC, the PMU will provide technical plans, designs and project activities and schedule of the proposed project in order for all parties to identify and minimize the potential effects on land and people and to make sure

that all RP activities are properly addressed and implemented prior to construction activities. The PMU will be responsible for the preparation of quarterly resettlement progress reports.

11.4 Centre for Land Fund Development of Buon Ma Thuot City

A new resettlement organization, the Center for Land Fund Development (CLFD), was established at the provincial and district level. Since 2010⁵, the CLFDs have been given more responsibilities. CLFD at the provincial level are under DONRE while at the district/City level they are under the District/City People's Committees.

In Buon Ma Thuot City, the Centre for Land Fund Development (CLFD) is established under the Buon Ma Thuot City People's Committee and has the mandate to implement all resettlement related activities.

For this project, the Buon Ma Thuot City CLFD has been assigned to work directly with PMUs to prepare and implement the resettlement plan with other relevant institutions. The CLFD will oversee the implementation of the DMS and establish a database of AHs, impacts on property and livelihoods, as well as compensation, assistance and allowances.

Specific to the Project, the CLFD will execute the following tasks:

- a) Issue Notice of Land Acquisition when the project will be formally approved;
- b) Inform AHs about Detailed Measurement Survey process;
- c) Conduct Detailed Measurement Survey;
- d) Prepare AHs database;
- e) Prepare compensation plans in line with resettlement plans;
- f) Prepare individual "AH Compensation Forms" which detail all types of losses with its corresponding established compensation rates. This will also include all types of relocation and rehabilitation assistance.
- g) Inform AHs regarding payment schedule at least two (2) weeks in advance.
- h) Present proposed compensation amounts to AHs and explain in detail the AH's rights and entitlements based on Project policies and explain how compensation amounts were calculated.
- i) If compensation payments are acceptable to AHs, process payment and inform AHs of exact date of release of payment.
- j) Effect compensation payment. Copies of compensation payment documents will be provided to AHs. Copies will also be provided to the Implementation and Support Consultants and external agency for monitoring and reporting.
- k) Review grievances in consultation with main stakeholders and HH who raised grievances. Submit recommendation to solve grievance to District and Province PC;
- l) Prepare and update regularly a database and lists of AHs, including information regarding disbursement dates for monitoring purposes.

11.5 Local Administrative Authorities (District, Communes/Ward)

The concerned local administrative authorities at district and commune level play an important role in the planning and implementation of resettlement-related activities. Their roles and responsibilities are to:

- Coordinate and work closely with the concerned stakeholders in relation to the conduct of

⁵ Circular No 01/2010/TTLT-BTNMT-BNV-BTC Guiding the functions, tasks, powers, organizational structure and financial mechanism of land fund development organizations

- consultation, census and DMS and other resettlement-related activities;
- Act as grievance officers and ensure that grievance are resolved;
- Assist AHs during the negotiation and compensation process;
- Involve the local-based organizations to carry out the RP activities;
- Certify the list of AHs and sign compensation documents; and
- Monitor and register new settlers in the area. The local authorities will be responsible for informing residents and new settlers not to construct houses/structures in the areas where there will be improvement/ construction.

11.6 Local Mass Organisations

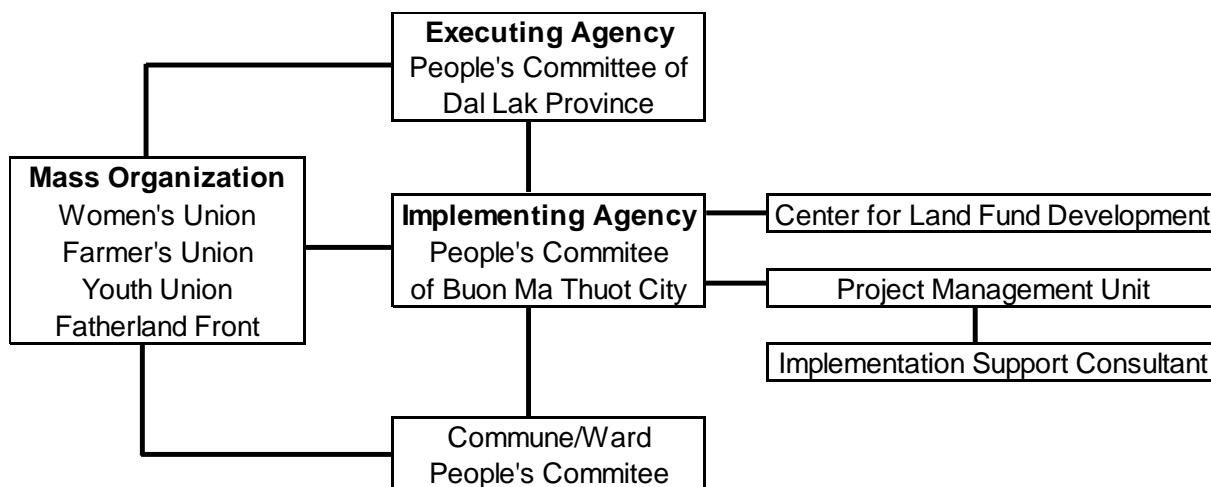
Mass organizations relevant to the various AH profiles, needs and impacts will participate in the development and implementation of assistance measures for AHs. Mass organizations in Viet Nam are types of community based organizations. Such organizations would include the Fatherland Front, Women's Union, Farmer's Union and other relevant organizations.

11.7 Implementation Support Consultants

The Implementation Support Consultant (ISC) will include one international resettlement specialist and two local resettlement specialists, to assist and supervise all social and resettlement- related activities. Their responsibilities include the following:

- a) Work closely with PMUs, Centre for Land Fund Development, local authorities at all levels on all resettlement-related activities;
- b) Assist in the conduct of the information campaigns, public consultation and community participation;
- c) Assist in the verification of census, inventory of losses and detailed measurement survey activities;
- d) Check the accuracy of the AH database prepared and provide improvements if necessary;
- e) Assist in the preparation of an updated RP;
- f) Assist and improve, if necessary, procedures for the coordination of resettlement and compensation activities;
- g) Ensure that grievances are addressed promptly and properly and that grievance redress mechanism is functioning well;
- h) Provide necessary training on grievance if needed;
- i) Establish and implement liaison mechanisms to ensure proper technical and logistical support to PMUs, local administrative authorities, resettlement committees and concerned government departments;
- j) Establish and implement procedures for ongoing internal monitoring;
- k) Design and deliver capacity development activities for all relevant agencies, as needed, in the areas of ADB resettlement policy; participation and communication; gender and development; and livelihood restoration.

Terms of reference for the Implementation Support Consultant are presented in Appendix 5. Implementation arrangements are summarized in the diagram below



12. IMPLEMENTATION SCHEDULE

12.1 Conduct of Detailed Measurement Survey

The conduct of the updated Census and Detailed Measurement Survey (DMS) will be undertaken, following final design, by the Buon Ma Thuot CLFD. The DMS data, together with the result of the replacement cost study as reviewed and approved by the EA, will be the basis of preparation of the Compensation Plan.

At the time of DMS activities, all AHs are required to submit copies of LURCs or any legal papers to assist RC in the preparation of the Compensation Plan. All DMS forms are to be reviewed and signed by AHs. AHs will be informed of their right to note any objections to the DMS assessment on the form.

The DMS will be conducted with the participation of AHs. The official list of AHs, their losses, and corresponding payments due will be disclosed to the affected people.

Any disagreement on the DMS and Compensation Plan will not be signed by the respective AH until it is resolved either through direct discussion with relevant agency or following the grievance redress process.

A new socio-economic survey will be carried out if RP updating does not commence within two years as demographic and socio-economic factors may change significantly. It will cover 10% of severely affected households.

During the DMS, data collection will incorporate criteria to identify vulnerable persons beyond those who fall below the official poverty level. Such other vulnerable groups would include female headed households (especially those with high dependency ratios, those with low incomes and those whose livelihoods are affected), elderly residing alone, disabled and landless households.

12.2 Conduct of Replacement Cost Study

In accordance with ADB Safeguard Policy Statement, “the rate of compensation for acquired housing, land and other assets will be calculated at full replacement costs”.

A private appraiser, external and independent to the implementation institutions, will be engaged by the EA to carry out replacement cost survey for land and non-land assets. The said appraiser will undertake its activity in parallel with the DMS activities. The RCS report will be submitted to the

PMU, EA and Project Implementation and Support Consultants.

12.3 Indicative Implementation Schedule

The RP will be updated following detailed project design. All resettlement activities will be coordinated with the civil works schedule. Land acquisition and relocation of affected households cannot commence until the updated RP has been reviewed and approved by ADB.

The EA will not issue/award of civil works in affected sites until all resettlement activities have been satisfactorily completed, agreed rehabilitation assistance is in place, and that the site is free of all encumbrances. It is estimated that compensation and relocation of households will be completed in the first two years of project implementation.

Project Activities	Start	End
Endorsement of Resettlement Framework by Prime Minister	2 nd Quarter 2013	
Detailed Design Phase		
Recruit Design Consultant	3 rd Quarter 2013	4 th Quarter 2013
Recruit Implementation Support Consultant (resettlement)	4 th Quarter 2013	2017
Detailed Design	4 th Quarter 2013	3 rd Quarter 2014
Conduct DMS based on detailed design	2 nd Quarter 2014	3 rd Quarter 2014
Mobilise private appraiser to carry out replacement cost survey	4 th Quarter 2013	1 st Quarter 2014
Prepare Updated RP	1 st Quarter 2014	3 rd Quarter 2014
Consult AHs on project impact, entitlements and final options	2 nd Quarter 2014	2 nd Quarter 2014
Submit RP to ADB for review and concurrence	3 rd Quarter 2014	3 rd Quarter 2014
Disclose approved Updated RP to AHs and Uploading on ADB website	3 rd Quarter 2014	
Engage external monitor	2 nd Quarter 2014	4 th Quarter 2017
Submission of internal and external monitoring reports	Quarterly	Quarterly
Disbursement of Compensation and Payment to AHs	4 th Quarter 2014	1 st Quarter 2015
Relocation of AHs and Clearing of land	1 st Quarter 2015	
Construction Phase		
Implementation of Income Restoration Measures/ Programs	2 nd Quarter 2015	2017
Submission of internal and external monitoring report	Quarterly	Quarterly
ADB review and approval of RP implementation and confirmation of "No Objection" for Notice of Possession of Site to Civil Works Contractor	1 st Quarter 2015	

Start of Civil Work	2 nd Quarter 2015	2018
Closure of Cu Ebur Dumpsite	2 nd Quarter 2017	2019

Table 12-1: Implementation Schedule

13. MONITORING AND REPORTING

13.1 Internal Monitoring

PMUs are directly responsible for internal monitoring of RP implementation. In particular, PMUs with assistance from the Project Implementation and Support Consultants will supervise and manage monitoring of resettlement activities and implementation arrangements.

PMUs will provide quarterly reports to ADB. PMUs will ensure that the reports of the Project Implementation and Support Consultants include in their progress reports, the status of the resettlement plan implementation, information on location and numbers of people affected, compensation amounts paid by item, and assistance provided to AHs.

The objectives of the monitoring program are (i) to ensure that the standard of living of AHs are restored or improved; (ii) to monitor whether the overall project and resettlement objectives are being met; (iii) to assess if rehabilitation measures and compensation are sufficient; (iv) to identify problems and risks; and (v) to identify measures to mitigate problems.

The range of activities and issues that need to be recorded and verified, include:

- Compensation, allowance payments and delivery of assistance measures;
- Re-establishment of AH settlements and business enterprises;
- Reaction of AHs, in particular, to resettlement and compensation packages; and
- Re-establishment/improvement of income levels.

The principal indicators for internal monitoring of resettlement activities include the following:

- Timely and complete disbursement of compensation to AHs according to the compensation policy agreed in the RP;
- Timely and complete delivery of relocation, income restoration and rehabilitation allowances and measures;
- Allocation of replacement land and development of individual and/or group resettlement sites and infrastructure;
- Public information dissemination and consultation procedures;
- Adherence to grievance procedures and identification of outstanding issues that require further attention and resolution;
- Adequacy of Resettlement Sites;
- Attention given to the priorities of AHs regarding the options offered;
- Completion of resettlement activities required before the award of civil works contracts.
- Participation of poor and vulnerable HH throughout the process;
- Restoration and improvement of socioeconomic conditions of AHs;

On a quarterly basis, PMUs will prepare a resettlement monitoring report for their own sub-component. The report will be submitted to PCC and ADB. The scope of the report will include:

- The number of AHs by category of impact, district, commune and village, and the status of compensation payments, AH relocation and income restoration measures for each category; (ii) The status of disbursement of cash and allocation of replacement land and housing.
- The amount of funds allocated and disbursed for a) resettlement program operations and

- b) compensation, assistance and resettlement activities.
- The activities, levels of participation, outcomes and issues of the Information Dissemination and Consultation Program.
- The status and outcomes of complaints and grievances and any outstanding issues requiring further attention by provincial or district authorities, or ADB assistance.
- Implementation problems, including delays, lack of personnel or capacity, insufficient funds, etc.; proposed remedial measures; and, revised resettlement implementation schedule.

13.2 External Monitoring and Evaluation

PMUs will hire independent External Monitor (EM) to monitor the implementation of RP. The EM should be mobilized soon before the implementation of DMS. The main objectives of external resettlement monitoring are:

- (i) To verify the results of internal monitoring reports prepared by PMUs and Center for Land Fund Development (CLFD) of Buon Ma Thuot City;
- (ii) To examine whether provision of compensation and other agreed forms of assistance complies with the approved RPs;
- (iii) To assess whether supplemental assistance measures have been provided in accordance with the IRPs, and the extent to which they have been effective in restoring incomes and living standards for severely affected households;
- (iv) To assess the effectiveness, impact and sustainable level of resettlement management agencies and procedures;
- (v) To propose necessary adjustments in the implementation of RPs and IRPs to improve implementation effectiveness.

Strategic lessons for future policy formulation and planning will also be drawn from the monitoring and evaluation of resettlement. This is possible through a Post-Resettlement Implementation Evaluation Study that will be carried out carry out 6-12 months following completion of all resettlement activities.

The external monitor will cover specific issues such as, but not limited to, the following:

- (i) Public consultation and disclosure activities;
- (ii) Awareness of affected people on resettlement rights and entitlements; grievance redress, resettlement process, and project schedule;
- (iii) Establishment of market rates for land and non-land assets;
- (iv) Documentation of impacts and payments (DMS, compensation documents,) as per agreed RP;
- (v) Coordination of resettlement activities with construction schedule;
- (vi) Land recovery and transfer procedures;
- (vii) Relocation of households, public assets, and sacred structures
- (viii) Quality of preparation and adequacy of planned relocation sites
- (ix) Level of satisfaction of AHs with the provisions and implementation of the RPs;
- (x) Effectiveness and efficiency of grievance redress mechanism (documentation, process, resolution);
- (xi) Effectiveness, impact and sustainability of entitlements and rehabilitation

- measures/income restoration programs, and the need for further improvement, as required;
- (xii) Gender impacts and strategy;
 - (xiii) Capacity of AHs to restore/re-establish livelihoods and living standards, especially the severely affected, poor and vulnerable households. Monitor and assess the assistance and support provided or to be provided to these households;
 - (xiv) Unanticipated impacts, or any resettlement impacts caused during construction activities;
 - (xv) Participation of AHs in RP planning, updating and implementation;
 - (xvi) Institutional capacity, internal monitoring and reporting;
 - (xvii) Channeling of government funds for payment of land, non-land assets and allowances to the affected households (if done transparently, efficiently, and effectively);
 - (xviii) Integration with host communities;
 - (xix) Restoration/improvement of affected public, communal, and community assets.

Monitoring of RP implementation will be based on desk review and field visits, meetings with various ministries and local officials, and affected households. Review baseline data that was collected under the socio-economic survey during RP preparation and updating to assess changes in: household income and expenditures, expenditure composition patterns, primary and secondary occupations, borrowing amounts and debts patterns, materials conditions and possessions of consumer items, land area and tenure arrangements, school attendance of children, health, and distances to public services and infrastructure. Additional survey may be carried out as necessary. Separate meetings will be held with women and vulnerable households. Monitoring indicators and findings will be disaggregated by gender.

The External Monitor (EM) will be recruited before DMS. Monitoring and evaluation period is expected to be from second quarter 2014 to 4th quarter 2017.

Monitoring reports will also include a summary of outstanding issues and how these issues were addressed, and if there are still outstanding issues that require further action, including a number of case studies that require follow-up monitoring. If the findings indicate that RP objectives have not been achieved, the external monitor will propose appropriate alternative actions or approaches. The reports will also describe any good practice and lessons learned that may be useful for future activities.

The EM will submit semiannual monitoring report to ADB and PMUs within two weeks after completion of the monitoring activity. The type of reports to be submitted to PMUs and ADB are: (i) Inception Report; (ii) Semi-annual Monitoring Reports; and (iii) Post-evaluation Report.

to manage the Project. The Project includes 3 components

Appendix 1: Public Information Booklet

The Dak Lak Province People's Committee, with the assistance from the Asian Development Bank (ADB), is addressing the needs for the urban development of Buon Ma Thuot City. A Project Management Unit (PMU) has been established at the City level

Component 1

Construction of a new landfill site and supporting recycling areas (104 ha) in Hoa Phu commune. Closure and restoration of Cu E Bur current landfill site. Information and education campaign on waste management.

Components 2 & 3

Enlargement & improvement of Tran Quy Cap Road and Mai Thi Luu roads.

Why is this Project necessary to implement?

A new landfill is required to replace the existing 60ha unsustainable dump site in Cu E Bur Commune 8km north of the city centre. The new landfill site will be developed with new technology to reduce environmental impacts. The Cu E Bur dump site will be closed and restored.

The roads improvement will provide significantly better access in the city and will reduce traffic congestion.

Scope of impact

For Component 1, a total of around 150 HH (9 relocated HH) will be affected. For Component 2, a total of around 200 HH (13 relocated HH) will be affected. For Component 3, a total of around 160 HH (12 relocated HH) will be affected. Surveys are ongoing to identify the exact number of affected HH.

Who are the affected households (AHs)?

Entitled AHs are those persons who are located within the affected area at the date the project will be publicly announced. The cut-off-date for eligibility is the date of the notification for land acquisition (end of 2013). Persons who encroach into the area after the cut-off-date will not be entitled to compensation or any other form of resettlement assistance.

What are the resettlement policies and principles of the Project for affected households?

The basic resettlement principles of the Project are:

- a) All APs are entitled to be compensated for their lost assets, incomes and businesses at replacement cost, and provided with rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, incomes and productive capacity.
- b) Lack of legal rights to the assets lost will not prevent APs from entitlement to compensation.

- c) Compensation for affected assets shall be provided at market rates.
- d) Preparation of resettlement plans and their implementation is to be carried out with participation and consultation of affected people.
- e) Payment of compensation for affected assets and relocation of AHs to new sites will be completed prior to commencement of any construction activities.
- f) Specific assistance will be provided for ethnic minorities, female headed-households, families with disabled, and other vulnerable families.

When the Detailed Measurement Survey (DMS) will take place?

This activity will be carried out after the detailed design of the 3 components (end of 2013) has been completed. The DMS will identify all affected assets (land, structure, trees, crops etc.) of each HH. The DMS team will be composed of project representatives (PMU staff), the Resettlement Committees, commune staff. The DMS will only be carried out in the presence of the AHs. AHs will be informed prior to the survey.

When the Project is expected to commence?

The detailed design will take place by the end of 2013. Land acquisition and resettlement will take place by mid-2014 and the civil works for all components are expected to start by mid-2015 and be completed in 2018.

When other consultation will take place?

Consultation with AHs will continue during the detailed design phase and before the DMS. AHs will receive a written invitation to join the public meetings.

If there are disagreements or problems arising during the Project such as compensation or general project-related disputes, do I have the right to complain?

Any AH may file a complaint or grievance. The Project includes a Grievance Redressal Process and AHs may present their complaints to the concerned local

administrative officials and RCs, either verbally or in writing.

The complaint can be filed first at the commune level and can be elevated to the highest provincial level if the AHs are not satisfied with the decisions made by the commune or district. AHs will be exempted from all taxes and administrative and legal fees associated with filing and resolving the dispute.

Anybody who has questions or concerns about the Project, can contact the following persons:

Mr. Truong Cong Thai - Director of Dak Lak Urban Management and Environment Company, 01 Dao Duy Tu, Buon Ma Thuot City, Tel: 0903.587.552

Mr. Vo Ky - Director of Buon Ma Thuot PMU, No. 1, Ly Nam De, Buon Ma Thuot City, Tel: 0914.041.104

Appendix 2: Attendance Sheets for Public Meetings



SCDP Form No. 003

TA 7856 VIE: SECONDARY CITIES DEVELOPMENT PROJECT
SCDP PPTA CONSULTANT (45198-001)
GHK CONSULTING LTD.

(TA 7856 VIE: DỰ ÁN PHÁT TRIỂN ĐÔ THỊ LOẠI VỪA (SCDP)
TƯ VẤN HỖ TRỢ KỸ THUẬT (45198-001)
CÔNG TY TƯ VẤN GHK)

510 Hung Vuong, Tam Ky City, Quang Nam Province, Vietnam
(510 Hùng Vương, Tam Kỳ, Quảng Nam, Việt Nam)

PROJECT POLICY INTRODUCTION MEETING IN Tu An, Tan Lap, Ea Tam wards, BUON MA THUOT
(CUỘC HỌP GIỚI THIỆU DỰ ÁN TẠI 3 phường, Tp. BUỒN MA THUỐT)

SÁNG 11 /3/2013

ATTENDANCE SHEET (DANH SÁCH NGƯỜI THAM GIA HỌP)

	PRINT FULL NAME (HỌ VÀ TÊN)	OFFICE/AGENCY (CƠ QUAN)	POSITION (CHỨC VỤ)	AMOUNT RECEIVED (SỐ TIỀN)	SIGNATURE (CHỮ KÝ)
1	Trần Văn Hiến	Tổ dân phố 8, Ea Tam	Chủ tịch	50,000 đ	
2	Trần Xuân Chuyên	NT	Người dân tham gia	50,000	
3	Nguyễn Văn Nghi	NT	NT	50,000	
4	Nguyễn Văn Hoa	NT	NT	50,000	

	PRINT FULL NAME (HỌ VÀ TÊN)	OFFICE/AGENCY (CƠ QUAN)	POSITION (CHỨC VỤ)	AMOUNT RECEIVED (SỐ TIỀN)	SIGNATURE (CHỮ KÝ)
5	Hồ Thị Vàng	Tổ dân phố 7 Eaton	Tổ trưởng	50,000	<i>Hoàng</i>
6	Lê Lệ	st	người dân	50,000	<i>ll</i>
7	Nguyễn Văn Kiên	ntu	người dân	50,000	<i>Nguyễn Văn Kiên</i>
8	Nguyễn Xuân Hoàng	ntu	người dân	50,000	<i>Hoàng</i>
9	Viết Thị Thiệp	ntu	người dân	50,000	<i>Viết</i>
10	Lô Cao Sơn	ntu	người dân	50,000	<i>Lô</i>
11	Đỗ Thị Xuân	phòng CV 90	người dân	50,000	<i>Đỗ Thị Xuân</i>
12	Võ Quốc Mạnh	P. Tân Lập	CB địa chính	50,000	<i>Võ Quốc Mạnh</i>
13	Phạm Duy Dân	P. Tân Lập	CT. HND	50,000	<i>Phạm Duy Dân</i>
14	Phạm Phúc	P. Tân Lập	CT. HND	50,000	<i>Phạm Phúc</i>
15	Nguyễn Văn Kiên	P. Tân Lập	dân	50,000	<i>Nguyễn Văn Kiên</i>
16	Y Bửu Nê	P. Tân Lập	dân	50,000	<i>Y Bửu Nê</i>
17	Y Tường Nê	P. Tân Lập	người dân	50,000	<i>Y Tường Nê</i>



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	PRINT FULL NAME (HỌ VÀ TÊN)	OFFICE/AGENCY (CƠ QUAN)	POSITION (CHỨC VỤ)	AMOUNT RECEIVED (SỐ TIỀN)	SIGNATURE (CHỮ KÝ)
18	Hồ Sỹ Dũng	Tân Lập	Chủ tịch HNE T	50,000	Hồ Sỹ Dũng
19	Y. Liệt Hải	Phường Tân Lập	Mô chủ tịch	50,000	Liệt Hải
20	Phùng Văn Thuận	Tân Lập	Tổ trưởng P. 8	50,000	Phùng Văn Thuận
21	Trần Minh Châu	Tân Lập	CB Xây Dựng	50,000	Trần Minh Châu
22	Đỗ Đình Thọ	Tân Lập	Xây Dựng	50,000	Đỗ Đình Thọ
23	Hồ Văn Vương	Tân Lập	Dân	50,000	Hồ Văn Vương
24	Lê Đình Thanh	Tân Lập	Dân	50,000	Lê Đình Thanh
25	Nguyễn Ngọc Cảnh	Tân Lập	Dân	50,000	Nguyễn Ngọc Cảnh
26	Trần Quý Sang	Tân Lập	P. CCB. Phường	50,000	Trần Quý Sang
27	Võ Thị Đào	Tân Lập	Dân	50,000	Võ Thị Đào
28	Lê Thiên Thanh	Tân Lập	CB Phụ nữ	50,000	Lê Thiên Thanh
29	Minh Thị Ngọc Huyền	Tân Lập	Dân	50,000	Minh Thị Ngọc Huyền
30	Hồ Thị Trương Thu	Tân Lập	Dân	50,000	Hồ Thị Trương Thu



	PRINT FULL NAME (HỌ VÀ TÊN)	OFFICE/AGENCY (CƠ QUAN)	POSITION (CHỨC VỤ)	AMOUNT RECEIVED (SỐ TIỀN)	SIGNATURE (CHỮ KÝ)
32	Nguyễn Đăng Cầu	Tổ dân phố 7	Tổ trưởng	50.000	<i>[Signature]</i>
32	Phạm Văn Bình	Tổ dân phố 9	Dân	50.000	<i>[Signature]</i>
33	Lê Sơn Tâm	Tổ dân phố 9	Dân	50.000	<i>[Signature]</i>
34	Đinh Văn Xuân	Tổ 9 - T. 10	Dân	50.000	<i>[Signature]</i>
35	Tạ Văn Hùng	Tổ 7 - T. 10	Dân	50.000	<i>[Signature]</i>
36	Tạ Văn Hùng	Tổ 9 - T. 10	Dân	50.000	<i>[Signature]</i>
37	Phạm Văn Bình	Tổ 9 - T. 10	Dân	50.000	<i>[Signature]</i>
38	Phạm Thị Việt	Tổ 9 - T. 10	Đ. NV	50.000	<i>[Signature]</i>
39	Nguyễn Văn Hùng	Hội Dân	Chủ tịch	50.000	<i>[Signature]</i>
40	Hà Văn Tâm	Đại diện 10 H. 10	Dân	50.000	<i>[Signature]</i>
41	T. Sơn Mỹ	Phó CT UBND	P. CT UBND - P. ENCOM	50.000	<i>[Signature]</i>
42	Nguyễn Văn Hùng	Tổ 9 - T. 10	Dân	50.000	<i>[Signature]</i>
43	Nguyễn Văn Hùng	T. 10	Dân	50.000	<i>[Signature]</i>

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	PRINT FULL NAME (HỌ VÀ TÊN)	OFFICE/AGENCY (CƠ QUAN)	POSITION (CHỨC VỤ)	AMOUNT RECEIVED (SỐ TIỀN)	SIGNATURE (CHỮ KÝ)
4	Nguyễn Thị Cúc	Tân Lát	dân	50.000	Cúc
45	Lê Kao Goh	EATAM	dân	50.000	Th
46	Vũ Thị Thuý	EATAM	dân	50.000	Th
47	Nguyễn Quang Vinh	TĐ AN	PGT. UBND	50.000	Th
48	Lê Thị Xuân	EATAM	chủ tịch hội PV	50.000	Th
49	Trần Văn Đức	EATAM	MTD	50.000	Th
50	Nguyễn Tuấn Nhân	EATAM	Đa chức - XD	50.000	Th
51	Nguyễn Văn Long	EATAM	Hội đồng dân	50.000	Th
52	Phạm Bá Phú	nt	Cty CP Tư Vấn	50.000	Th
53	Đỗ Văn Thủy	nt	"	50.000	Th
54	Vũ Thị Hải Nguyệt	TĐ AN	CBĐ địa chính	50.000	Th
55	Lê Văn Tấn	TĐ AN		50.000	Th
56	Đường Thị Thảo	TĐ AN	MT	50.000	Th
57	Nguyễn Văn Long	Thị trấn	MT-ĐT	50.000	Th
58	Cao Thị Kiều	TĐ AN	VTAN	50.000	Th
59	Phạm Văn Hùng	Thị trấn	Tập V	50.000	Th

	Agency	Position	Amount	Signature
60. Lê Đình Trung	Đo Thị và Môi trường	Trưởng phòng KH-VT-KT	50.000	<i>Lê Đình Trung</i>
61. Lê Xuân Dung	Đo Thị và Môi trường	Nhân viên	50.000	<i>Lê Xuân Dung</i>
62. Nguyễn Duy Dũng	Đo Thị và Môi trường	Nhân viên	50.000	<i>Nguyễn Duy Dũng</i>
63. Bùi Văn Quý	Đo Thị và Môi trường	Phó Giám đốc	50.000	<i>Bùi Văn Quý</i>
64. Đỗ Minh Vũ	Đo Thị và Môi trường	Nhân viên	50.000	<i>Đỗ Minh Vũ</i>
65. Trần Thế Hoàn	Tổ dân phố 2	Dân	50.000	<i>Trần Thế Hoàn</i>
66. Bùi Thị Thu Tâm	Tổ dân phố 4	Ê-tam	50.000	<i>Bùi Thị Thu Tâm</i>
67. Lê Thị Thủy	Tổ dân phố 1	Tự An	50.000	<i>Lê Thị Thủy</i>
68. Nguyễn Thị Dung	Tổ dân phố 2	Ê-tam	50.000	<i>Nguyễn Thị Dung</i>
69. Nguyễn Thị Thanh Loan	Tổ dân phố 6	Ê-tam	50.000	<i>Nguyễn Thị Thanh Loan</i>
70. Nguyễn Hồng Minh	Tổ dân phố 3	Tự An	50.000	<i>Nguyễn Hồng Minh</i>
71. Lê Quốc Dũng	Tổ dân phố 5	Ê-tam	50.000	<i>Lê Quốc Dũng</i>
72. Bùi Văn Hùng	Tổ dân phố 2	Tự An	50.000	<i>Bùi Văn Hùng</i>
73. Diêu Linh	Ban quản lý các khu dân cư	Phó giám đốc	50.000	<i>Diêu Linh</i>
74. Nguyễn Văn Giáp	Ban quản lý các khu dân cư	Nhân viên	50.000	<i>Nguyễn Văn Giáp</i>
75. Đặng Văn Mỹ	Trung tâm phát triển cộng đồng	Phó giám đốc	50.000	<i>Đặng Văn Mỹ</i>
76. Trương Văn Chấn	phụ tá cấp 1	phụ tá cấp 1	50.000	<i>Trương Văn Chấn</i>
77. Phan Xuân Mao	phụ tá cấp 2	phụ tá cấp 2	50.000	<i>Phan Xuân Mao</i>
78. Diệp Thế Vinh	phụ tá cấp 3	phụ tá cấp 3	50.000	<i>Diệp Thế Vinh</i>
79. Nguyễn Văn...	phụ tá cấp 4	phụ tá cấp 4	50.000	<i>Nguyễn Văn...</i>



SCDP Form No. 003

TA 7856 VIE: SECONDARY CITIES DEVELOPMENT PROJECT
SCDP PPTA CONSULTANT (45198-001)
GHK CONSULTING LTD.

(TA 7856 VIE: DỰ ÁN PHÁT TRIỂN ĐÔ THỊ LOẠI VỪA (SCDP)
TƯ VẤN HỖ TRỢ KỸ THUẬT (45198-001)
CÔNG TY TƯ VẤN GHK)

510 Hung Vuong, Tam Ky City, Quang Nam Province, Vietnam
(510 Hùng Vương, Tam Kỳ, Quảng Nam, Việt Nam)

PROJECT POLICY INTRODUCTION MEETING IN Hoa Phu commune, BUON MA THUOT
(CUỘC HỌP GIỚI THIỆU DỰ ÁN TẠI xã Hòa Phú, Tp. BUỒN MA THUỘT)

CHIỀU 11 /3/2013

ATTENDANCE SHEET (DANH SÁCH NGƯỜI THAM GIA HỌP)

	PRINT FULL NAME (HỌ VÀ TÊN)	OFFICE/AGENCY (CƠ QUAN)	POSITION (CHỨC VỤ)	AMOUNT RECEIVED (SỐ TIỀN)	SIGNATURE (CHỮ KÝ)
1	NGUYỄN MINH	HÒA PHÚ XÃ	CHỦ TỊCH HÒA PHÚ XÃ	50.000	<i>Minh</i>
2	Nguyễn Văn Giáp	HÒA PHÚ XÃ	phụ tá cấp 1	50.000	<i>Nguyễn Văn Giáp</i>
3	Trần Thế Hoàn	HÒA PHÚ XÃ	"	50.000	<i>Trần Thế Hoàn</i>
4	Yến Huệ Hmôk	Buôn Ma Thuột	"	50.000	<i>Yến Huệ Hmôk</i>



	PRINT FULL NAME (HỌ VÀ TÊN)	OFFICE/AGENCY (CƠ QUAN)	POSITION (CHỨC VỤ)	AMOUNT RECEIVED (SỐ TIỀN)	SIGNATURE (CHỮ KÝ)
5	Võ Xuân Thành	Thôn 2	Hộ dân	50,000	manh
6	Võ Trung Trú	Thôn 7	"	50,000	Trung
7	Đặng Văn Anh	Thôn 2	"	50,000	Bong
8	Đặng Văn Thiên	Thôn 2	"	50,000	Thiên
9	Nguyễn Thiên	Thôn 6	"	50,000	Thiên
10	Lê Thị Huệ	Thôn 2	"	50,000	Thị
11	Nguyễn Văn Phúc	Thôn 2	"	50,000	phước
12	Phan Văn Bành	UBND Xã	CB Văn Hoá Xã	50,000	Bành
13	Nguyễn Thị Thu Huệ	Thôn 11	"	50,000	Huệ
14	Trương Văn Hùng	Thôn 11	"	50,000	Hùng
15	Trần Thị Huệ Mai	Thôn 2	"	50,000	Huệ
16	Nguyễn Văn Bé	Thôn 2	"	50,000	Bé
17	Y Lưu Bý	Bãi	"	50,000	Bý



Appendix 3: Minutes of Meetings

MINUTES OF PUBLIC MEETINGS IN BUON MA THUOT CITY, DAK LAK PROVINCE

PREPARED BY: DANG HUU LUU	REVIEWED AND APPROVED BY: PIERRE ARNOUX	REFERENCE NO: BMT-PM1
DATE OF MEETING: 11 MARCH 2013	VENUE AND TIME: PEOPLE’S COMMITTEE OF TU AN WARD, 8H00 AM	
<p>PARTICIPANTS:</p> <ol style="list-style-type: none">1. Representatives Buon Ma Thuot City People’s Committee2. Representatives of Buon Ma Thuot PMU3. Representatives of Buon Ma Thuot City Center for Land Fund Development4. Representatives of Ea Tam ward, Tu An ward and Tan Lap ward People’s Committee5. Affected persons by the Tran Quy Cap and Mai Thi Luu Road Components (79). <p>GHK</p> <p>Pierre Arnoux: Resettlement Specialist Dang Huu Luu: Resettlement Specialist Pham Van Quan: Environmental Specialist</p>		
<p>OBJECTIVES OF THE MEETING:</p> <ul style="list-style-type: none">• To inform the stakeholders and the persons affected by the Tran Quy Cap and Mai Thi Luu Roads components of the resettlement and environmental impacts and the proposed resettlement and environmental policy• To get feedback from the participants <p>Introduction Speech by Tu An Ward Chairman</p> <p>Introduction Speech by PMU</p> <p>Presentation by the Consultant</p> <ul style="list-style-type: none">• Project introduction• Project Principles for land acquisition• Constitutes fair compensation• Compensation for permanent land acquisition and compensation for structures.• Compensation for public land acquisition and other entitlement matrix• Grievance mechanism• Monitoring activities• Tentative project schedules• Environmental Impacts		
<p>QUESTIONS FROM PARTICIPANTS</p> <p>1. Mrs. Ho Thi Vong (Ea Tam Ward)</p> <p>Question: If my house is partially affected, could I receive compensation for all structure of the house?</p> <p>Answer: Compensation will be paid for the part of the house/structure to be affected. In case if affected part of the house could affect the structure house, and the house could not be viable after demolishing the affected part (to be determined by construction specialist and CLFD), the compensation should be paid for the whole house.</p>		

2. Mr Ha Tho Tam (Tan Lap Ward)

Question: We purchased land from other owner a long time ago. Is compensation for land bought before or after 1993, is the same or not?

Answer: The CLFD/PMU will collaborate with local authority to determine origin of land use and compensation will be paid based on articles stipulated by Decree 197/2004/ND-CP and Decree 69/2009/ND-CP.

3. Mr. Nguyen Van Hien (Ea Tam Ward)

Question: We will lose 85/135 m² of residential land. Can we receive compensation for remaining land?

Answer: If your remaining land is not enough for rebuilding your house, you can request PMU/CLFD to acquire all the land and you will receive compensation for all your land. If remaining land could be used for business activity/development of business shop, you can keep it and no any additional compensation will be paid.

4. Mr. Le Luc (Ea Tam Ward)

Question: We will lose all of 420 m² of residential land, including house and we have no other place to relocate. Where can we relocate? and if we don't want to relocate in resettlement site what assistance we will receive ?

Answer: You have different relocation options: (i) to relocate in available serviced resettlement sites of the city; (ii) individual relocation in new residential areas/new place where you feel convenient with your life. In case you relocate in new residential area/new place you will receive an individual relocation allowance to cover the infrastructure costs following Decision No. 02/2010/QD-UBND of Dak Lak PC dated 22 January 2010.

5. Mr. Trinh Xuan Chuyen (Tu An Ward)

Question: I have 2,017 m² of land, of which 124 m² will be acquired by the development of Tran Quy Cap road, other 67 m² of land had been already acquired by other project but without compensation. Could the 67 m² of land be compensated by this project?

Answer: No, the RC/CLFD/PMU can conduct DMS, prepare compensation plan only for your 124 m² to be acquired by the Secondary Cities Development Project. Compensation will be paid at replacement cost for that acquired land.

6. Mr. Nguyen Van Thien (Tu An Ward)

Question We, all affected households, agreed with presentation of resettlement specialist and would like the project to be implemented exactly according to the project resettlement policy presented

Answer: The Resettlement Plan to be prepared will include the policy presented. Monitoring will ensure that the project policy is implemented as per RP.

The meeting ended at 10h30

Photos of the public consultation at Tu An Ward



Presentation by the Consultant



Questions from participants



Participants reading Public Information Booklet during the presentation



Participants during the presentation

MINUTES OF PUBLIC MEETINGS IN BUON MA THUOT CITY, DAK LAK PROVINCE

PREPARED BY: DANG HUU LUU	REVIEWED AND APPROVED BY: PIERRE ARNOUX	REFERENCE No: BMT-PM2
DATE OF MEETING: 11 MARCH 2013	VENUE AND TIME: PEOPLE’S COMMITTEE OF HOA PHU COMMUNE, 2H00 PM	
PARTICIPANTS: <div>1. Representatives Buon Ma Thuot City People’s Committee</div> <div>2. Representatives of Buon Ma Thuot PMU</div> <div>3. Representatives of Buon Ma Thuot City Center for Land Fund Development</div> <div>4. Representative of Hoa Phu Commune People’s Committee</div> <div>5. Affected persons by the Land fill site Component (32).</div> <div>GHK</div> <div>Pierre Arnoux: Resettlement Specialist</div> <div>Dang Huu Luu: Resettlement Specialist</div> <div>Pham Van Quan: Environmental Specialist</div>		
OBJECTIVES OF THE MEETING: <div><div>To inform the stakeholders and the persons affected by the land fill site component of the resettlement and environmental impacts and the proposed resettlement and environmental policy</div><div>To get feedback from the participants</div></div> <div>Introduction Speech by Hoa Phu Commune Chairman</div> <div>Introduction Speech by PMU</div> <div>Presentation by the Consultant</div> <div><div>Project introduction</div><div>Project Principles for land acquisition</div><div>Constitutes fair compensation</div><div>Compensation for permanent land acquisition and compensation for structures.</div><div>Compensation for public land acquisition and other entitlement matrix</div><div>Grievance mechanism</div><div>Monitoring activities</div><div>Tentative project schedules</div><div>Environmental Impacts</div></div>		
QUESTIONS FROM PARTICIPANTS <div>1. Mr. Bui Than Tuy (Hoa Phu Commune)</div> <div>Question: We have mostly agricultural land to be acquired for construction of new land fill site, what compensation/entitlement will apply?</div> <div>Answer: The following compensation will apply:</div> <div><div>Cash compensation at replacement cost for affected land;</div><div>Cash assistance equivalent to 2 times the PPC compensation rates;</div><div>AHs losing more than 10% of their total land holding may be entitled to participate in an Income Restoration Program;</div><div>Other allowances (stabilization allowance, bonus) will be followed by PPC Decision.</div></div>		

2. Mr. Nguyen Hien (Hoa Phu Commune)

Question: According to the project schedule the project will start in Quarter 2, 2014 and land will be acquired in Q.4, 2014, so can we continue to cultivate from now to that time?

Answer: You can continue to cultivate until full compensation and allowances have been paid to APs and you will then be requested to hand over the site to the project.

3. Mr. Nguyen Sy Hung (Representative of Hoa Phu Commune PC)

Question: We, all affected households and representatives of Hoa Phu commune PC, agreed with presentation of resettlement specialist and environment specialist, and would like:

- (i) the project to implement exact what described in the project resettlement policy;
- (ii) full compensation and allowances to be paid one time to APs;
- (iii) ensure traffic safety during civil works construction for local people;
- (iv) minimize dust, pollution during construction.

Answer: the resettlement plan (RP) and the environmental management plan (EMP) will included the policy and mitigation measures described. Consultant will also monitor both RP and EMP implementation

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The meeting ended at 4h15 pm

Photos of the public consultation at Hoa Phu Commune



Presentation by the Consultant



Questions from participants



Participants reading Public Information Booklet during the presentation



Opening Speech by PMU

Appendix 4: Draft Resettlement Framework

		Regulations, Compensation/allowances in accordance with Decrees 197/CP and 69/CP and provincial/city policies	Proposed Project Policy
A. Compensation items			
1	Compensation for Permanent loss of land (agriculture, residential, forestry, garden)	– Compensation according to Province People’s Committee (PPC) rates	<ul style="list-style-type: none"> – Compensation at replacement cost; – Each PPC will hire an independent valuer to conduct replacement cost survey. – Replacement Costs Survey to be reviewed and approved by each PPC. Approved rates will apply for compensation.
2	Compensation for severely affected farmers	– AHs losing more than 30% of their productive land will be considered as severely affected and entitled to income restoration measures	– AHs losing 10% and more of their productive land will be considered as severely affected and entitled to income restoration measures
3	Non-titled land users	– APs not meeting conditions of land ownership specified in decrees 197/2004/ND-CP and 84/2007/ND-CP are not entitled to be compensated for the land (but assistance may be considered); assets on affected land may not be compensated (Decree 69/2009/ND-CP).	<ul style="list-style-type: none"> – APs without legal or legalizable land use rights (LURs) will not be compensated for the land, BUT entitled to compensation for all the assets (structures, trees, crops, etc.) existing on the land. – Provide assistance for relocation for landless APs
4	Compensation for houses and structures	<ul style="list-style-type: none"> – Based on (i) actual losses; and (ii) rate not exceeding 80% of new building structure (Decree 197/2004/ND-CP & 69/2009/ND-CP). – Repair compensation 	<ul style="list-style-type: none"> – If partially affected, cash compensation at replacement cost equivalent to current market prices of materials and labor without depreciation or deductions for salvaged building materials for the affected portion; – Repair compensation In accordance with Provincial Decision /Regulations – If totally affected, cash compensation at replacement cost equivalent to current market prices of materials and labor without depreciation or

		Regulations, Compensation/allowances in accordance with Decrees 197/CP and 69/CP and provincial/city policies	Proposed Project Policy
			deductions for salvaged building materials for the entire structure –
5	Compensation for Loss of crops, trees	– Compensation shall be made in accordance with PPC rates	– Compensation at Replacement Cost.
B. Supporting & Rehabilitation Policy			
1	Transport allowance for AHs who lost land and have to be relocated	– Transport allowance shall be provided	– In accordance with Provincial Decision /Regulations
2	Accommodation allowance for severely affected HH (farmers losing more than 10% of their productive land and relocated HH).	– Accommodation allowance shall be provided	– In accordance with Provincial Decision /Regulations
3	Allowance for HH who relocate individually	– Relocation allowance shall be provided	– In accordance with Provincial Decision /Regulations
4	Allowance for loss of business with registered book.	– Allowance for registered business shall be provided	– In accordance with Provincial Decision /Regulations for Registered Businesses
5	Assistance for non-registered business	– APs operating non-registered business will not be entitled for any assistance.	– Assistance to be determined with each PPC/PMU – Assistance for loss of income based on the actual number of days or for period of 3 months?
6	Assistance for employees of relocated HH	– Assistance for loss of income	– In accordance with Provincial Decision /Regulations
7	Allowance for Poor HH (registered at commune level).	– Allowance for poor HH shall be provided following PPC policy/ regulations	– In accordance with Provincial Decision /Regulations
8	Allowance for vulnerable AHs ((i) HH that are	– No provision	– Allowance provided for poor HH to be extended to all vulnerable

		Regulations, Compensation/allowances in accordance with Decrees 197/CP and 69/CP and provincial/city policies	Proposed Project Policy
	headed by women with dependents, (ii) HH heads with disabilities, (iii) landless HH and (iv) ethnic minorities;		HH; – If AH is poor and at the same time falls under the vulnerable group (e.g. disabled or female-headed HH), only 1 cash allowance (the highest) will be given to AH
9	Allowance for HH who are using public land for agricultural, forestry & fishery production.	– Allowance shall be provided	– In accordance with Provincial Decision /Regulations
10	Allowance for agricultural land located in inhabitant area and garden land, fish pond.	– Allowance shall be provided	– In accordance with Provincial Decision /Regulations
11	Career change allowance for HH losing agricultural land from 1.5-5 time of PPC rate for agriculture land per m ² .	– Allowance shall be provided	– In accordance with Provincial Decision /Regulations
12	Households who benefit of government social policy (Heroic Viet Nam Mother, Hero of the people's armed force, Hero of labor etc.).	– Allowance shall provided	– In accordance with Provincial Decision /Regulations
13	Allowance for tenants (houses).	– Allowance shall provided	– In accordance with Provincial Decision /Regulations
14	Bonus to move on time.	– Allowance shall provided	– In accordance with Provincial Decision /Regulations
C. Monitoring			
1	Internal monitoring	– Internal monitoring mechanism established by Project Management Unit (PMU)	– In accordance with Provincial Decision /Regulations
2		– No provision	– Each PPC will hire qualified independent external experts to

		Regulations, Compensation/allowances in accordance with Decrees 197/CP and 69/CP and provincial/city policies	Proposed Project Policy
	External monitoring		conduct external monitoring and submit semi-annual reports

Appendix 5: Terms of Reference for Implementation Support Consultant

The project implementation supervision consultants (PISC) shall have one international Resettlement/Social Development Specialist (6 person months) and three cities level National Resettlement/Social Development Specialists (6 person months each) on an intermittent basis to assist and supervise all social and resettlement-related activities.

The Resettlement/Social Development Specialists should have a minimum of 10 years of relevant professional experience since graduation shall have a Master's Degree, or equivalent, in Anthropology, Sociology, Applied Social Science or other related fields. He/she shall have experience in the social impact assessments, detailed measurement surveys, implementing and monitoring resettlement and in conduct of public consultations. He/she must be familiar with Vietnamese land laws and regulations and procedures and ADB's 2009 Safeguard Policy Statement (SPS) and its requirements. Their responsibilities include the following:

Detailed Design Phase

- Assist in the conduct of the information campaigns and public consultation;
- Assist in the verification of census and detailed measurement survey activities;
- Assist PCC to engage the services of a qualified appraiser to carry out the replacement cost survey for land and non-land assets;
- Check the accuracy of the AHs database prepared and provide improvements if necessary;
- Prepare updated RPs;
- Liaise with various stakeholders (i.e. agriculture extension centers, vocational training centers etc.) to prepare Income Restoration Programs (IRPs) and prepare Memorandum of Understandings (MOU) between PMU and stakeholders regarding IRP;
- Organize Detailed Needs Assessment among IRP beneficiaries in order to record their choice for IRP activities;
- Assist the Center for Land Fund Development (CFLD) in applying the PPC-approved unit rates based on the replacement cost survey for affected land and non-land assets.
- Provide capacity training to PMU/CFLD on project policies, grievance redress procedure, public consultation process and effective RP implementation.
- Assist and improve, if necessary, procedures for the coordination of resettlement and compensation activities;

Implementation Support Phase

- Ensure that grievances are addressed promptly and properly;

- Establish and implement liaison mechanisms to ensure proper technical and logistical support to PMU, local administrative authorities, CLFD, resettlement committees and concerned government departments;
- Establish and implement procedures for ongoing internal monitoring;
- Design and deliver capacity development activities for all relevant agencies, as needed,
- Assist PMU in preparing the internal monitoring reports.
- Together with the PMU, the PISC will supervise civil works activities to ensure that the contractors adhere with the terms of their contract relative to avoiding and/or minimizing resettlement impacts.

Appendix 6: Detailed Budget

1. Compensation for land

	Compo nent	Location	Residential land			Agricultural land			Land acquired > 1500 m2	State Farm land			Remaining agricultural land
			1	2	3	4	5	6	7	8	9	10	11=4-7-8
			Area (m2)	Compen- sation rates	Values (VND)	Area (m2)	PPC rates	Values (VND)	Area (m2)	Area (m2)	PPC rates	Values (VND)	
1	Tran Quy Cap road	Tan Lap	1 185,0	3 500 000	4 147 500 000	50 722,5	40 000	2 028 898 400	7 589,6	9 312	25 600	238 387 200	33 820,9
			1 694,0	2 500 000	4 235 100 000								
		Tu An	994,9	2 500 000	2 487 150 000	35 398,6	40 000	1 415 945 600	6 972,4				28 426,2
		Ea Tam	837,8	2 500 000	2 094 600 000	4 130,5	40 000	165 218 400					4 130,5
		Total	4 711,7		12 964 350 000	90 251,6		3 610 062 400	14 562,0	9 312		238 387 200	66 377,6

2	Mai Thi Luu road		3 625,0	1 760 000,0	6 380 000 000,0	41 238,0	40 000,0	1 649 520 000					
						41 670,0		26 488 542 000					
	50%					16 495,2	783 333,3	12 921 240 000					
	40%					12 371,4	626 666,7	7 752 744 000					
	30%					12 371,4	470 000,0	5 814 558 000					
	TOTAL		3 625,0		6 380 000 000,0	41 238,0		28 138 062 000					

3	Landfill site	Hoa Phu				516 901,4	20 000	10 338 027 000					
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Explanation for Tran Quy Cap:

- Area of land acquisition:	4 711,7	4 711,7		12 964 350 000
- Area of agricultural land acquisition:		90 251,6	40 000	3 610 062 400
- Land acquired >1500 m2, remaining land after minute of 1500 m2:	14 562,0	14 562,0		
- Farm land with compensation rate: 64.000*40%:	9 312,0	9 312,0	25 600	238 387 200
- Remaining agricultural land:		66 377,6		
+ Reduce land in two sidewalks= 03m/01side:		25 344,0		
- Area of agricultural land after reduction:	41 033,6	41 033,6		
+ 50% land price 2.500.000 x 40% agricultural land after reduction		16 413,4	1 250 000	20 516 780 000
+ 40% land price 2.500.000 x 30% agricultural land after reduction		12 310,1	1 000 000	12 310 068 000
+ 30% land price 2.500.000 x 30% agricultural land after reduction		12 310,1	750 000	9 232 551 000
Total	69 619,3			58 872 198 600

Explanation of Mai Thi Luu:

- Residential land:	3 625	3 625,0	1 760 000	6 380 000 000
- Area of agricultural land acquired:	41 238	41 238,0	40 000	1 649 520 000
-Total area of agricultural land by career change:	41 238	41 238,0		26 488 542 000
Of which:				
+ Area with allowance at level of 50%		16 495,2	783 333,3	12 921 240 000
+ Area with allowance at level of 40%		12 371,4	626 666,7	7 752 744 000
+ Area with allowance at level of 30%		12 371,4	470 000,0	5 814 558 000
	86 101			34 518 062 000
-Based on Decision No.02/2013/QĐ-UBND dated 11/01/2013 of DakLak PPC về việc ban hành quy định giá các loại đất trên địa bàn các huyện, thị xã, thành phố của tỉnh năm 2013; -Based on Decision No.02/2010/QĐ-UBND dated 22/01/2010 of Dak Lak PPC on Compensation Regulations, hỗ trợ và tái định cư khi Nhà nước thu hồi đất trên địa bàn tỉnh Đắk Lắk;				

2. Compensation for Structures

Component	Temporary House				Category IV				Category III				Total HH	Total values	
	HH	Area (m ²)	Comp. rates/m ²	Values VND	HH	Area (m ²)	Comp. rates/m ²	Values VND	HH	Area (m ²)	Comp. rates/m ²	Values VND		VND	USD
Tran Quy Cap road	0	0			36	1 562	2 986 000	4 664 729 200	0	0			36	4 664 729 200	224 266
Mai Thi Luu road	3	95	1 080 000	102 060 000	61	3 490	2 986 000	10 421 140 000	1	45	3 355 000	150 975 000	65	10 674 175 000	513 181
Landfill site	0	0			1	105	2 533 000	265 965 000	0	0			1	265 965 000	12 787
TOTAL	3	95		102 060 000	98	5 900		17 568 849 620	1	45		150 975 000	102	15 604 869 200	750 234

3. Compensation for Crops

	Component	Annual crops				Perennial crops			TOTAL VND	
		Nb	Area (m ²)	Comp. rates/m ²	Values (VND)	Tree	Comp. rates/m ²	Values (VND)	VND	USD
1	Tran Quy Cap road		0		0	9 884	193 000	1 907 612 000	1 907 612 000	91 712
2	Mai Thi Luu road		8 655	8 500	73 567 500	5 264	193 000	1 015 952 000	1 089 519 500	52 381
3	Landfill site		0		0	10 338	396 000	4 093 848 000	4 093 848 000	196 820
	TOTAL		8 655		73 567 500	25 486		7 017 412 000	7 090 979 500	340 912

4. Allowances

Component/Allowances		Unit	Tran Quy Cap			Mai Thi Luu			Landfill site			TOTAL	
			Qty	Comp. rates (VND)	Values (VND)	Q	Comp. rates (VND)	Values (VND)	Q	Comp. rates (VND)	Values (VND)	VND	USD
I	Relocated HH												
1	Transport Allowance	HH	40	4,000,000	160,000,000	40	4,000,000	160,000,000	10	4,000,000	40,000,000	360,000,000	17,308
2	Accommodation Allowance	HH	40	6,000,000	240,000,000	40	6,000,000	240,000,000	10	6,000,000	60,000,000	540,000,000	25,962
3	Individual Rel. Allowance	HH			0			0			0	0	-
II	Farmers				0			0			0	0	-
1	Life Stabilization (24 months)	HH	100	1,800,000	180,000,000	100	1,800,000	180,000,000	263	7,200,000	1,893,600,000	2,253,600,000	108,346
2	Life Stabilization (36 months)	HH							263	10,800,000	2,840,400,000	2,840,400,000	136,558
3	Career change	m2							516,901	40,000	20,676,054,000	20,676,054,000	994,041
III	Others												-
1	Poor	HH	5	30,000,000	150,000,000	5	30,000,000	150,000,000				300,000,000	14,423
2	Registered business	HH											-
3	Unregistered business	HH											-
4	Bonus to move on time	HH	36	6,000,000	216,000,000	62	6,000,000	372,000,000				588,000,000	28,269
6	Policy family allowance	HH											-
	Total				946,000,000			1,102,000,000			25,510,054,000	27,558,054,000	1,324,906

5. Income Restoration Program

		Unit	Qty	Unit cost	Month	Total Costs	
1	Agriculture Component					VND	USD
1.1	Training course	Trainee	176	1 000 000		176 000 000	8 502
1.2	Inputs	HH	176	20 000 000		3 520 000 000	170 048
1.3	Support from Agriculture Extension Center	Staff	4	7 600 000	24	729 600 000	35 246
1.4	Support from Farmer's Union	Staff	3	7 600 000	24	547 200 000	26 435
1.5	Workshop	Unit	4	40 000 000		160 000 000	7 729
1.6	Total IRP					5 132 800 000	247 961

Due to the IRP already in place in Dak Lak province, only agriculture activities will also be offered as Dak Lak has a training program and provide plots of land for non farm activities.

Lines 1.1 Nb of HH losing more than 10% of their agriculture land is 176;

Line 1.1 Cost of training based on average Vocational Training in Rural Area labour following Decision 1956/QĐ-TTg of Prime Minister;

Line 1.2 Cost of inputs (animals) based on average inputs for other ADB Project: Central Mekong Delta Connectivity Project (TA 7822-VIE and HCMC Long Thanh Dau Giay Expressway Project Loan 2151-VIE

Lines 1.3 Salary based on Circular 204/2004/NĐ-CP dated 14/12/2004: salary and wage coefficient; Decree 92/2009/ND-CP dated 22/10/2009; & 1.4 for function, quantity, some policies for cadres and officers in communes, wards.

Line 1.5 Cost of workshop based on average inputs for other ADB Project: Central Mekong Delta Connectivity Project (TA 7822-VIE and HCMC Long Thanh Dau Giay Expressway Project Loan 2151-VIE

6. Summary of Costs

Sub-Component		Land	Houses	Crops	Allowances	TOTAL	
BUON MA THUOT						VND	USD
1	Tran Quy Cap Road (RoW 24 m)	58 872 198 600	4 664 729 200	1 907 612 000	946 000 000	66 390 539 800	3 191 853
2	Mai Thi Luu Road	34 518 062 000	10 674 175 000	1 089 519 500	1 102 000 000	47 383 756 500	2 278 065
3	Landfill site (51.7 ha)	10 338 027 000	265 965 000	4 093 848 000	25 510 054 000	40 207 894 000	1 933 072
4	Sub-Total 1+2+3	103 728 287 600	15 604 869 200	7 090 979 500	27 558 054 000	153 982 190 300	7 402 990
5	Management Fees 2%					3 079 643 806	148 060
6	Sub-Total 5+6					157 061 834 106	7 551 050
7	Income Restoration Program					5 132 800 000	247 961
8	Sub-Total 6+7					162 194 634 106	7 799 011
9	Contingencies 10%					16 219 463 411	779 901
10	GRAND-TOTAL					178 414 097 517	8 578 912