

**ELECTRICITY OF VIETNAM**  
**TRUNG SON HYDROPOWER PROJECT MANAGEMENT BOARD**  
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**TRUNG SON HYDROPOWER PROJECT**  
**ACCESS ROAD AND BRIDGES**

**FINAL REPORT**

**RESETTLEMENT ACTION PLAN FOR THE CONSTRUCTION OF**  
**ACCESS ROAD AND BRIDGES - TRUNG SON HYDROPOWER**  
**PROJECT**

**MAIN REPORT**

**CONSULTING ORGANIZATION FOR PROJECT FORMULATION**  
**CENTER OF PLANNING AND RURAL DEVELOPMENT No I**

HANOI, NOVEMBER 2008

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**PROJECT MANAGER: PHAN BA HOC**  
**HEAD OF SECTION: BUI VAN MANH**

**HANOI, NOVEMBER 2008**  
**DIRECTOR**

**NGUYEN VAN SONG**

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## **PART I: INTRODUCTION**

### **1. The necessity of study**

The Trung Son hydropower scheme is built on Ma River, on the territory of Thanh Hoa province. Its dam is located at Co Me hamlet, Trung Son commune, Quan hoa district, Thanh Hoa province. Capacity of installed machinery consists of 260 MW. As mentioned in the pre-feasibility study report (similar to the investment report), the route for transporting at the left site of river is the unique one linked to the National road No 15A (NR 15A) at Co Luong T-junction. All the loads to be transported serving for the construction of hydropower scheme are carried out on this route. This route or Co Luong-Co Me route is composed of (1) Co Luong bridge (linked one site to NR 15A); (2) Co Me bridge at the construction site; and (3) the route fragment linked between Co luong and Co Me with the total length of 22 km.

At the time being, the said route is an earthen path, there is no bridge at the both sides and therefore, the construction of bridges will have to be built soon to guarantee for the construction progress of the Trung Son hydropower scheme

The construction of the access road, should negatively influence to the daily life of inhabitants living along of the road. The investigations for compensation, for land clearance, for resettlement were carried out to identify the magnitude of impacts as well as the total cost for compensation and construction of this access road. All these activities will be necessary as the basic reasoning for the favorably following steps to be accomplished with the aims of stabilizing livelihoods of affected people.

### **2. Legal basis**

- ❖ Decision of Prime Minister signed on June 28<sup>th</sup> 2005: Permission for formulating investment project of Trung Son hydropower scheme.
- ❖ The pre-feasibility study of the Trung Son hydropower scheme elaborated by EVN and submitted to the Prime Minister dated August 12<sup>th</sup> 2004 (No 286/QD-EVN-HDQT)
- ❖ The Master Plan of the Trung Son hydropower Plant at Thanh Hoa province

- ❖ Decision No 158/QD-EVN-TD dated January 19<sup>th</sup> 2005 of the General Director of EVN related to the approval of the alternative option of the route leading to the Ban Uon hydropower plant elaborated by the Consulting company for communication construction No 8 in November 2004
- ❖ The Official Letter No 598/CV/ATD2/P4 dated on June 6<sup>th</sup> 2007 of the Hydropower Project Management Board No 2 related to the basic design of the route TC-VH and Co Luong Bridge - Trung Son Hydropower scheme.
- ❖ The TOR of the resettlement plan relating to the route and bridges to the dam of the Trung Son hydropower scheme elaborated by the Hydropower Project Management Board No 2.

### **3. Objectives and scope of the study:**

#### **3.1. Objectives of the study**

- Identifying the impact caused by the construction of Co Luong - Co Me access road and bridges - Trung Son hydropower scheme: number of district, commune to be affected; number of village, person and household to be displaced.
- Statistical data of impacts: Area of land and all the real estates on land to be lost in the construction site serving the estimated costs of investments to be submitted to the authorized agencies for approval.
- Elaborating and selecting the alternative option for the resettlement of affected households

#### **3.2. Scope of the project and scope of survey**

##### **3.2.1. Scope of the project**

The construction of access road fragment Co Luong - Co Me which started at cross section Co Luong - NR 15A (Co Luong bridge) and ended at Co Me hamlet (Co Me bridge), will cause impacts on the territory of 2 provinces:

- Thanh Hoa province: on the territory of Quan Hoa district at 3 communes: Trung Son, Thanh Son and Phu Thanh
- Hoa Binh province: on the territory of Mai Chau district at 2 communes: Mai Hich and Van Mai.

### **3.2.2. Scope of survey**

The scope of survey is identified as follows:

- Land permanently acquired: areas of land in the construction sites of access road and bridges (from the top of the positive side road to the food of the negative side road equal to the length of 15 m from the center of the road of both sides)
- Land temporarily acquired: areas of 3 m length from the top of the positive side road and from the food of the negative side road. (Temporary acquiring area of land is used for taking vehicle, machines and equipments into construction site and it will be returned to the households after the completion of the construction work).

## **4. Contents and studied method**

### **4.1. Contents of impacts to be surveyed**

**4.1.1.** Impacts to be surveyed relating to land and possessions on the lands at residential areas and gardens of households:

- Number of persons and households having residential and gardening lands lost as the results of route and bridges construction.
- Area of lost land
- Auxiliary parts attached to house (kitchen rooms, ware-house, subsidiary construction works.....)
- Species and number of trees growing in the gardens and in residential plots
- Other possessions on lands

**4.1.2.** Surveys of affected land and assets on lands of organizations using lands:

**4.1.3.** Survey of affected land and assets on land at plots of lands outside the residential areas

- Survey of impacts on lands: The compensation of land losses must be based on: kind of land, area of land losses, land ranking.
- Impacts of crops growing on the land acquired: classified in to species, numbers, growing years for perennial trees and in species and numbers of plants for annual crops
- Impacts of assets on lands consist of temporary camps, houses and other construction works of local inhabitants
- Other impacts

**4.1.4.** Surveys of impacts related to infrastructures in the affected areas:

- Public works such as schools, nursery centers, cultural houses
- Technical infrastructures such as communication roads, water supply networks, electrical lines....

#### **4.2. Survey method**

- Using topographical maps at scale 1/1000 and detailed survey sheets on the spots to identify numbers of affected people. All the information of surveyed data are then summed up into villages (wards), communes (city towns), provinces and zones
- Using present land use maps of communes at scale 1/50.000 in closely cooperated action with land survey to identify the magnitude of impacts relating lands and crops
- Survey using surveyed sheets through officials in charge of city towns of villages (wards), in combination with land surveys and present land use maps 1/50.000 to identify impacts related to infrastructures, and other public construction works.
- Analysis of data, Using Excel software.

#### **4.3. Estimation of investment funds using for land clearance of the access road construction**



## PART II: RESULTS OF STUDY

### **I. Characteristics of the natural and socio-economic conditions of the affected areas in the project areas**

#### **1.1. Natural conditions**

##### *a. Geographical position:*

The project area is located in the territories of 2 provinces Thanh Hoa and Hoa Binh. It consists of mountainous communes in the North-West of Hoa Binh and in the North of Thanh Hoa. It is far from Hoa Binh provincial town of 80 km. Their geographical conditions are from 20°24' to 24°45' latitude and from 104°31' to 105°16' longitude.

Though these communes in 2 mountainous districts of the 2 provinces are far from the city towns, communication roads are met with many difficulties, they are in fact, important locations for the development of economics of these 2 provinces, especially they could be access to the friendly province of Son La. Locating in the border lines of the North- West zone, they should provide for the development of socio-economic conditions, when the Trung Son hydropower plant come in to operation

##### *b. Topography*

The project area is located in the basin of the Ma River consisting of medium and low mountains, and expanding in the direction from West to East. To the East and North direction, its topography seems to be lower and lower. Along the both sides of the Ma River, the mountainous ranges are successively continued one after another, with its elevation decreases in the direction from West to East. We can divide into 3 kinds of topography as follows:

- High mountainous topography, its elevation fluctuates from 900 to 1,400m. Topographical characteristics are block forms on the maternal rocks, which are strongly dissected. The gradient of mountain sides is from 30-35° and therefore, they form into deep valleys. The lands are composed mainly of yellow-red soils on sandy schist and metamorphic rocks. With shallow depth soils, in the range from 50-70 cm and gradient >25°. On the top and on the side of these mountains, the vegetal covers are growing well enough, with the covering coefficient of about 70%
- Medium-mountainous topography: the elevation is fluctuated from 600 to 900m height. Topographical characteristics are medium mountainous ranges; its sloping gradient is 25° to 35°. Soils are mainly composed of yellow red soils on magma acid. Grey soils are generally having deep layers of >100 m and gradient >25°. Its fertility is high on the top and the sides; they are mainly covered by production and protection forests. The soils are suitable for growing perennial trees and different kinds of annual crops.

- Low mountainous topography: the elevation is averagely changed from 158-600m, and the elevation is reduced gradually from West to East. Its sides is dissected gently and created the undulated valley ranges with slopes from 8 -20<sup>0</sup>. At the food of valley, there are many creeks and streams. The soils are mainly red yellow on sandy schist with very deep soils >100 cm. High fertility, the soils are suitable for growing perennial trees of high economic efficiency, such as some kinds of bamboos (luong), and fruit trees, etc.... Along these stream lines, there are alluvial soils, low gradient of <8<sup>0</sup>. The soil fertility is high but plots of lands are scattered allocation.

Actually, this is area growing mainly in agriculture and forestry. Food crops and subsidiary food crops and bamboos (cay luong) are main products of local inhabitants.

*c. Weather:*

The project area is located in the North-West of Vietnam. It is limited with the Western side of the Hoang Lien Son range, influenced clearly by the monsoon regime with special characteristics of high mountainous and tropical weather. Two seasons are distinctively separated in a year:

- Rainy season is prolonged from May to October. Rain precipitation concentrates from July to September. In average, there are 122 rainy days per year, reaching its maximum to 145 days. Rain is usually accompanied by minute cyclone
- Dry season starts from November to April of the next year. Weather is dry and low in humidity. Fog, dew and small rain are usually seen. Maximum temperature of days and nights are rather high.
- Measuring data recorded at Mai Chau meteorological station show that the average temperature of the year is 22<sup>0</sup>C. The fluctuating gap of temperature between day and night and between months in the years is rather large. The hottest month of the year is July; its temperature can be reached to 37-38<sup>0</sup>C. The coldest month is generally happened in January. Its temperature can drop down to 3-4<sup>0</sup>C.
- Average of rain precipitation in the year is 1799 mm. Rain precipitation is focused mainly from June to October (it can be reached 80% of total yearly rainfall precipitation). In dry season, rainfall precipitation consists only 20% of total. Every year, flash floods are usually occurred in rainy seasons causing negative influences to communication and to crops.
- Sunny hours in the day: in general, sunny hours in a day are low, ranging from 5-6 hours in summer and from 3 - 4 hours in winter.
- Air humidity: Absolute humidity is averagely counted of 82% and fluctuates from 33% to 88% between months of the year. Humidity is lowest in December (drops down to 33%) and highest in August (88%).

- Evaporation: average evaporation in the year is 910.1 mm, and equal to 53% in comparing with average yearly rainfall precipitation. Evaporation in rainy season is low, whereas in dry season the figure is rather high. Therefore in dry season the lack of irrigation water becomes more serious, influencing substantially to growing crops in winter-spring season.
- Windy regime : there are three kinds of winds:
  - + Northern wind: it is the main one in dry season. The wind starts from November and ends at March of the next year. The characteristic feature of this wind is accompanied with cold and dry air.
  - + Southern wind: It starts from April and ends at October, the wind is brought with it high humidity. Wind velocity is rather high, and generally accompanied with storms and cyclones
  - + Laos wind: is usually occurred in April – May, its characteristic feature is very hot, dry. That is reason why weather of Mai Chau changes irregularly causing negative influences to agricultural production
- Fog: is usually occurred in December of the previous year and January of the next year. Together with other features of climate happened in this period, crops are therefore met with difficulties for growing and developing.

*d. Water sources.*

- Water surface: Apart the Ma River, the main water source is running across the zone, there still are many other small rivers and streamlines that are allocated rather evenly on the territory of zone, such as the Quanh and the Pao streamlines....
- Underground water: there are no study documents about the underground water in the zone. But some visual observations related to appeared water sources seen on the locations, we are able to forecast that it is possible to exploit for the domestic use. Several existing dug-wells of 7m depth are now supplying enough water for use all year round.

In general, through survey, one can see that at the territory of communes, there are high potentiality to exploit the surface water sources (rivers, streamlines....) and the opened underground water for the production and domestic use. In reality, inhabitants at some hamlets have been exploiting the water (by gravity) for their daily needs.

## **1.2. The socio-economic conditions of the project area**

### **a. Population**

According to the statistical data of 2007, in the five communes, there are totally 2,988 households or 13,130 people. Affected households to be displaced are 85 households or 337 persons. The natural birth grow rate in the area is 3%. This is

rather high birth growth rate in comparing with other localities in the two provinces Thanh Hoa and Hoa Binh.

The total (main) laborers in the area are 6,052 people or about 46% of the population. Of which, laborers working in the agriculture consist of 98%. The number of laborers working in the off-farm activities is composed of only 2%. This is the special issue to be paid our attention in the process of implementing solutions to rehabilitate production of resettlers in conformity with their new jobs and employments

Main ethnic peoples in the areas are composed of Thai, Muong, Kinh. In general, all these people have good traditional revolution spirit and know how to help each other in their daily lives.

**Table 1: Actual population in the project area**

No	Item	No. of village	No. of household	No. of person	No. of labors	Ethnic group
		<b>34</b>	<b>2988</b>	<b>13130</b>	<b>6052</b>	
	<b>Thanh Hoá province</b>	<b>21</b>	<b>1398</b>	<b>6455</b>	<b>2549</b>	
<b>I</b>	<b>Quan Hoá district</b>	<b>21</b>	<b>1398</b>	<b>6455</b>	<b>2549</b>	
1	Trung Son commune	7	574	2642	962	Thai, Muong
2	Thanh Son commune	8	487	2260	903	Thai, Muong
3	Phu Thanh commune	6	337	1553	684	Thai, Kinh
	<b>Hoa Binh province</b>	<b>13</b>	<b>1590</b>	<b>6675</b>	<b>3503</b>	
<b>II</b>	<b>Mai Chau district</b>	<b>13</b>	<b>1590</b>	<b>6675</b>	<b>3503</b>	
1	Mai Hich commune	7	889	3741	2117	Thai, Kinh
2	Van Mai commune	6	701	2934	1386	Thai, Muong, Kinh

*(Source of information: surveyed data carried out in January 2008 at communes located in the projects area)*

#### **b. Background on ethnic minority groups affected by the project**

- **Ethnic groups**

- Thái group: Thai group in Vietnam with a population of 1,000,000 people concentratively resides in provinces of Lai Chau, Son La, Hoa Binh, Thanh Hoa and Nghe an. Majority of Thai's family manes are: Bạc, Bế, Bua, Bun, Cà (Hà, Kha, Mào, Sa), Cầm, Châu, Chiêu, Đèo, Điều, Hà, Hoàng, Khảm Leo, Lèo, Lềm (Lâm, Lịm), Lý, Lũ (Lự, La), Lộc, Lự, Lượng (Lương), Manh, Mè, Nam, Nông, Ngàn, Ngru, Nho, Nhật, Panh, Pha, Phia, Quảng (Hoàng, Vàng), Quảng, Sầm, Tạ, Tày, Tao (Đào), Tạo, Vang, Vỡ (Vi), Xa (Sa), Xin...

Thai's languages are of Thai-origin language groups belonging to Thái – Kadai system. Among those, there are Thai language of Thailanders, Lao Language of Laos, Shan language in Myanmar and Choang language in

southern China. In Vietnam, 8 ethnic minority groups comprising Bô Y, Giáy, Lào, Lự, Nùng, Sán Chay, Tày, Thái are of Thai language group.

Thai ethnic group has many experiences in , digging ditch , making water-pipe for irrigation. Paddy rice is their key food source, especially sticky rice. Thai people make hilly fields to grow rice and rain-fed crops and other crops as well. Families do livestock husbandry, knitting, weaving and some others do pottery, etc. Famous product made by Thai people is brocade fabric with unique, colourful and long-lasting patterns,

Project area is the long-standing habitat of Thai people for up to 400-500 years. Subsequently, Muong communities partially arrived from valeys of Mường Bi, Mường Vang, Mường Thành, Mường Động in Hoa Binh somewhat later (about 300 years). For that features, each ethnic group has different migration histories and different ways to rally their communities. But they share the same way to maintain as close relation among community as family relationship. This relation itself bequeaths a bold stamp in mutual help working manner that is common among Thai and Muong communities here.

- **Mường group**

According to results of survey conducted by General Statistic Office published in 1999, Muong population was 1,137,515 people which were less than Kinh, Kinh, Tày, Thái, Hoa and Khome groups. Muong group is also called Mol, Mual, Moi, Moi bi, Au tổ, Ao tổ,. This is an ethnic group residing in northern mountain area of Vietnam, the most densely gathering in province of Hòa Bình and mountainous districts of Thanh Hoa province.

Muong fellow-citizen leads a life in fixed settlement and cultivation manner in mountainous areas with plenty of productive land, adjacent to traffice road which are convenient for earning their living. Muong group has a tradition of field cultivation, Paddy rice is their key food crop. Previously, the fellow-citizen grew more sticky rice than ordinary rice and sticky rice was their daily food. Significant sub-income of Muong families comes from exploitation of forest and native products such as mushroom, cat's ear, amomum, lac, cinamomum, bee honey, timber, bamboo, rattan, etc. Typical handycraft of Muong people is fabric weaving, knitting and making silk. A lot of Muong women can do skilfully manual weaving.

Muong people lives in stilt-houses. But Muong's stilt-house has many differences in comparision with stilt-house of others. Muong people does not attach much importance to direction of the house but pay much attention to convenience to travelling and production. Due to this trend, Muong villages are identical in terms of disorder and inconsistency, and they don't share the same regulations in house direction. Where a house is

built on a hill, its back shall be put to the hill and face to the space, valey or field in front of it. Where a house is built nearby a river, it will face to the river or face back.

- **Family structure:**

Structure of ethnic minority families in the project area is now basically changed. Regardless of Tay or Thai, it is no longer seen traditional families of 3 or 4 generations with some nuclear families share the same house which were extended families. There are many reasons for this practice but initial reason for that is economic problems: land is now managed by the State and land use right is given to households. For that reason, if a big family is splited into smaller families, they can get more land than that when they are still under the same big family. Besides, splitting a big family into smaller ones will make economic development of each smaller family become more active and self-motivated than dependence on the big one.

- **Structure of family clan and community.**

Structure of family clan in the project area also changed much. Now, area of land owned and reclaimed by a family clan is now public land under the management of the State. Therefore, inheritance of land from family clan has no rationale to exist any longer. Previous re-division of land by family clan has made a significant disturbance to close link among the family clan.

At present, communities of Thai and Muong groups are living solidary and share the same village. They live and do production together and there are a lot of happy multi-ethnic couples. There is no discrimination between families and social communities among these two ethnic groups. However, there are specific traits in customs and traditions of communities of Thai and Muong in this area: Thai people here keep a tradition of no exhuming bones to bury in final tombs. When they have to relocate, an offering ceremony to village and earth Spirits should be held for moving and entering. Offer to village Spirit is to pray for the best to the villagers. It is also an offering ceremony for timely rains and favourable weather, and for bumper crops. Offering ceremony lasts for whole day. All villagers contribute pigs, chickens, wine and steamed sticky rice for the ceremony. There should be 2 magicians, of which one sacrifices miscellaneous ghosts at the village gate, i.e ghost of all kinds such as tree ghost, forest ghost, etc (all things having spirits) and the other sacrifices at the village Spirit house. The magician who sacrifices at the village might be a young and inexperienced one while the one who sacrifices at the village Spirit house must be old and experienced one. At present, head of Vi family clan in Nang village – oldest family clan in this village – is master of the ceremony.

In mixture villages of Muong and Thai ethnic groups, village Spirit offer is more complicated because there must be 2 magicians, one is Muong and one is Thai. These two shall pray for timely rains and favourable weather, bumper crops for both ethnic groups. But there is only one Spirit house for both of these groups.

- **Relationship of the Thai and Muong minorities with the majority**

**Kinh:** The Thai and the Muong in Vietnam in many areas, including those in the project area, have coexisted well with the Kinh majority for many years and therefore have been well integrated one another group. They have practiced the agriculture production in many ways similar to the Kinh. Although these ethnic minority groups have some distinct culture features (for instance, they live on the houses on stilts or practicing some ritual ceremonies of their own traditions), the fact that they have no barriers to getting married to other ethnic minorities spouses reflected the increasing ethnic integration.

**b. Living conditions of inhabitants in the area.**

Living conditions of inhabitants are surveyed upon the following criteria:

- Housing: 90% of inhabitants live in rather good houses on stilts and 10% in normal houses at grade 3 and grade 4 (according to the state classified standard)
- To be access to the fresh water supply: about 97% of total households are able to access to the fresh water running from the stream line to the hamlets. There are a very few households having the drilling wells.
- The toilet: there are only 60% households having simple toilet made simply of bamboos and 40% having none.
- The incomes of households: the main products of households are foods averagely equivalent to 338 kg per capita per year. Besides, households still have other incomes derived from the gardening, livestock husbandry or from the forestry (such as production forest). In average, each household can have, from the above mentioned sources, an income from 6-15 million VND/year of which from 3-10 million VND are derived from forestry.

**c. Actual land use at communes in the project area.**

Total natural areas of land in the zone are 23,955.46 ha. Of which, areas of land under agriculture and forestry are 19,421.53 ha, equivalent to 81.7% (of natural areas). Lands under agriculture are 2,521.52 ha, equivalent to 12.98% and lands under forestry are 16,889.23 ha, equivalent to 87.2%

**Table 2: Actual land use at communes in the project area in 2007**

*Unit: ha*

Kind of land	The whole	Thanh Hoa province	Hoa Binh province
		Quan Hoa district	Mai Chau district

	area	Trung Son	Thanh Son	Phu Thanh	Van Mai	Mai Hich
<b>Total area of natural land</b>	<b>23955.46</b>	<b>7695.33</b>	<b>5549.32</b>	<b>3232.81</b>	<b>3639.00</b>	<b>3839.00</b>
<b>1. Agricultural land</b>	<b>19421.53</b>	<b>5579.39</b>	<b>4608.16</b>	<b>2595.93</b>	<b>3306.34</b>	<b>3331.71</b>
1.1. Land for agricultural production	2521.32	738.99	522.59	438.1	171.60	650.04
1.1.1. Land for growing annual crops	2385.81	726.71	473.89	404.40	149.17	631.64
1.1.2. Land for growing perennial trees	135.51	12.28	48.7	33.7	22.43	18.4
1.2. Forestry land	16889.23	4839.70	4084.37	2157.43	3130.24	2677.49
1.3. Aqua cultural land	10.98	0.7	1.2	0.4	4.5	4.18
<b>2. Non-agricultural use land</b>	<b>1138.94</b>	<b>456.8</b>	<b>238.54</b>	<b>223.98</b>	<b>109.37</b>	<b>110.25</b>
2.1. Residential area	117.48	26.8	19.48	13.48	20.53	37.19
2.2. Special uses land	131.40	34	24	16	28.04	29.36
2.3 Cemeteries,	43.77	9	7.5	4.87	7.8	14.6
2.4 Rivers, streamline	846.29	387	187.56	189.63	53	29.1
<b>3. Non-use land</b>	<b>3394.99</b>	<b>1659.14</b>	<b>702.62</b>	<b>412.90</b>	<b>223.29</b>	<b>397.04</b>

(Source: Divisions of Environment and Resources of Quan Hoa and Mai Chau district, 2008)

The non-farm lands are 1,138.94 ha (or 4.75% of natural lands) consisting of residential area 117.48 ha, lands under specific uses: 131.4 ha and others (cemeteries, rivers streams...): 890.6 ha

Lands that have not yet brought in to use consist of 3,394.99 ha, equivalent to 14.18% of natural lands.

The actual land use in the zone is compose of residential land, land under gardening, and land under agriculture and forestry. These lands are almost issued and delivered to households with ***Land use certificate***. The remaining ones, of which, the land under specific uses, land not yet bringing in use, land under protection forestry is under the management of the state.

#### **d. Actual use of lands to be acquired for the construction of Co Luong-Co Me road (in the project area)**

The total land area to be acquired is 60,02 ha, including:

- Land under agriculture: 40.59 ha, equivalent to 67.63%. Of which, 2.15 ha is under annual crop cultivation, 0.49 ha is aqua culture production, 37.95 ha is under forestry (Bamboo forest)
- Non-agricultural land: 19.24 ha (consisting of lands under roads, specific uses...), equivalent to 32.06%.
- Non-unused land: 0.19 ha, equivalent to 0.31%.

***The actual land use:***



- The agricultural and residential lands are almost issued and delivered to households with Land use certificate for cultivation, housing.
- The remaining ones, of which, the land under specific uses, land not yet bringing in use, land under protection forestry is under the management of the state. *(Detail, please see at table 3 and annexes)*

**Table 3: Actual status of land use in the project areas**

*Unit: Ha*

Loại đất	Total (a+b)	Sub total tích (a)	Permanent acquisition					Sub total tích (b)	Temporary acquisition				
			Quan Hoa district			Mai Chau district			Quan Hoa district			Mai Chau district	
			Trung Son	Thanh Son	Phu Thanh	Van Mai	Mai Hich		Trung Son	Thanh Son	Phu Thanh	Van Mai	Mai Hich
Total natural areas	60.02	45.87	8.39	22.51	6.09	4.20	4.67	14.15	7.40	3.45	1.01	1.80	0.50
I. Lands under agriculture	40.59	31.66	6.52	15.76	4.18	2.88	2.32	8.93	4.61	2.92	0.59	0.47	0.34
1.1. Agricultural production land	2.15	1.59	0.17	0.69	0.12	0.28	0.33	0.56	0.20	0.19	0.01	0.10	0.07
1.1.1. Land for annual crops	1.10	0.90	0.11	0.66	0.05	0.07	0.00	0.20	0.02	0.18	0.00	0.00	0.00
1.1.2. Land for perennial trees	1.04	0.69	0.05	0.03	0.07	0.21	0.33	0.36	0.17	0.01	0.01	0.10	0.07
1.2. Land for forestry production	37.95	29.60	6.35	15.05	4.03	2.18	1.99	8.35	4.41	2.73	0.56	0.37	0.27
1.3. Land for aqua cultural	0.49	0.47	0.00	0.03	0.03	0.41	0.00	0.02	0.00	0.01	0.02	0.00	0.00
II. Non-Agricultural land	19.24	14.05	1.86	6.75	1.77	1.31	2.35	5.19	2.76	0.53	0.42	1.33	0.16
2.1. Land for resident	9.00	6.44	0.87	2.68	0.65	1.26	0.98	2.56	0.87	0.33	0.36	0.85	0.16
2.2. Land for specific uses	9.87	7.32	0.94	4.02	1.00	0.00	1.36	2.55	1.88	0.19	0.02	0.46	0.00
2.3 Land for cemeteries	0.22	0.17	0.00	0.00	0.13	0.04	0.00	0.05	0.00	0.00	0.03	0.02	0.00
2.4 Rivers, streamlines	0.14	0.11	0.05	0.05	0.00	0.00	0.02	0.03	0.01	0.01	0.01	0.00	0.00
III. Non-used land	0.19	0.16	0.00	0.00	0.14	0.01	0.00	0.03	0.03	0.00	0.00	0.00	0.00

### **1.3. Actual status of production and incomes of households in the project areas**

#### **1.3.1. Actual production status**

##### ***1.3.1.1. Cultivation***

According to the surveyed statistical data of 2007, on the territory of Quan Hoa district, the average agricultural lands are not high (at Thanh Son commune: 1.07 ha/household and at Trung Son commune: 1.29 ha/household and at Phu Thanh commune: 1.3ha/household). At Mai Chau district, the average agricultural land per household is rather low (at Van Mai commune: 0.24 ha/household, at Mai Hich: 0.73ha/household).

Cultivation is relies fundamentally on some main crops: irrigated paddy, paddy on the high land, corn, cassava, and some kinds of peas, vegetables, and subsidiary food crops, etc..... However, opportunities of each communes seem somewhat different: at Trung Son, Thanh Son, Phu Xuan communes, corn, cassava are developed rather well (corn alone attains 140 ha at Trung Son, 59 ha at Thanh Son, 100 ha at Phu Thanh communes). The unit yield of crops is quite stable, and fluctuates from 24 to 30 quintals/ha. Cassava, growing areas at Trung Son attains 260ha, at Thanh Son 230 ha and at Phu Thanh 160 ha with respective unit yield of 70 quintals, 30 quintals and 80 quintals per ha.

At Van Mai and Mai Hich communes, the irrigated paddy and soy beans are good opportunities. In 2007, areas under irrigated paddy at Mai Hich are 207 ha, at Van Mai 65 ha, its unit yield varies in the range from 45 to 46 quintals/ha. Areas under soy beans are 100 ha at Mai Hich, 45 ha at Van Mai communes and its unit yield fluctuates from 8.5 and 10 quintals per ha respectively.

Most of the products are for self consumption of local households and not yet become marketable products. Average produces of food per capita per year attain merely from 200 to 580 kg. Amongst them, Mai Hich is the highest, and Trung Son is the lowest one.

Irrigated paddy is grown in 2 crops: the spring and the rainy season crops. Paddy on upland is grown from June and harvested in September. Corn is sown in March and harvested in June. However, due to scattered allocated land, hydrology is not possible to carry out, some fields, therefore, are lack of irrigation water.

##### ***1.3.1.2. Livestock husbandry***

Livestock husbandry is regarded as an opportunity in the area. Almost local households are raising livestock. In average, each household have 2-3 pigs and dozens of poultry (all kinds). Being the locations of many good pig species,

inhabitants have been brought this opportunity into operation. Marketable pigs have become rather important source of incomes. Each household can earn every year of this from 2 - 4 million VND

#### ***1.3.1.3. Development of forestry***

Production forest: this opportunity is lying along the both sides of the Ma River. The soil here is classified as rather fertile. Most of households are growing Luong tree (one species of bamboo) on an average of 5-10 ha. Nevertheless the transportation is still difficult, therefore this forestry source is just exploited modestly and not up to its available potential. In average, one household can earn about 3-10 million VND per year from this forestry products.

Forestry products: Nowadays, the exploitation of forestry products is banned by the State. Some by-products are still exploitable such as dried branches and dried trees can be used as fuel wood, some wild fruits, flowers, vegetables, and mushroom for the daily use of local families

#### ***1.3.1.4. Fishing and raising fish in cages with rafts on the Ma River.***

Fishing and raising fish in cages are not applied largely at all hamlets, yet they are focused in households living by the banks of river, though, they are not regarded as their main jobs. The catch can be done seasonally, and mainly in free time (between crops seasons). In average, each household participated in this activity is able to earn 3 million VND additionally per year and most of hamlets in the project area are enjoying this subsidiary incomes.

#### ***1.3.1.5. Water way transportation***

On the areas, there are 3 communes that have water way for transportation (Trung Son, Thanh Son and Van Mai communes). However the water way transportation is not yet properly developed in the area. Households having boats transport passengers mainly in rainy season or transport construction materials and other domestic consumption goods for small dealers living on the territory of communes. This job is providing rather high incomes, but it is concentrated only at rich households (almost households are not able to have enough money for construction of boats or ships). By water way transportation, the incomes of these households can be from 15-20 million VND per household per year.

### **1.3.2. Incomes, gender and poverty conditions**

#### ***1.3.2.1. Incomes of households in the project areas***

(1) Forestry is the most important source of HHs income (accounted for 50-70% of the total HHs income) of the PAPs surveyed. The agriculture contributes up to 18-24% of HH's average income, while non-farm activities

(including salary works and hired works) count up for 4-10% of the HH's income.

**Table 4: Average Household income and its composition**

Items	Composition					Average income (Mil VND/pers/month)
	Farming	Live stock	Forestry	Trade, hired works	Total average income/H H/year (Mil VND)	
<b>I. QuanHoa District</b>						
<b>1. Trung Son commune</b>	2.50	0.50	6.50	1.00	10.50	0.18
<i>(% in the toatal income)</i>	23.81	4.76	61.90	9.52		
<b>2. Thanh Son commune</b>	2.50	1.00	8.50		12.00	0.20
<i>(% in the toatal income)</i>	20.83	8.33	70.83			
<b>3. Phu Thanh commune</b>	2.00	1.50	7.00	0.50	11.00	0.18
<i>(% in the toatal income)</i>	18.18	13.64	63.64	4.55		
<b>II. Mai Chau district</b>						
<b>1. Mai Hich commune</b>	2.40	2.00	8.60	0.50	13.50	0.23
<i>(% in the toatal income)</i>	17.78	14.81	63.70	3.70		
<b>2. Van Mai commune</b>	2.50	2.20	7.80	1.50	14.00	0.23
<i>(% in the toatal income)</i>	17.86	15.71	55.71	10.71		

(2) Based on the Ministry of Labor Invalids and Social Affairs (Period 2000 - 2005), four income-level categories have been identified:

- (i) Category I: The poor-income per capita is < D100,000/month.
- (ii) Category II: The low-income per capita is from 100,000-199,000/month.
- (iii) Category III: The well-off-income per capita is from 200,000-399,000/month.
- (iv) Category IV: The wealthy-income per capita is > 400,000/month.

On 8<sup>th</sup> July, 2005 Prime Minister issued the Decision No. 170/2005/QĐ-TTg on poverty line applied for the period of 2006 - 2010, as follow:

1. Rural areas: households that have average income up to 200,000 VND/person/month (2,400,000 VND/person/year) are considered poor households.
2. Urban areas: households that have average income up to 260,000 VND/person/month (3,120,000 VND/person/year) are considered poor households.

Results of the survey show that 35.29% of total PAPs equivalent to 30 households have per capita monthly income below 200,000 VND, belonging to the poor income group. The average income group who have per capita monthly income from 200,000 - 400,000 VND compose of 54 households, equivalent to 63.53%. These is only 1 well off household having per capita monthly income above 400,000 VND. (see table 5).

**Table 5: Number affected households need to be paid special concern**

*Unit: Household*

TT	District, commune	Total surveyed households	The Poor	The Average	The Well off
	<b>Total (A+B)</b>	<b>85</b>	<b>30</b>	<b>54</b>	<b>1</b>
<b>A</b>	<b>Quan Hoa district</b>	<b>71</b>	<b>30</b>	<b>41</b>	<b>0</b>
<b>I.</b>	<b>Trung Sơn commune</b>	<b>31</b>	<b>16</b>	<b>15</b>	<b>0</b>
1	Pao village	20	9	11	
2	Bó village	11	7	4	
<b>II</b>	<b>Xã Phú Thanh</b>	<b>8</b>	<b>3</b>	<b>5</b>	
1	Uôn village	8	3	5	
<b>III</b>	<b>Thành Sơn commune</b>	<b>32</b>	<b>11</b>	<b>21</b>	<b>0</b>
1	Nam Thành village	14	8	6	
2	Thành Tân village	12		12	
3	Chiềng Yên village	3		3	
4	Tân Hương village	3	3	0	
<b>B</b>	<b>Mai Châu district</b>	<b>14</b>	<b>0</b>	<b>13</b>	<b>1</b>
<b>I.</b>	<b>Mai Hịch commune</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>0</b>
1	Chối village	3		3	
<b>II</b>	<b>Vạn Mai commune</b>	<b>11</b>	<b>0</b>	<b>10</b>	<b>1</b>
1	Thanh Mai commune	3		2	1
2	Nam Điện commune	4		4	

*Source: Socio-economic survey 2008*

#### **1.3.2.2. Gender and poverty conditions:**

- The poor count up for 35.29% of the affected HHs surveyed. This figure is higher than the communes' average (3-6%). The main problem of the poor is the lack of capita for investment in production and shortage of labors. Thus, their concerns regarding the project is fairness of compensation at replacement cost so that they could restore their income generation capacity. And will not be worse off after the project completion

- Generally no discrimination towards women, however, to ensure gender equality participation it may propose that the subproject training/capacity building scheme/plans should pay special attention and allocate equal resources and opportunities to local women, ensuring women's equal participation in the whole subproject's cycle, including implementation process..

#### **1.4. General evaluation of socio-economic conditions of the project areas**

- Project areas are classified in location having favorable conditions to develop agriculture. Average inhabitant density is 55 people/km<sup>2</sup>, and average agricultural land is 3.2 ha/laborer
- Having diversified weather, the project area is suitable to develop many kinds of crops and livestock to increase the household's incomes.
- Economic development level is still low actually. However, when the Trung Son hydropower plant come into operation and first of all, when the Co Luong - Co Me route is accomplished, then, the local inhabitants will have good conditions to develop strongly in socio-economic conditions to keep pace with other localities in the country.

## **II. Legal framework:**

### **2.1. Laws Regarding Land Acquisition in Viet Nam**

The main laws and decisions regarding land acquisition include:

- The Land Law No. 13/2003/QH11 (December 2003);<sup>1</sup>
- Decree No. 181/2004/ND-CP (October 2004) on guiding the implementation of the Land Law;
- Decree No. 197/2004/ND-CP (December 2004) on compensation, assistance and resettlement when the State recovers land;
- Decree No. 84/2006/ND-Cp on Supplementary regulations on the grant of land use right certificate, land recovery, land use right implementation, sequence and procedures for compensation, assistance, resettlement upon land recovery by the State, and solving complaints on land
- Decree No. 188/2004/ND-CP (November 2004) on methods for determining land process for various types of land;
- Circular 114 /2004/TT-BTC (November 2004) on guiding the implementation of Decree 188;

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<sup>1</sup>

- Circular 69/2006/TT-BTC dated 2/8/2006 on amendment and addition to Circular 114 /2004/TT-BTC (November 2004) on guiding the implementation of Decree 188;
- Decision No 08/2008/QD-UBND of Hoa Binh provincial committee on compensation, assistance and resettlement in Hoa Binh province when the government recover land for other uses.
- Decision No 27/2008/QD-UBND dated October 6<sup>th</sup> 2008 of Hoa Binh provincial committee on amendment and addition to stipulation of unit cost for “compensation of losses when the government recover land for other uses” in Hoa Binh province published to attach to Decision No 23/2008/QD-UBND.
- Decision No. 25/2007/QD-UBND dated December 31<sup>st</sup> 2007 of Hoa Binh provincial committee on publishing of unit cost for land types of Hoa Binh province.
- Decision No. 1048/QD-UBND dated April 22<sup>th</sup> 2008 of Thanh Hoa provincial committee on publishing of unit cost for compensation of losses on land clearance of Thanh Hoa province.
- Decision No. 4238/QD-UBND dated December 31<sup>st</sup> 2007 of Thanh Hoa provincial committee on publishing of unit cost for land types of Thanh Hoa province.

## **2.2. The World Bank Policy on Resettlement and waivers required**

As noted above, the new Land Law and Decrees have come a substantial way in closing the gaps between Government and the World Bank requirements in respect of resettlement, but there are still differences between the Vietnamese requirements as set out in the Land Law and new Decree and World Bank’s Policy OP 4.12. The key differences are:

- The ‘significance’ of impact is triggered by a loss of 30 per cent or more of agricultural land in Decree 197.
- Decree 197 recognizes land users meeting one of the following conditions will be compensated: (i) Having enough legal papers (ii) non-legal users or users without papers or documents ONLY if they have been using the land to be affected by a project in a stable manner since PRIOR to 15<sup>th</sup> October 1993; Besides, the Decree 197/ND-CP also stipulates compensation and assistance policy for the people who have land to be recovered to have enough productive land and income restoration according to land allocation level of the locality.

Lack of legal document of the land users is not recognized by the WB to be compulsory condition to compensation.



- Land Law and Decree 197 provide for deductions from both land and assets compensation in a number of circumstances; Houses and structures will only be compensated to 80 per cent of their value or compensation rate if they have been built on land that is ineligible for compensation;
- Decree 197 recognizes PAPs losing employment only on a permanent basis (i.e if they are made redundant) and only if the PAP has an employment contract and is employed by a business or economic entity holding a business certificate; The WB does not consider above-mentioned conditions are obstacles to compensation and assistance.

### **III. Project compensation Policy**

#### **3.1. Basic Principles**

(1) The Policy Framework is prepared based on Decree 197/2004/ND-CP on compensation, assistance and resettlement when the State recovers land and other relevant Government circulars and documents; a number of relevant decisions prescribed by the provincial people's committee and World Bank policy OP 4.12 on involuntary resettlement. In case of differences between Vietnamese legal regulations and OP 4.12, the provisions profitable to the affected people shall apply.

(2) In case, provisions of Vietnamese legal document are inconsistent with the World Bank's policy on one issue, the Government of Vietnam agrees that the provisions of the World Bank's policy shall prevail and the waivers of those inconsistent provisions will be required to ensure that the World Bank's policy is complied with.

(3) The principle objective of the framework is to ensure that, under the project, all PAP's will be compensated for their losses sufficient to replace their losses and provided with rehabilitation measures to assist them to improve, or at least maintain, their pre-project living standards and income earning capacity.

(4) The project policy framework lays down the principles and procedures that will guide the compensation, resettlement and rehabilitation of PAPs.

#### **3.2. Project Policies**

The following policies will be applied to the project to ensure that the principles and objectives stated above will be met:

1. Acquisition of land and other assets, and resettlement of people will be minimized as much as possible;
2. All PAPs residing, working, doing business or cultivating land in the right-of-way of the roads of the project as of the cut off date and who

are affected are entitled to compensation at replacement cost and/or be provided with rehabilitation measures sufficient to assist them to improve, or at least maintain, their pre-project living standards, income earning capacity and production levels;

3. The same purpose land will be compensated to the land that was lost, and acceptable to the PAPs;
4. Assistance for severely affected PAPs will be provided under the project to assist these PAPs to at least restore, if not improve, their standards of living;
5. Affected households will be compensated for affected assets in cash or in kind at replacement cost;
6. Plans for acquisition of land and other assets and provision of rehabilitation measures will be carried out in consultation with the PAPs, to ensure minimal disturbance. Entitlements will be provided by PAPs prior to expected start-up of works at the respective subproject sites;
7. Any acquisition of, or restriction of access to, resources owned or managed by the affected community as a common property should be mitigated by arrangement ensuring access to improved or at least restored resources or access;
8. Financial and physical resources for resettlement and rehabilitation will be made available and as where and when required; and
9. Monitoring and evaluation of the implementation of the plan will be carried out.

### **3.3. Project Affected People**

The PAPs include the following persons (individual, institution), affected by the project as identified in the inventory of losses (IOL) and DMS:

1. Persons whose houses or other structures and/or residential land are affected;
2. Persons whose agricultural land or structures (i.e rice bins) are affected;
3. Persons whose commercial land and/or structures are affected;
4. Persons whose crops (annual and perennial) and trees are affected;
5. Persons whose fishpond or any other land is affected;
6. Persons who temporarily or permanently lose employment ;
7. Persons who are affected through impacts upon community property resources and land (including infrastructure and services); and
8. Persons who are affected through loss of, or impacts upon, non-productive assets such as wells, graves and shrines etc.

9. Land affected by project is land to be recovered or limited use efficiency by the project.

### **3.4. Assets affected by project**

Assets affected by project include houses, other related structures and crops, trees, livestock attached to land affected by project.

### **3.5. Replacement cost**

The term “replacement cost”<sup>2</sup> is the cost which is offered based on the method of land and assets valuation yielding an amount of compensation sufficient for actual asset replacement, including applicable transaction costs. Accordingly, compensation at replacement cost does not allow for depreciation for age or wear, and is to be paid to the DP without deduction for taxes, fees or any other purpose. Offered replacement cost must be approved by authorized agency before compensating implementation for DP.

### **3.6. Criteria for Eligibility:**

#### **Eligibility:**

1. The principle objective of the framework is to ensure that, under the project, all PAP's will be compensated for their losses sufficient to replace their losses and provided with rehabilitation measures to assist them to improve, or at least maintain, their pre-project living standards and income earning capacity. PAPs eligible for compensation and/or assistances under the project will include:

(a) Those who have formal legal rights to land or other assets;

(b) those who initially do not have formal legal rights to land or other assets but have a claim to legal rights based upon the laws of the country; upon the possession of documents such as land tax receipts and residence certificates; or upon the permission of local authorities to occupy or use the project affected plots; and

2. Those who have no recognizable legal right or claim to the land they are occupying as stipulated at item (a), (b) will only be provided assistances in cash for their lost asset on the acquired land.

#### **The cut-off date:**

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• <sup>2</sup> “Replacement cost” is the cost which is offered based on the method of land and assets valuation that helps determine the amount sufficient to replace lost assets and cover transaction costs. In applying this method of valuation, depreciation of structures and assets should not be taken into. For losses that cannot easily be valued or compensated for in monetary terms (e.g., access to public services, customers, and suppliers; or to fishing, grazing, or forest areas), attempts are made to establish access to equivalent and culturally acceptable resources and earning opportunities. Where domestic law does not meet the standard of compensation at full replacement cost, compensation under domestic law is supplemented by additional measures necessary to meet the replacement cost standard.

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3. In order to prevent land encroachment to obtain eligibility for compensation or assistance, cut-off date shall be November 20, 2008 which coincides with the completion date of PAP census, affected land and asset inventory signed by affected households and the access road cadastral records were confirmed by DONREs of Hoa Binh and Thanh Hoa provinces. If cases arise after the date, claiming household(s) shall be eligible for compensation and assistance by relative commune, district PCs' assertion of their occupying and using land or other assets prior to the above-mentioned cut-off date.

### **3.7. Project Impacts & Entitlement**

Based on the type of impacts expected to be created by the project, PAPs will be entitled to the following types of rehabilitation and assistance measures:

#### **1). Loss of productive land and crops (including fishponds and fish crops):**

- a. Land that is temporarily taken for works by the project (for a period of construction time or other utilization) will not be compensated in term of land but others as follows: (1) compensation for any loss of standing crops and other assets on land during period of land occupying and (2) compensation for the cost of soil restoration and repair of any impacted infrastructure. Land will be fully rehabilitated and hand back to the PAP after subproject construction. Regarding land recovered during construction time, affected people will be compensated in cash an allowance equivalent to 30% land value and exempt from all land rent cost, tax during acquired time.
- b. Land that is permanently taken for works by the project is compensated as following:
  - + For PAPs with LURCs or legalizable rights to land use or using land in a stable manner that such land is dispute free- if the land lost is LESS THAN twenty-five per cent of the total area of the landholding, and the remaining land is still a viable economic holding, cash compensation, at full replacement cost for the acquired area will be provided to the PAP. If the land lost is EQUAL or MORE THAN twenty-five per cent of the total area of the landholding and the remaining holding is NOT viable, then the project will acquire the entire landholding and provide as a priority land-for-land (land of same used purpose and satisfactory to the PAP, if compensated land of lower used value, cash balance for different values of land types). However, if the PAP prefers to receive cash instead of land or land is not available, then cash compensation at replacement cost is applied and PAP is entitled to a restoration package.
  - + For PAPs with lease rights or temporary land use rights - Cash compensation for loss of net income for the remaining leased or assigned period, whichever is higher.

- c. For the PAP using land assigned by State-owned agricultural or forestry farms or public land of community on a contractual basis for use for agricultural, forestry, aquaculture purposes shall be compensated only for remaining expenses invested in land, but not for land. However, the PAP would be assisted with the highest level of support shall be equal to the price of land to be recovered.
- d. Persons who encroach on the area after the cut-off date as defined in this plan are not entitled to compensation or any other form of resettlement assistance and have no legal right or claim to land use right certificate for their land.

## **2). Loss of residential land and houses (or other structures);**

- a. Land that is temporarily taken for works by the project will not be compensated but compensation for (1) any crops or trees, other assets on land and (2) for the cost of soil restoration. Land will be fully rehabilitated after subproject construction; (3) regarding land recovered during construction time; affected people will be compensated in cash an allowance equivalent to 30% land value and exempt from all land rent cost, tax during acquired time.
- b. If the land is partially affected and the remaining area is SUFFICIENT for reorganizing (i.e. not less than 60 m<sup>2</sup> in urban areas and 100 m<sup>2</sup> in rural areas ) and the house or structure is not, or only partially, affected (the affected area does not impact upon remaining structure), compensation for loss of land will be cash compensation at replacement cost at the time of acquisition, and cash compensation at full replacement cost for house and structures affected, WITHOUT deduction for depreciation or deductions for salvaged materials or compensation in kind (materials), according to PAPs choice, and cash compensation for any other assets, trees or crops affected;
- c. If the land lost renders the remaining area INSUFFICIENT for reorganizing (i.e. less than 60 m<sup>2</sup> in urban areas and 100 m<sup>2</sup> in rural areas), the PAPs have their choices to (i) compensation for loss of land will be either provision of replacement residential land (house site and garden) with a size regulated by the provincial level people's committee and satisfactory to the PAP or cash compensation at replacement cost, and cash compensation at full replacement cost for house and structures affected, WITHOUT deduction for depreciation or deductions for salvaged materials or compensation in kind (materials), according to PAPs choice, and cash compensation for any trees or crops affected; The unaffected area will be handed over to local authorities; (ii) to rebuild house on the remaining areas and cash compensation for the affected part. PAPs will be exempt from fees for issuance of LURCs

for the new land or these fees (if required) will be included in the compensation package for land;

- d. Tenants, who have leased a house for residential purposes will be not be compensated for land or the house or structure unless they have paid rent in advance, in which case compensation will be in cash for the value of the amount of rent paid. The PAP will be compensated for any improvements, renovations, or upgrades they have made to either the land or the structure, and will also be entitled to rent a house, for the same rental price, in the resettlement area. If a house is not available in the resettlement area, the PAP will be assisted to find alternative accommodation for themselves through cash assistance equal to 60 per cent of the value of the rented property (land and house); and
- e. All relocating PAPs, including tenants, will be provided with a relocation allowance (transportation assistance for removal and relocation).

**3). Loss of other fixed assets:**

Compensation for any salvaged materials for any other fixed assets (such as tombs, water wells, hand pumps etc) affected by the project.

**4). Loss of community property:**

Restoration or repair, as the case may be, by Trung Son Hydropower Project Management Board, at NO COST to the community, of any community infrastructure [such as schools, water sources (including pipes and wells), roads and tracks, sewage systems etc] impacted by the project.

**5). Livelihood restoration package:**

Besides direct compensation for the losses, PAPs will also be entitled to additional assistance (allowances and other measures) for livelihood restoration as stipulated in Decree 197 and this Policy Framework. These include:

- a. Relocation/transportation allowance, households (pursuant to family record book) moving away from their original residence but relocating within the province are entitled to a maximum allowance of 3 million VND/household and households relocating beyond the province are entitled to a maximum allowance of 5 million VND/household.

Organizations meeting entitlement conditions to compensation for loss of land and assets and to be relocated are entitle to transportation, dismantle and installation allowances. The level of allowance is stipulated by the compensation and site clearance council.

- b. Restoration package (livelihood and production stabilization allowance)

(i) Households who have to be relocated shall receive a cash allowance equivalent to 30 kg of rice per family member per month for a period of six months.

(ii) Households who do not have to be relocated but lose more than 25 percent of their productive land shall receive a cash allowance equivalent to 30 kg of rice per family member per month for a period of three months.

c. Assistance for occupational change and job creation:

Those who are engaged in agricultural, or similar, production losing 25 percent of their productive land (including case when each acquisition is less than 25 percent but their total is equal or greater than 25 percent), but no equivalent land for their compensation, shall receive assistance to attend vocational training centers for a change in occupation. The assistance level is 3 VND million per labor.

d. When registered economic organizations or production and business households have to stop production and business when their land is recovered by the State, they shall receive compensation equivalent to 30% of one year's after-tax incomes, calculated according to the average level of the last three years, which is certified by the tax office; the specific support levels shall be prescribed by the provincial-level People's Committees to suit the local realities. For non registered economic organizations or production and business households have to stop production and business when their land is recovered by the State, they shall receive one time compensation equivalent to 100,000 VND/Hous.

e. Special assistance for poor PAPs: all poor PAPs who are seriously affected by the project shall receive a cash allowance of 900,000 VND/per/year in a period of 6 years apart from compensation and assistance allowance as stipulated. The number of persons must be certified by the communal people's committee and the district labor and invalid people affair department.

The project entitlement matrix is included as Table 1

### **3.8. Timing of Compensation Payment**

The PAPs will receive compensation for crops, trees, land, houses at least one month prior to land acquired.

**Table 1: Co Luong - Co Me bridge and route linked to the dam Entitlement Matrix**

N°	Type of Impact	Application	Entitled PAPs	Compensation Policy	Implementation Issues
<b>1. Productive land</b>					
1.1	Temporary acquisition (i.e. only use during construction time)	All PAPs that are using land or have trees, crops, or any other assets affected by the project	PAPs with LURC or able to prove claim for land prior to cut-off date and included in the inventory	No compensation for loss of land but following compensations: i) Cash compensation for affected trees and structures at replacement cost ii) Full rehabilitation of land after project construction to pre-project conditions and productive capacity. iii) Assist an allowance equivalent to 30% land value and exempt from all land rent cost, tax during acquired time	Full compensation at least one month before land clearance. Local authorities to determine, and ensure that compensation for trees and for crops will be at replacement cost. Affected land in right-of-way will be rehabilitated by contractors after the project construction and land in right-of-way could be used with the restricted purposes. If use likely to continue for more than one year PAP has the choice of continuing the arrangement or selling the land to the project at full replacement cost.
1.2	Permanent acquisition of <u>LESS THAN 25 per cent</u> of total productive landholding	All PAPs occupying land and properties associated with land to be permanently acquired by the project	PAPs with LURC or able to prove claim for land prior to cut-off date and included in the inventory	i) Cash compensation for the area acquired at replacement cost issued by the provincial people's committee at the time of land acquisition if the remaining plot is still economically viable; AND ii) Compensation for trees, crops and other affected structures will be at replacement cost .	Consultation with PAPs about options for land compensation. PAPs will be granted with LURC to replacement land without payment of administrative or other fees. Trung Son Hydropower Project management Board (TSHPMB) and Compensation, Assistance & Resettlement Board (CARB) to determine and ensure that compensation will be at replacement cost at the time of decision on land recovery Full compensation for crops, trees and any other properties associate with the land at least ONE month before land clearance. PAP has right to use/replant salvageable trees.
			PAPs with lease or temporary rights to land use or able to prove land occupancy prior to cut-off date and included in the inventory		Cash assistance in addition to compensation to cover losses of property associated with land and compensation for lost income will ensure that PAPs that are leasing land will not be worse off.
			PAPs without title or LURC or able to prove land occupancy prior to cut-off date (without dispute) included in the inventory	No compensation for land but entitled to cash compensation for loss of standing crops and trees at replacement cost .	TSHPMB and CARB to determine and ensure that compensation will be at replacement cost . Full compensation for crops, trees and any other properties associate with the land at least ONE month before land clearance. PAP has right to use replant salvageable trees.
1.3	Permanent acquisition of <u>25 per cent or MORE</u> of total	All PAPs occupying land and properties	PAPs with LURC or able to prove claim to land prior to cut-off	<u>If the landholding is still economically viable the PAP can opt for one of the following:</u>	Consultation for PAP's options on land compensation. Identification of replacement land suitable to PAPs. PAPs will be granted LURC to



N°	Type of Impact	Application	Entitled PAPs	Compensation Policy	Implementation Issues
	productive landholding	associated with land to be permanently acquired by the project	date (without dispute)	<p>i) Land for land for the area to be acquired and of similar productive capacity to the satisfaction of PAP; (<b>if compensated land of lower productive capacity, cash balance for different values of land types</b>) OR If land is not available, cash compensation at replacement cost for the area to be acquired; AND</p> <p>Compensation for trees, crops and other affected structures will be at replacement cost or</p> <p>ii) As a priority, land for land of the same productive capacity as land to be acquired, in a location to the satisfaction of PAP; OR Cash compensation at replacement cost for the total landholding; AND</p> <p>Compensation for trees, crops and other affected structures will be at replacement cost</p>	<p>replacement land without payment of administrative or other fees.</p> <p>TSHPMB and CARB to determine and ensure that compensation will be at replacement cost at the time of payment.</p> <p>Full compensation for trees and fruit trees to PAPs at least ONE month before land clearance. PAP has right to use/replant salvageable trees.</p> <p>For severely affected PAPs when there is no land available for compensation, TSHPMB and Council of compensation, assistance and resettlement to consult with PAPs who are eligible for assistance or other measures to discuss options and prepare proposal for livelihood restoration program in the period of RP implementation. <b>Clear inform the PAP in advance at least 30 days prior to time of land acquisition for the project.</b></p>
			<p>PAPs with lease or temporary rights to land use or able to prove land occupancy prior to cut-off date and included in the inventory. <b>The PAP using land assigned by State-owned agricultural or forestry farms or public land of community on a contractual basis for use for agricultural, forestry, aquaculture purposes</b></p>	<p>Lease rights to land for the area to be acquired and of similar productive capacity to the satisfaction of PAP; OR If land is not available, cash compensation for 30 per cent of replacement cost for the area to be acquired or cash compensation for loss of net income from the area affected for the remaining leased or assigned period; AND</p> <p>➤ If the land is not longer viable - as a priority, lease rights to land for land of the same area and productive capacity as land to be acquired, in a location to the satisfaction of PAP; <b>The PAP would be assisted with the highest level of support shall be equal to the price of land to be recovered.</b></p> <p>OR If land is not available - cash compensation for loss of net income for the remaining leased or assigned period; AND Compensation for trees, crops and other affected structures at replacement cost; AND Assistance for economic restoration [refer to item 6]</p>	<p>Consultation for PAP's options on land compensation. Identification of replacement land suitable to PAPs. PAPs are not liable for administrative or other fees.</p> <p>For severely affected PAPs when there is no land available for compensation, TSHPMB and CARB to consult with PAPs who are eligible for assistance or other measures to discuss options and prepare proposal for livelihood restoration program in the period of RP implementation.</p>

N°	Type of Impact	Application	Entitled PAPs	Compensation Policy	Implementation Issues
1.4	<p>Permanent acquisition of <u>25 per cent or MORE</u> of total productive landholding</p> <p>Land lying with safety corridors is not recovered by the project.</p>	<p>All PAPs occupying land and properties associated with land to be permanently acquired by the project</p> <p>-do-</p>	<p>PAPs without title or LURC included in the inventory</p> <p>Compensation by the project will be at replacement cost.</p>	<p>No compensation for land but entitled to cash compensation for loss of standing crops and trees at market prices ; AND</p> <p>Subsistence allowance and rehabilitation measures will be provided.</p> <p>compensation shall be paid for impact caused by the restricted usability of such land.</p>	<p>Consultation for PAP's options on land compensation. Identification of replacement land suitable to PAPs. PAPs will be granted LURC to replacement land without payment of administrative or other fees. Landless PAPs will not be displaced until they have been allocated other land.</p> <p>For severely affected PAPs when there is no land available for compensation, TSHPMB and CARB to consult with PAPs who are eligible for assistance or other measures to discuss options and prepare proposal for livelihood restoration program in the period of RP implementation.</p> <p>Full compensation for crops, trees and any other properties associate with the land at least ONE month before land clearance. PAP has right to use/replant salvageable trees.</p>
<b>2. Residential (including garden) land</b>					
2.1	Temporary acquisition (i.e. only use during construction time)	All PAPs that are using land or have trees, crops, or any other assets affected by the project	PAPs with LURC or able to prove claim to land prior to cut-off date and included in the inventory	<p>No compensation for loss of land but following compensations</p> <ul style="list-style-type: none"> <li>- Cash compensation for affected trees and structures</li> <li>- Full rehabilitation of land after project construction to pre-project conditions and productive capacity.</li> <li>- Assist an allowance equivalent to 30% land value and exempt from all land rent cost, tax during acquired time</li> </ul>	<p>Full compensation to PAPs at least ONE month before land clearance. Affected land in right-of-way will be rehabilitated by contractors after project construction.</p> <p>If use likely to continue for more than one year PAP has the choice of continuing the arrangement or selling the land to the project at full replacement cost.</p>
2.2	Permanent acquisition and remaining land SUFFICIENT for reorganizing (i.e. is not less than 60 m <sup>2</sup> in urban areas and 100 m <sup>2</sup> in rural areas) and <u>no, or partial, effect on house or structure</u> (i.e. affected area does NOT affect remaining house or structure)	All PAPs living or residing in area affected by the project	<p>PAPs with LURC or able to prove claim to land prior to cut-off date and included in the inventory</p> <p>PAPs without title or LURC included in the inventory</p>	<p>Cash compensation for area of land acquired with cost level of transferring land use right at replacement cost at the time of acquisition AND</p> <ul style="list-style-type: none"> <li>i) Compensation, in cash or kind, for residential house and affected other structure at replacement cost AND</li> <li>ii) Any trees or crops affected to be compensated at replacement cost</li> </ul> <p>No compensation for land.</p> <p>Compensation, in cash or kind, for affected area of structure <u>without</u> deduction for salvageable materials; AND Any trees or crops affected to be compensated at</p>	<p>Demolition of house &amp; structures regulated by Article 8 of Decree 54/1999/ND-CP. Full compensation to PAPs for affected part of house or structure at least one month before land clearance. PAP has right to any salvageable materials.</p> <p>PAPs will be responsible for clearing the required area and reconstructing houses themselves.</p> <p>TSHPMB and CARB to determine and ensure that compensation will be at replacement cost at the time of payment.</p> <p>Full compensation for trees and crops at least ONE month before land clearance. PAP has right to salvageable trees.</p>

N°	Type of Impact	Application	Entitled PAPs	Compensation Policy	Implementation Issues
				replacement cost .	
2.3	Permanent acquisition and remaining land is INSUFFICIENT for reorganizing (i.e. less than 60 m <sup>2</sup> in urban areas and 100 m <sup>2</sup> in rural areas)	All PAPs living or residing in area affected by the project	PAPs with LURC or able to prove claim to land prior to cut-off date and included in the inventory	<p><b>The PAPs have their choices to (i)</b> compensation for loss of land will be either provision of replacement residential land (house site and garden) of equivalent size and satisfactory to the PAP or cash compensation as stipulated in criteria of Provincial committee for house and structures affected and cash compensation for any trees or crops affected;</p> <p>ii) Registration to resettlement area and investment owner set up the resettlement area as stipulated.</p> <p>(iii) to rebuild house on the remaining areas and receive cash compensation for the affected part. PAPs will be exempt from fees for issuance of LURCs for the new land or these fees (if required) will be included in the compensation package for land;</p>	<p>Demolition of house &amp; structures regulated by Article 8 of Decree 54/1999/ND-CP. Full compensation to PAPs for affected part of house or structure at least THREE months before land clearance. PAP has right to any salvageable materials.</p> <p>PAPs will be responsible for clearing the required area and reconstructing houses themselves.</p> <p>TSHPMB and CARB to determine and ensure that compensation will be at replacement cost at the time of payment.</p> <p>Full compensation for trees and crops at least ONE month before land clearance. PAP has right to salvageable trees. Clear inform the PAP in advance at least 30 days prior to time of land acquisition for the project. Inform PAP about detail planning of relocation site development.</p>
<b>3. Loss of other fixed assets</b>					
i	Any other impacts on fixed assets owned or used by PAPs	All PAPs that have any other assets in right-of-way	PAPs with/without LURC included in the inventory or able to prove land occupancy prior to cut-off date	Compensation at replacement cost without deduction for depreciation and or deduction for any salvaged materials	Any other fixed assets (such as tombs, water wells, hand pumps etc) affected in part or in total by the project.
<b>4. Community property</b>					
i	Any other impacts on resources or assets held in public or community ownership or use	Any other assets or community property affected by the project		Restoration or repair, as the case may be, by Trung Son Hydropower Management Board, at NO COST to the community.	Includes restoration of any land temporarily used, and repair to any community infrastructure [such as schools, water sources (including pipes and wells), roads and tracks, sewage systems etc] impacted by the project.
<b>5. Restoration package</b>					

N°	Type of Impact	Application	Entitled PAPs	Compensation Policy	Implementation Issues
5.1	Relocation or physical displacement  Significant impacts on livelihood'	All relocating PAPs  All relocating PAPs and PAPs losing more than 25 percent of productive land	PAPs included in the inventory  Severely affected PAPs	<p>PAPs moving away from their original residence but relocating within the province are entitled to a maximum allowance of 3 million VND and all PAPs relocating beyond the province are entitled to a maximum allowance of 5 million VND.</p> <p>Households who have to be relocated shall receive a cash allowance equivalent to 30 kg of rice per family member per month for a period of six months.</p> <p>Households who do not have to be relocated but lose more than 25 percent of their productive land shall receive a cash allowance equivalent to 30 kg of rice per family member per month for a period of three months.</p>	<p>Allowance is for the transportation of their household contents, salvaged materials and any other living facilities, specific amount to be decided by PPC.</p> <p>PPC has discretion to extend length of assistance up to one year if PAP has to be relocated to a place of difficult socio-economic conditions</p>
5.2	Significant impacts on livelihood	PAPs losing business or production activities	Severely affected PAPs who can not re-establish business	When registered economic organizations or production and business households have to stop production and business when their land is recovered by the State, they shall receive compensation equivalent to 30% of one year's after-tax incomes, calculated according to the average level of the last three years, which is certified by the tax office; the specific support levels shall be prescribed by the provincial-level People's Committees to suit the local realities. For non registered economic organizations or production and business households have to stop production and business when their land is recovered by the State, they shall receive one time compensation equivalent to 100,000 VND/Hous.	<p>As provided for in Decree 197 specific rate of assistance to be stipulated by PPC and consistent with conditions of the locality.</p> <p>Assistance to be <u>in addition to</u> compensation for commercial structure and lost income.</p>
5.3	Significant impacts on livelihood	PAPs losing business or more than 25 per cent of productive land	Severely affected PAPs of working age	Those who are engaged in agricultural, or similar, production losing 25 percent of their productive land, but no equivalent land for their compensation, shall receive assistance to attend vocational training centers for a change in occupation. The assistance level is 3 VND million per labor.	<p>Measures to be discussed with PAPs.</p> <p>Specific rate of assistance and numbers of people to whom it shall apply to be stipulated by PPC and consistent with conditions of the locality.</p>
5.4	Special assistance	PAPs affected by	Poor PAPs	All poor PAPs who are seriously affected by	Assistance in identifying poor PAPs and ensuring only receive one

<b>N°</b>	<b>Type of Impact</b>	<b>Application</b>	<b>Entitled PAPs</b>	<b>Compensation Policy</b>	<b>Implementation Issues</b>
		the project		the project shall receive a cash allowance level in one time of 900,000 VND/per/year in a period of 6 years apart from compensation and assistance allowance as stipulated.	assistance package.

## **IV. Institutional Framework**

### **4.1. Trung Son Hydropower Project Management Board (TSHPMB):**

The Trung Son Hydropower Project Management Board, with assistance of the consultants, will take overall responsibility as follows:

- Coordinate with the district level compensation, assistance and resettlement board to establish the compensation, assistance and resettlement alternatives (General and detail plan) and submit to appraisal council or financial agency at the same level for appraisal to submit to the same level people's committee or directive board on compensation, assistance and resettlement as legal regulation.
- Establish compensation, assistance and resettlement plan
- Implement and monitor compensation, site clearance and resettlement activities
- Coordinate with the provincial and district Natural Resource and Environmental Department related to land allocation and land use rights issues;
- Participate in compensation, assistance and resettlement council of the project (standing member), provide full database, files related to the project, coordinate with the local authority to publicize relevant plan and other documents at the time as stipulated.
- Based upon land acquired decision, establish profile request the standing board on compensation, assistance and resettlement of the province to promulgate legal document to request executive agencies to implement compensation, assistance and resettlement activities. To arrange resettlement site ahead (if have) and pay expense for infrastructural works construction in the resettlement site.
- Timely budget arrangement for compensation, assistance and coordinate all land acquisition and resettlement activities with construction activities according to the implementation schedule.
- Continue and maintain effective consultation with affected households and communities; and

### **4.2. Responsibilities of People's Committees**

#### ***4.2.1. Provincial People's Committee***

- To direct, organize, propagate and mobilize all organizations and individuals concerning compensation, support and resettlement policies and ground clearance according to the land recovery decisions of competent State bodies;
- To direct the provincial/municipal services, departments, branches and district-level People's Committees:

- To draw up resettlement and resettlement area plans in service of the land recovery;
- To draw up compensation, support and resettlement plans according to their competence;
- To approve or assign the district-level People's Committees to approve compensation, support and resettlement plans;
- To approve land prices; promulgate the property price tables for compensation calculation; prescribe support levels and supporting measures according to their competence; resettlement arrangement plans, job change training plans according to their assigned competence;
- To direct the concerned agencies to settle citizens' complaints, denunciations related to compensation, support and resettlement according to their law-prescribed competence;
- To guarantee impartiality and equity when considering and deciding on the compensation, support and resettlement when land is recovered by the State according to their competence prescribed in this Decree;
- To decide or assign the district-level People's Committees to apply coercion to cases of deliberately failing to abide by the State's land recovery decisions according to their competence;
- To direct the examination and handling of violations in the compensation, support and resettlement domain.

#### ***4.2.2. District People's Committee***

- To direct, organize, propagate and mobilize all organizations and individuals concerning compensation, support and resettlement policies and ground clearance according to the land recovery decisions of competent State bodies;
- To direct the compensation, support and resettlement councils of the same level to draw up, and organize the implementation of, the compensation, support and resettlement plans; approve the compensation, support and resettlement plans according to the responsibility assignment by the provincial-level People's Committees;
- To coordinate with the provincial/municipal services, departments and branches, organizations and investors in executing investments projects to build and plans to create resettlement areas in their localities according to the assignment of the provincial-level People's Committees;
- To settle citizens' complaints, denunciations related to compensation, support and resettlement according to their assigned competence; issue coercive decisions and organizing coercion in the cases falling under

their competence; coordinate with the functional agencies in organizing coercion according to the decisions of competent bodies.

#### ***4.2.3. Commune People's Committee***

- To organize propaganda on the land recovery purposes, compensation, support and resettlement policies of the projects;
- To coordinate with the compensation, support and resettlement councils in certifying land and property of persons who have land recovered;
- To join in, and create conditions for, the payment of compensation and support money to, and arrange resettlement for, persons who have land recovered, and create conditions for the ground clearance.

#### **4.3. District Compensation, Assistance & Resettlement Boards**

The compensation, support and resettlement councils shall assist the People's Committees of the same level in making, and organizing the implementation of, compensation, support and resettlement arrangement plans; work on the collective principle and decide by majority; where the numbers of votes for and against are equal, the opinion of the side joined by the council chairman shall be followed. Responsibilities of council members:

- The council chairman shall direct the council members to make, submit for approval and organize the implementation of, the compensation, support and resettlement plan;
- The investor shall be responsible for assisting the council chairman in making the compensation, support and resettlement plan, ensuring sufficient funds for timely payment of compensation, support and resettlement money;
- Representatives of persons who have land recovered shall be responsible for reflecting the aspirations of persons who have land recovered, persons who must be relocated; mobilizing persons who have land recovered to move and clear the ground according to schedule;
- Other members shall perform the tasks as assigned and directed by the council chairman, suitable to their respective branches.
- The compensation, support and resettlement councils shall be responsible for the accuracy and rationality of inventory statistics, the legality of land and property eligible or ineligible for compensation, supports in the compensation, support and resettlement plans.

#### **4.4. Responsibilities of Provincial Government Departments**

##### ***4.4.1. Department of Finance (DoF)***

The DoF is responsible for the following tasks:



- Chair, and collaborate with, relevant agencies to submit to PPC for approval the land and property prices and table to calculation compensation, rates of assistance, measures of assistance and resettlement at localities to submit to the PPC for decisions;
- Working with other relevant agencies, chair the appraisal of compensation schemes; and
- Examine the payment of compensation and any assistance, and costs for the implementation of compensation, assistance and resettlement at localities.

#### ***4.4.2. Department of Natural Resources & Environment (DONRE)***

DONRE is responsible for:

- Guide the identification of land areas, categories of land, types and conditions of land in order to assist in determining the eligibility for compensation;
- Guide the identification of users of land in order to assist in determining the eligibility for compensation and assistance for each PAP; and
- Coordinate with Department of Planning and Investment (DPI), Department of Construction (DoC) to submit to PPC the decisions on the scale of land acquisition.

#### **4.5. Responsibilities of Various Groups during Compensation Payment**

For payment of compensation the TSHPMUs and CARBs will:

- Inform PAPs regarding payment schedule at least two weeks in advance.
- Prepare the list of PAPs and their corresponding entitlements and payment.
- Prepare three copies of all compensation forms/documents (copies for PAPs, CARB, and TSHPMB).
- Submit quarterly progress reports to TSHPMB attaching the list of PAPs and signed compensation forms documents for proper monitoring.

Each TSHPMU's resettlement officer will:

- Witness payment process based on the schedule made by TSHPMU and CARB.
- Encourage various representatives (Women's Union and/or Farmer's Association) to witness the compensation payment process.
- Ensure that PAP is aware of his/her rights and entitlements, and document grievances if there are any.
- Sign as witness to the compensation activity, and get copies of all compensation forms made.

- Update the computerized data base.

## **V. Results of loss inventory:**

Surveying impacts was carried out in 3 stages:

The first stage was in January 2008. At this time, surveying impacts was carried out in condition without landmarks of land clearance and files of mapping of land office. The preliminary surveyed result has shown that about 265 households should be relocated.

The second stage was in April 2008. At this time, there was landmarks of land clearance at the site and files of mapping of land office. The surveyed result has shown that 451 affected households of which 115 households should be relocated.

The third stage was in October 2008. To carry out redescoping number of affected households because of correcting landmarks of land clearance. The surveyed result has shown that 451 affected households of which 85 households should be relocated. In concreat, the affected rate is following:

### **5.1. Number of affected households (detail see table 8)**

According to survey data conducted in January 2008, the project will impact to 13 villages in 5 communes. There 451 households with 1909 persons belonging to 3 ethnic groups will be adversely affected. Of the total PAPs, 244 households with 984 persons are the Thai ethnic minority group; 91 households with 421 persons are the Muong ethnic minority group; 116 households with 504 persons are the Kinh.

#### **➤ Impact on housings:**

377 persons in 85 households including 71 households of Thanh Hoa province and 14 households of Hoa Binh province will have to displace their houses. Of which:

- + In permanent land acquisition zone: 223 persons in 52 households, of which:
  - Thanh Hoa province: 178 persons in 42 households, (or 80.77%)
  - Hoa Binh: 45 persons in 10 households (or 19.23%)
- + In temporary land acquisition zone: 154 persons in 33 households, of which:
  - Thanh Hoa province: 138 persons in 29 households (87.88%)
  - Hoa Binh: 16 persons in 4 households (12.12%)

However, number of affected households in temporary acquiring area (33 households) might be reduced in detailed designing and construction stage. Temporary acquiring area of land is used for taking vehicle, machines and equipments into construction site and it will be returned to the households after

the completion of the construction work. 33 households in the temporary acquiring area are affected by back and up removing their housing in the same lot of land

➤ **Impact on production land and small trade:**

The survey shows that the project will cause adverse impact on the local's livelihoods. 348 households will loss agro-forestry production land, 18 household will loss small straw huts for business. Of which,

- Thanh Hoa province: 248 households
- Hoa Binh province: 100 households.

**Table 8: Summary of Impacted Persons (AP villages, households and persons) by the construction of bridges and route Co Luong-Co Me**

District, communes		No villages	Total		Physically relocating (houses)		Land/Livelihood impacts		Small straw hut/livelihood impacts	
			No HHS	No Pers	No HHS	No Pers	No HHS	No Pers	No HHS	No Pers
	<b>Total (A+B)</b>	<b>13</b>	<b>451</b>	<b>1909</b>	<b>85</b>	<b>377</b>	<b>348</b>	<b>1457</b>	<b>18</b>	<b>75</b>
	<b>Quan Hoa dist</b>	<b>9</b>	<b>335</b>	<b>1405</b>	<b>71</b>	<b>316</b>	<b>248</b>	<b>1023</b>	<b>16</b>	<b>66</b>
	<b>Mai Chau dist</b>	<b>4</b>	<b>116</b>	<b>504</b>	<b>14</b>	<b>61</b>	<b>100</b>	<b>434</b>	<b>2</b>	<b>9</b>
	Ethnic group	Thai	244	984	52	224	176	694	16	66
		Muong	91	421	19	92	72	329	0	0
		Kinh	116	504	14	61	100	434	2	9
<b>A.</b>	<b>Permanent acquisition</b>									
<b>I.</b>	<b>Quan Hoa dist</b>	<b>9</b>	<b>306</b>	<b>1267</b>	<b>42</b>	<b>178</b>	<b>248</b>	<b>1023</b>	<b>16</b>	<b>66</b>
1	Trung Son com	2	180	701	17	64	152	592	11	45
2	Phu Thanh com	1	39	170	6	27	33	143		
3	Thanh Son com	6	87	396	19	87	63	288	5	21
<b>II.</b>	<b>Mai Chau dist</b>	<b>4</b>	<b>112</b>	<b>488</b>	<b>10</b>	<b>45</b>	<b>100</b>	<b>434</b>	<b>2</b>	<b>9</b>
1	Mai Hich com	1	20	75	2	12	18	63		
2	Van Mai com	3	92	413	8	33	82	371	2	9
	<b>Subtotal (I+II)</b>	<b>13</b>	<b>418</b>	<b>1755</b>	<b>52</b>	<b>223</b>	<b>348</b>	<b>1457</b>	<b>18</b>	<b>75</b>
	Ethnic group	Thai	221	874	29	114	176	694	16	66
		Muong	85	393	13	64	72	329		
		Kinh	112	488	10	45	100	434	2	9
<b>B.</b>	<b>Temporary acquisition</b>									
<b>I.</b>	<b>Quan Hoa dist</b>	<b>8</b>	<b>29</b>	<b>138</b>	<b>29</b>	<b>138</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
1	Trung Son com	2	14	68	14	68				
2	Phu Thanh com	1	2	7	2	7				
3	Thanh Son com	5	13	63	13	63				
<b>II.</b>	<b>Mai Chau dist</b>	<b>4</b>	<b>4</b>	<b>16</b>	<b>4</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
1	Mai Hich com	1	1	2	1	2				
2	Van Mai com	3	3	14	3	14				
	<b>Subtotal (I+II)</b>	<b>12</b>	<b>33</b>	<b>154</b>	<b>33</b>	<b>154</b>				
	Ethnic group	Thai	23	110	23	110				
		Muong	6	28	6	28				
		Kinh	4	16	4	16				

**General review:** The construction of Co Luong - Co Me road as well as Trung Son Hydropower are supported by people of communes. The aspiration of affected people is developing the economy in this area and improving their life. The project will cause adverse impact to the live of local people, but the number of displaced people is not too much, only 85 households, accounting 4% of the total population of 5 communes. Nevertheless the project does not cause so much affection to literacy and society of this area. This is an advantage for relocating resettlement households in their living locations.

- Number of commune directly affected by the construction of Co Luong - Co Me road: 5 commune/40 communes of 2 districts.
- Number of village directly affected by the construction of Co Luong - Co Me road: 13 villages/34 villages of 5 communes.
- Number of people directly affected by the construction of Co Luong - Co Me road: 377 persons in 85 households.

## **5.2. Impact of households' possessions**

### **➤ Impact of housing construction:**

4,774.5 m<sup>2</sup> of housing construction will be impacted by the project, of which: third level houses: 244 m<sup>2</sup> (occupied 5.11%); fourth level houses: 845.18 m<sup>2</sup> (occupied 17.7%); temporary houses: 177 m<sup>2</sup> (3.71%); houses on stilt: 3,508.32 m<sup>2</sup> (occupied 73.48%). Of which:

- In permanent land acquisition zone: 2,963.18m<sup>2</sup> of housing construction will be affected by permanent land acquisition, of which Quan Hoa district: 2,354 m<sup>2</sup> (79.44%); Mai Chau district: 609 m<sup>2</sup> (20.56%).
- In temporary land acquisition zone: 1,811 m<sup>2</sup> of housing construction will be affected by temporary land acquisition, of which Quan Hoa district: 1,599 m<sup>2</sup> (88.3%); Mai Chau district: 212 m<sup>2</sup> (11.7%). The temporary land acquisition, however, might be reduced as the detailed designed is finalized taking into consideration alternatives to minimize temporary land for machines and equipments loadings.

**General assessment:** Areas of houses affected by the project is not so high, of which housing area of Thanh Hoa province is much higher than that of Hoa Binh province (82.8% and 17.2% respectively).

House types to be impacted: areas of house on stilt occupy more than 73.48% of the total; fourth level houses and other types occupy 26.52%. Most of the houses on stilt have good quality, which could be very convenient to bring to the new resettlement area, contribute to preserve long-term tradition of the Thai and Muong ethnic groups.

- Average housing area will be affected in permanent acquisition zone: 56.98 m<sup>2</sup>/household.
- Average housing area will be affected in temporary acquisition zone: 54.89 m<sup>2</sup>/household.

**Table 9: Total housing areas affected by the construction of bridges and route Co Luong - Co Me**

*Unit: m<sup>2</sup>*

No.	District, Commune, village	Total	3 <sup>rd</sup> . level houses	4 <sup>th</sup> . level houses	Temporary houses	House on stilts
	<b>Total I+II</b>	<b>4,774.50</b>	<b>244.00</b>	<b>845.18</b>	<b>177.00</b>	<b>3,508.32</b>
<b>A</b>	<b>Permanent land acquisition</b>	<b>2,963.18</b>	<b>129.00</b>	<b>602.18</b>	<b>127.00</b>	<b>2,105.00</b>
<b>I</b>	<b>Quan Hoá District</b>	<b>2,354.00</b>	<b>77.00</b>	<b>105.00</b>	<b>107.00</b>	<b>2,065.00</b>
1	Trung Son commune	684.00			52.00	632.00
2	Phú Thanh commune	541.00				541.00
3	Thành Sơn commune	1,129.00	77.00	105.00	55.00	892.00
<b>II</b>	<b>Mai Châu District</b>	<b>609.18</b>	<b>52.00</b>	<b>497.18</b>	<b>20.00</b>	<b>40.00</b>
1	Mai Hịch commune	92.00	52.00			40.00
2	Vạn Mai commune	517.18		497.18	20.00	
<b>B</b>	<b>Temporary land acquisition</b>	<b>1,811.32</b>	<b>115.00</b>	<b>243.00</b>	<b>50.00</b>	<b>1,403.32</b>
<b>I</b>	<b>Quan Hoá District</b>	<b>1,599.32</b>	<b>45.00</b>	<b>157.00</b>	<b>20.00</b>	<b>1,377.32</b>
1	Trung Son commune	682.32		102.00		580.32
2	Phú Thanh commune	48.00				48.00
3	Thành Sơn commune	869.00	45.00	55.00	20.00	749.00
<b>II.</b>	<b>Mai Châu District</b>	<b>212.00</b>	<b>70.00</b>	<b>86.00</b>	<b>30.00</b>	<b>26.00</b>
1	Mai Hịch commune	26.00				26.00
2	Vạn Mai commune	186.00	70.00	86.00	30.00	

*(See details in annexes -Data surveyed in January 2008)*

➤ **Auxiliary parts attached the house to be affected by the project:**

Auxiliary parts attached the house to be affected by the project include kitchen houses, ware houses, toilets, water tanks, water wells, etc...

Total areas of auxiliary parts attached the house to be affected by the project is described in table 10.

**Table 10: Total area of auxiliary parts attached the house to be affected**

No.	District, Commune, village	Kitchen	Stables	Ware house	Toilet	Camp and others	Fence	Water tank	Water well	Ground, housing foundation
	Unit	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>3</sup>	one	m <sup>2</sup>
	<b>Total I+II</b>	<b>1345</b>	<b>237</b>	<b>20</b>	<b>30</b>	<b>356</b>	<b>415</b>	<b>43</b>	<b>3</b>	<b>0</b>

No.	District, Commune, village	Kitchen	Stables	Ware house	Toilet	Camp and others	Fence	Water tank	Water well	Ground, housing foundation
<b>I</b>	<b>Permanent land acquisition</b>	<b>693</b>	<b>127</b>	<b>3</b>	<b>18</b>	<b>183</b>	<b>295</b>	<b>20</b>	<b>0</b>	<b>0</b>
<b>A</b>	<b>Quan Hoá District</b>	<b>628</b>	<b>99</b>	<b>0</b>	<b>9</b>	<b>183</b>	<b>265</b>	<b>20</b>	<b>0</b>	<b>0</b>
1	Trung Son commune	247	38		9	140	130	10		
2	Phú Thanh commune	105	23				3			
2	Thành Sơn commune	277	38			43	132	10		
<b>B</b>	<b>Mai Châu District</b>	<b>65</b>	<b>28</b>	<b>3</b>	<b>9</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>
1	Mai Hích commune	25	26	3						
2	Vạn Mai commune	40	2		9		30			
<b>II</b>	<b>Temporary land acquisition</b>	<b>652</b>	<b>110</b>	<b>17</b>	<b>12</b>	<b>173</b>	<b>120</b>	<b>23</b>	<b>3</b>	<b>0</b>
<b>A</b>	<b>Quan Hoá District</b>	<b>591</b>	<b>110</b>	<b>9</b>	<b>12</b>	<b>173</b>	<b>100</b>	<b>23</b>	<b>0</b>	<b>0</b>
1	Trung Son commune	289	51	9	12	102		8		
2	Phú Thanh commune	9	15					3		
3	Thành Sơn commune	293	44			71	100	12		
<b>B</b>	<b>Mai Châu District</b>	<b>61</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>3</b>	<b>0</b>
1	Mai Hích commune	16								
2	Vạn Mai commune	45		8			20		3	

(See details in annexes – Data surveyed in January 2008)

➤ **Impact of crops growing in residential plots:**

Impact of annual crops in the households' gardens includes corn, potato, maize and some other types of vegetable. (See details in table 11)

**Table 11: Total losses of annual crop growing in residential plots**

No.	District, Commune, village	Potato	Corn	Cassa va	Kudzu	Edible canna	Taro	Ginger	Sugar -cane	Cab-bage	Egg-plant	Ornion, garlic	Pot plant
	Unit	m <sup>2</sup> /crop	m <sup>2</sup> /crop	m <sup>2</sup> /year	m <sup>2</sup> /year	m <sup>2</sup> /year	m <sup>2</sup> /year	m <sup>2</sup> /year	m <sup>2</sup> /year	m <sup>2</sup> /year	m <sup>2</sup> /year	m <sup>2</sup> /year	m <sup>2</sup> /year
	<b>Total I+II</b>	<b>2</b>	<b>29</b>	<b>2</b>	<b>17</b>	<b>10</b>	<b>2</b>	<b>6</b>	<b>400</b>	<b>200</b>	<b>2</b>	<b>4</b>	<b>7</b>
<b>I</b>	<b>Permanent land acquisition</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>A</b>	<b>Quan Hoa District</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
1	Trung Son commune	0	0	0	0	0	0	0	0	0	0	0	0
2	Phu Thanh commune	0	0	0	0	0	0	0	0	0	0	0	0
2	Thanh Son commune	0	17	0	8	2	2	1	0	0	0	0	4
<b>B</b>	<b>Mai Chau District</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
1	Mai Hich commune												
2	Van Mai commune												
<b>II</b>	<b>Temporary land acquisition</b>	<b>2</b>	<b>12</b>	<b>2</b>	<b>9</b>	<b>8</b>	<b>0</b>	<b>5</b>	<b>400</b>	<b>200</b>	<b>2</b>	<b>4</b>	<b>3</b>
<b>A</b>	<b>Quan Hoa District</b>	<b>2</b>	<b>12</b>	<b>2</b>	<b>9</b>	<b>8</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>3</b>
1	Trung Son commune	0	0	0	0	0	0	0	0	0	0	0	0
2	Phu Thanh commune	0	0	0	0	0	0	0	0	0	0	0	0

3	Thanh Son commune	2	12	2	9	8	0	5	0	0	2	4	3
<b>B</b>	<b>Mai Chau District</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>400</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>0</b>
1	Mai Hich commune								200				
2	Van Mai commune								200	200			

*(See details in annexes -Data surveyed in January 2008)*

➤ **Impact of perennial trees:**

Impact of perennial trees include: fruit trees, timber trees and trees for shadow and others.

Data surveyed shows that impact of perennial trees in residential plots includes 1538 fruit trees, of which Thanh Hoa province: 832 fruit trees; Hoa Binh province: 706 fruit trees. Impact of timber trees, trees for shadow are composed of 1824 trees, of which Thanh Hoa province: 899 trees, Hoa Binh province: 925 trees. (see details in Table 12, 13)



**Table 12: Summary of fruit trees in the in residential plots to be impacted**

No	Pro, distr, com	Total	Jackfruit	Lemon, orange	Peach, madar in	Doi	Longan	Litchi	Apple	Sapodila	Custar d- apple, guava	Pear	Pomeg ranate	Maney apple	Mac cop, mang cau	Mango	Star fruit	Other s
			<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>
	<b>Total (A+B)</b>	<b>1538</b>	<b>48</b>	<b>92</b>	<b>8</b>	<b>30</b>	<b>578</b>	<b>140</b>	<b>9</b>	<b>17</b>	<b>158</b>	<b>1</b>	<b>13</b>	<b>2</b>	<b>2</b>	<b>130</b>	<b>25</b>	<b>285</b>
<b>A.</b>	<b>Permanent acquisition</b>	<b>939</b>	<b>33</b>	<b>51</b>	<b>4</b>	<b>19</b>	<b>364</b>	<b>60</b>	<b>7</b>	<b>2</b>	<b>104</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>89</b>	<b>12</b>	<b>189</b>
<b>I</b>	<b>Quan Hoa district</b>	<b>509</b>	<b>26</b>	<b>39</b>	<b>4</b>	<b>12</b>	<b>147</b>	<b>21</b>	<b>6</b>	<b>0</b>	<b>70</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>64</b>	<b>11</b>	<b>106</b>
1	Trung Son commune	77	2	8	4	7	14	1	1	0	12	0	1	1	0	10	5	11
2	Phu Thanh commune	130	10	9	0	2	47	4	0	0	11	0	0	0	0	25	4	18
3	Thanh Son commune	302	14	22	0	3	86	16	5	0	47	0	0	1	0	29	2	77
<b>II</b>	<b>Mai Chau district</b>	<b>430</b>	<b>7</b>	<b>12</b>	<b>0</b>	<b>7</b>	<b>217</b>	<b>39</b>	<b>1</b>	<b>2</b>	<b>34</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>1</b>	<b>83</b>
1	Mai Hich commune	262	0	10	0	0	148	14	0	0	20	0	0	0	0	10	0	60
2	Van Mai commune	168	7	2	0	7	69	25	1	2	14	0	2	0	0	15	1	23
<b>B.</b>	<b>Temporary acquisition</b>	<b>599</b>	<b>15</b>	<b>41</b>	<b>4</b>	<b>11</b>	<b>214</b>	<b>80</b>	<b>2</b>	<b>15</b>	<b>54</b>	<b>1</b>	<b>10</b>	<b>0</b>	<b>2</b>	<b>41</b>	<b>13</b>	<b>96</b>
<b>I</b>	<b>Quan Hoa district</b>	<b>323</b>	<b>13</b>	<b>17</b>	<b>1</b>	<b>11</b>	<b>111</b>	<b>32</b>	<b>2</b>	<b>0</b>	<b>38</b>	<b>1</b>	<b>10</b>	<b>0</b>	<b>1</b>	<b>21</b>	<b>12</b>	<b>53</b>
1	Trung Son commune	54	4	10	0	10	11	4	1	0	5	0	0	0	1	3	3	2
2	Phu Thanh commune	256	8	7	1	1	96	23	1	0	33	1	10	0	0	16	9	50
3	Thanh Son commune	13	1	0	0	0	4	5	0	0	0	0	0	0	0	2	0	1
<b>II</b>	<b>Mai Chau district</b>	<b>276</b>	<b>2</b>	<b>24</b>	<b>3</b>	<b>0</b>	<b>103</b>	<b>48</b>	<b>0</b>	<b>15</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>20</b>	<b>1</b>	<b>43</b>
1	Mai Hich commune	40	0	0	0	0	30	0	0	0	1	0	0	0	1	4	0	4
2	Van Mai commune	236	2	24	3	0	73	48	0	15	15	0	0	0	0	16	1	39

**Table 13: Summary of timber and ornamental trees in the in residential plots to be impacted**

No	Pro, distr, com	Total	Ornamental plant	Eucalyptus	Bang lang	Bombax	Lat	china tree	Bamboo	Others
		<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>
	<b>Total (A+B)</b>	<b>1824</b>	<b>8</b>	<b>1</b>	<b>10</b>	<b>3</b>	<b>18</b>	<b>1124</b>	<b>639</b>	<b>21</b>
<b>A.</b>	<b>Permanent acquisition</b>	<b>522</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>3</b>	<b>7</b>	<b>420</b>	<b>75</b>	<b>1</b>
<b>I</b>	<b>Quan Hoa district</b>	<b>279</b>	<b>8</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>182</b>	<b>75</b>	<b>0</b>
1	Trung Son commune	74	0	0	0	0	6	22	46	
2	Phu Thanh commune	121	0	0	0	0	1	100	20	
3	Thanh Son commune	84	8	0	4	3	0	60	9	
<b>II</b>	<b>Mai Chau district</b>	<b>243</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>238</b>	<b>0</b>	<b>1</b>
1	Mai Hich commune	150			0			150		0
2	Van Mai commune	93			4			88		1
<b>B.</b>	<b>Temporary acquisition</b>	<b>1302</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>11</b>	<b>704</b>	<b>564</b>	<b>20</b>
<b>I</b>	<b>Quan Hoa district</b>	<b>620</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>44</b>	<b>564</b>	<b>0</b>
1	Trung Son commune	40	0	0	0	0	10	20	10	
2	Phu Thanh commune	2	0	0	0	0	1	1	0	
3	Thanh Son commune	578	0	1	0	0	0	23	554	
<b>II</b>	<b>Mai Chau district</b>	<b>682</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>660</b>	<b>0</b>	<b>20</b>
1	Mai Hich commune	346			0			336		10
2	Van Mai commune	336			2			324		10

### 5.3. Impacts on public construction structures

#### 5.3.1. Impact on architectural structures

Impact of architectural structures includes social serving works such as primary schools, kindergarten and village's hall located in the affected area.

Areas of public construction structures located in permanent and temporary land acquisition is 230 m<sup>2</sup>, of which Quan Hoa district: 40 m<sup>2</sup> (or 17.39%), Mai Châu district: 190 m<sup>2</sup>, equivalent to 82.61% of the total affected area.

Numbers of public constructions of each category are described in table 14.

**Table 14: Impacts on public construction structures**

*Unit: m<sup>2</sup>*

No.	Items	Total	Of which	
			3 <sup>rd</sup> level houses	4 <sup>th</sup> level houses
	<b>Total</b>	<b>230</b>	<b>0</b>	<b>230</b>
<b>I</b>	<b>Quan Hoa district</b>	<b>40</b>	<b>0</b>	<b>40</b>
<b>1</b>	<b>Thanh Son commune</b>	<b>40</b>	<b>0</b>	<b>40</b>
-	Primary school (Chieng Yen village)	40	0	40
<b>II</b>	<b>Mai Chau district</b>	<b>190</b>	<b>0</b>	<b>190</b>
<b>1</b>	<b>Mai Hich commune</b>	<b>25</b>	<b>0</b>	<b>25</b>
-	Kindergarten of Choi village	25	0	25
<b>2</b>	<b>Van Mai commune</b>	<b>165</b>	<b>0</b>	<b>165</b>
-	Kindergarten of Don village	100	0	100
-	Don village's hall	65		65

*(See details in annex-Data surveyed in January 2008)*

#### 5.3.2. Impact on auxiliary parts attached to public buildings

Impact on auxiliary parts attached to public buildings includes water tank, fences, ground, etc... and most of these works are in the areas of permanent and temporary land acquisition. (see details in table 15)

**Table 15: Total areas of auxiliary parts attached to public buildings to be impacted**

No.	Items	Water tank (cement constructed)	Fence		Ground (cement constructed)
			Iron	brick constructed	
	<i>Unit</i>	<i>(m<sup>3</sup>)</i>	<i>m<sup>2</sup></i>	<i>m<sup>2</sup></i>	<i>m<sup>2</sup></i>
<b>I</b>	<b>Mai Chau district</b>	<b>4</b>	<b>0</b>	<b>45</b>	<b>60</b>
<b>1</b>	<b>Vạn Mai commune</b>	<b>4</b>	<b>0</b>	<b>45</b>	<b>60</b>
-	Kindergarten of Don village			45	60
-	Don village's hall	4			

(See details in annex -Data surveyed in January 2008)

### 5.3.3. Impact on trees growing around public buildings

Impact on trees growing around public buildings are mainly fruit trees such as mango, longan, peach, etc... (see details in table 16)

**Table 16: Total losses of perennial trees growing around public buildings**

No.	District, Commune, village	Longan	Mango	Litchi	Bamboo	Peach	Dối tree
	<i>Unit</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>	<i>Tree</i>
<b>I</b>	<b>Mai Châu district</b>	<b>31</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>26</b>	<b>0</b>
<b>1</b>	<b>Mai Hịch commune</b>	<b>31</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>26</b>	<b>0</b>
-	Kindergarten of Chối village	26	0	0	0	26	0
<b>2</b>	<b>Vạn mai commune</b>	26				26	
-	Kindergarten of Don village	5	3	1	1	0	0

## 5.4. Investigation of land and possessions on land to be impacted

### 5.4.1. Impact of land

Total land area to be acquired is 60.02 ha. Of which, Thanh Hoa province has 48.85 ha, occupied 81.39%, the remaining 11.17 ha occupied 18.61% is of Hoa Binh province. Of the total acquired land area:

- Lands to be permanently acquired:

According to surveyed data, the total areas (lands to be permanently acquired) are 45.87 ha or 76.43% of the total. Of which, lands under agriculture: 1.59 ha or 3.47%; lands under forestry: 29.6 ha, equivalent to 64.53%; residential lands: 6.44 ha or equivalent to 14.04 %, lands under other use: 8.24 ha, equivalent to 17.96% (consisting of lands under roads, specific uses, and lands not yet bring to use)

➤ Lands to be temporarily acquired:

Lands being affected by the project are 14.05 ha or 23.57 of the total. Of which, lands under agriculture: 0.56 ha or 3.96%, lands under forestry: 8.35 ha or 59%, lands under residential areas: 2.56 ha or 18.1%, lands under specific use and others consist of 2.68 ha or 18.94%.

Table: 16a Sum of affected households being classified by impact levels

No.	Item	Productive land loosing percentage <25 %			Productive land loosing percentage >25 %		
		Total	Thanh Hóa (hh)	Hòa Bình (hh)	Total	Thanh Hóa (hh)	Thanh Hóa (hh)
	Total	433	319	114	0	0	0
<b>1</b>	<b>HH to be relocated</b>	<b>85</b>	<b>71</b>	<b>14</b>			
	Permanent acquiring area	52	42	10			
	Temporary acquiring area*	33	29	4			
<b>2</b>	<b>HH not to be relocated</b>	<b>348</b>	<b>248</b>	<b>100</b>			
	Temporary acquiring area	348	248	100			
	Temporary acquiring area	(belongs to permanently acquiring area)					

\* The temporary land acquisition might be reduced as the detailed designed is finalized, taking into consideration alternatives to minimize temporary land for machines and equipments loadings.

### Overall evaluation:

Areas of lands to be acquired permanently for the construction of road are 45.87 ha. In average, each households has 56 m<sup>2</sup> residential areas, 1003 m<sup>2</sup> of gardening land, 186 m<sup>2</sup> of agricultural land and 1091 m<sup>2</sup> of lands under forestry (luong tree) being affected.

Household's affected lands are not much. Agricultural land consists of less 2% of the remaining areas. Affected forestry lands consist of 6 - 10% of the remaining lands of household. Thus, the rehabilitation of economics for these affected households is relatively favorable. The resettlement seems to be more convenient than other projects. On the other side, when the construction of route, bridges and the Trung Son hydropower scheme bring into operation, the inhabitants in the project areas will have good opportunities to develop quicker their socio-economic conditions and to integrate further into the common economics of the said zone and of the country.

Figures in details, please see at table 17 and annexes

**Table 18: Total areas of land loss for the construction of Co Luong- Co Me road and 2 bridges**

Uni: Ha

No	Items	Total area of natural land	Land for agricultural production				Area of land for forestry production							
			Annual crop land	Perennial tree land	Aquaculture land	Production forestry land	Residential land	Transportation land	Education land	Culture land	Land for sport activities	Lands for public buildings	Cemeteries , graves	Rivers and streamlines
	Symbol		BHK	LNK	TSN	RST	ONT	DGT	DGD	DVH	DTT	DTS	NTD	SON
	<b>Total A+B</b>	60.02	1.10	1.04	37.95	0.49	9.00	0.01	9.58	0.07	0.21	0.22	0.14	0.19
<b>A</b>	<b>Permanent land acquisition</b>	45.87	0.90	0.69	29.60	0.47	6.44	0.00	7.10	0.06	0.16	0.17	0.11	0.16
I	Quan Hoa district	36.99	0.83	0.15	25.43	0.05	4.20	0.00	5.80	0.06	0.10	0.13	0.10	0.15
1	Trung Son	8.39	0.11	0.05	6.35	0.00	0.87	0.00	0.93	0.01	0.00	0.00	0.05	0.00
2	Thành Sơn	22.51	0.66	0.03	15.05	0.03	2.68	0.00	3.92	0.00	0.10	0.00	0.05	0.00
3	Phú Thanh	6.09	0.05	0.07	4.03	0.03	0.65	0.00	0.95	0.05	0.00	0.13	0.00	0.14
II	Mai Chau district	8.88	0.07	0.54	4.18	0.41	2.24	0.00	1.30	0.00	0.07	0.04	0.02	0.01
1	Vạn Mai	4.67	0.00	0.33	1.99	0.00	0.98	0.00	1.30	0.00	0.06	0.00	0.02	0.00
2	Mai Hịch	4.20	0.07	0.21	2.18	0.41	1.26	0.00	0.00	0.00	0.00	0.04	0.00	0.01
<b>B</b>	<b>Temporary land acquisition</b>	14.15	0.20	0.36	8.35	0.02	2.56	0.01	2.48	0.01	0.05	0.05	0.03	0.03
I	Quan Hoa district	11.85	0.20	0.20	7.71	0.02	1.55	0.01	2.02	0.01	0.05	0.03	0.03	0.03
1	Trung Son	7.40	0.02	0.17	4.41	0.00	0.87	0.00	1.86	0.00	0.02	0.00	0.01	0.03
2	Thành Sơn	3.45	0.18	0.01	2.73	0.01	0.33	0.01	0.16	0.00	0.01	0.00	0.01	0.00
3	Phú Thanh	1.01	0.00	0.01	0.56	0.02	0.36	0.00	0.00	0.01	0.01	0.03	0.01	0.00
II	Mai Chau district	2.29	0.00	0.16	0.64	0.00	1.01	0.00	0.46	0.00	0.00	0.02	0.00	0.00
1	Vạn Mai	0.50	0.00	0.07	0.27	0.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Mai Hịch	1.80	0.00	0.10	0.37	0.00	0.85	0.00	0.46	0.00	0.00	0.02	0.00	0.00

### 5.4.2. Loss of cultivated crops on agriculture land

Loss of cultivated crops on agricultural land include: subsidiary food crops, vegetables, and forestry under production.

Total areas of subsidiary food crops to be impacted are 7524.1 m<sup>2</sup>. Perennial trees to be lost include fruit trees (919 longan trees) and 35,940 bamboo trees. (See details in table 18 and annexes).

**Table 19: Total areas of cultivated crops on agriculture land to be lost**

No.	Items	Subsidiary food crops (m <sup>2</sup> )	Longan (tree)	Bamboo (tree)
	<b>Total A+B</b>	<b>7524.10</b>	<b>919.00</b>	<b>35940.00</b>
<b>A</b>	<b>Permanent land acquisition</b>	<b>5644.20</b>	<b>724.00</b>	<b>27864.00</b>
<b>I</b>	<b>Quan Hoa district</b>	<b>5644.20</b>	<b>402.00</b>	<b>25635.00</b>
1	Trung Son com	1145.10	353	15140
2	Thanh Son com	4499.10	11	8947
3	Phu Thanh com	0.00	38	1548
<b>II</b>	<b>Mai Chau district</b>	<b>0.00</b>	<b>322.00</b>	<b>2229.00</b>
1	Van Mai com	0.00	200	1040
2	Mai Hich com	0.00	122	1189
<b>B</b>	<b>Temporary land acquisition</b>	<b>1879.90</b>	<b>195.00</b>	<b>8076.00</b>
<b>I</b>	<b>Quan Hoa district</b>	<b>1879.90</b>	<b>131.00</b>	<b>7706.00</b>
1	Trung Son com	229.80	117	4414
2	Thanh Son com	1650.10	5	2732
3	Phu Thanh com	0.00	9	560
<b>II</b>	<b>Mai Chau district</b>	<b>0.00</b>	<b>64.00</b>	<b>370.00</b>
1	Van Mai com	0.00	44	272
2	Mai Hich com	0.00	64	370

## VI. Resettlement site identification:

### 6.1. For concentrate alternate resettlement households:

- **Trung Son Commune:** Trung Son commune situates within ground of construction work of Trung Son hydropower project, which requires a great number of relocated people, in addition when construction of access road and bridge to hydropower plant, another 2 villages of commune will be affected and must relocate.

According to surveyed result conducted in January 23<sup>rd</sup> 2008, which indicates that within commune area, 1 alternate resettlement point will be settled. It is planned to arrange 20 households of Pao village. Because those households will have not enough land area for housing at their own remaining residential lands plot as the project acquires for road construction.



Ban Pao resettlement site locates in Keo Cap Mountain, 0.5 km far from commune center to the Northeast and is 1 km far from old villages. This is site of Pao village and has a total area of 3.2 ha, where some households in the village are residing and producing (Bamboo forest).

Boundary of resettlement site: borders with Ta Ban village to the Northeast, borders with Ma river to the South, borders with Co Me village to the West and borders with Pao village to the East.

Average elevation of entire area ranges 104-109 m with hilly, low mountain terrain, which is very suitable to agro-forestry production. There are some small rivulets in the area such as Pao stream, presently Pao stream is main water source for domestic use of people in Pao village.

However, in February 2<sup>nd</sup> 2008, consultants from NIAPP and cadres of Trung Son Hydropower Management Board held a consultation meeting with 20 above - mentioned households on resettlement (second time). 18/20 households expressed their expectation not to be resettled in the identified resettlement site. They all desired to initiatively select new residential plots by themselves (self relocated households) after receiving compensation in cash for their affected assets: housing, other structures related, crops, trees...

Thus, the resettlement alternative for project affected households has to be resettled is adjusted as follow:

## **6.2. For self relocated households:**

Number of self relocated household is 85 households (occupied 100% total number of households to be resettled); those are spreading in all communes. Details are as follows:

### ***6.2.1. For self relocated households in Quan Hoa District***

***Trung Son Commune:*** 31 households with 132 persons in 2 villages have to relocate. Of which, 20 household are of Pao village, 11 households are of Bo village (previously one concentrated site was planned, now this plan is changed to self-relocation). Most of households in Pao village desire to relocate by themselves on their garden plot within village area. All households in Po village desire to on-site resettle, remove house rearwards for facilitating livelihood restoration.

***Thanh Son Commune:*** 32 households with 150 persons in 4 villages with have to relocate, most of people in the village desire to on-site resettle, remove house rearwards for facilitating livelihood restoration. Water source for domestic use is the same with existing one in the area.

***Phu Thanh Commune:*** includes 8 households with 34 persons in Uon village have to relocate, most of households desire to move house close to on constructing transportation road, water source.

### 6.2.2. For self relocated households in Mai Chau District

**Mai Hich Commune:** 1 village to be affected including 3 households with 14 persons have to relocate. Relocated households are Kinh people; they desire to move within their land. Water source for domestic use is the same with existing one.

**Van Mai Commune:** 3 villages to be affected including 11 households, 47 persons have to relocate; most of them want to move within their land. Water source for domestic use is the same with existing one.

**For self relocated households:** All are willing to cooperate with investment owner in ground clearance; Most of households initiatively selected new residential plots by themselves after receiving compensation cost, support of housing, and structures on their residential plot affected.

**Table 20: Resettlement alternatives and resettlement site location**

No	Alternatives/district, commune, village	Total		Permanent acquisition		Temporary acquisition		Location of resettlement site
		HHs	Pers	HHs	Pers	HHs	Pers	
	<b>Total</b>	<b>85</b>	<b>377</b>	<b>52</b>	<b>223</b>	<b>33</b>	<b>154</b>	
<b>A</b>	<b>Quan Hoa district</b>	<b>71</b>	<b>316</b>	<b>42</b>	<b>178</b>	<b>29</b>	<b>138</b>	
<b>I</b>	<b>Trung Son com</b>	<b>31</b>	<b>132</b>	<b>17</b>	<b>64</b>	<b>14</b>	<b>68</b>	
1	Pao village	20	85	11	38	9	47	Within Pao village
2	Bo village	11	47	6	26	5	21	Within Bo village
<b>II</b>	<b>Phu Thanh com</b>	<b>8</b>	<b>34</b>	<b>6</b>	<b>27</b>	<b>2</b>	<b>7</b>	
1	Uon village	8	34	6	27	2	7	Within Uon village
<b>III</b>	<b>Thanh Son com</b>	<b>32</b>	<b>150</b>	<b>19</b>	<b>87</b>	<b>13</b>	<b>63</b>	
1	Nam Thanh village	14	70	7	32	7	38	Within Nam Thanh village
2	Thanh Tan village	12	48	9	38	3	10	Within Thanh Tan village
3	Chieng Yen village	3	21	2	15	1	6	Within Chieng Yen village
4	Tan Huong village	3	11	1	2	2	9	Within Tan Huong village
<b>B</b>	<b>Mai Chau district</b>	<b>14</b>	<b>61</b>	<b>10</b>	<b>45</b>	<b>4</b>	<b>16</b>	
<b>I</b>	<b>Mai Hich com</b>	<b>3</b>	<b>14</b>	<b>2</b>	<b>12</b>	<b>1</b>	<b>2</b>	
1	Choi village	3	14	2	12	1	2	Within Choi village
<b>II</b>	<b>Van Mai com</b>	<b>11</b>	<b>47</b>	<b>8</b>	<b>33</b>	<b>3</b>	<b>14</b>	
1	Thanh Mai village	3	14	3	14			Within Thanh Mai village
2	Nam Dien village	4	17	3	13	1	4	Within Nam Dien village
3	Don village	4	16	2	6	2	10	Within Don village

## VII. Site clearance alternatives and resettlement planning

### 7.1. Proposal compensation alternatives for site clearance and resettlement planning:

#### 7.1.1. Regarding land lost households

The survey shows that there are 348 households with 1457 persons to be affected on production and residential land. In average, each households will

loss 56 m<sup>2</sup> residential land, 1003 m<sup>2</sup> of gardening land, 186 m<sup>2</sup> of agricultural land and 1091 m<sup>2</sup> of lands under forestry (Bamboo tree) being affected.

In general, household's affected lands are not much: Agricultural land is almost not affected, only less than 2% of total productive landholding. Affected forestry lands to be lost consist of 10% total landholding. This data show that loss production land of households is insignificant, which indicates that there is not any household being seriously affected by the project.

Almost surveyed households expect to be compensated in cash in order to invest in their production by themselves. In addition they also want to be provided agricultural extension assistance services so that they can easily access to the commodity agricultural product producing.

#### ***7.1.2. Regarding households who have to move houses.***

As presented in section 5.1, there are 85 households who have to move their houses. Of total affected houses, the house on stilt accounts up more than 73% and are in a good state of use. Thus, those households expressed their wishes to take full advantage of their current houses. All households agreed to receive compensation in cash for their houses and financial support for transportation, dismantle, install labor and support cost for leveling foundation so that people can build house by themselves.

### **7.2. Livelihood restoration and Resettlement planning:**

#### ***a. Direction for production development of resettlement people***

##### **- Plantation:**

Since affected agricultural production land is insignificant, resettlement households should initiatively use the remaining portion. Development direction of plantation is as follow:

In initial period, the area should focus in developing food crops cultivation (wet paddy, upland rice, maize, cassava) and short-term industrial crop cultivation (peanut, beans) for taking initiative in food. Then concentrate in developing foodstuff crops, vegetables, etc., to supply in the region.

##### **- Livestock**

Ruminant cattle rearing under forest shading should be promoted in order to develop strength of the mountainous region. Main animal breeds are buffalo, cow, and goat. In addition, pig (local breed), poultry rearing at household scale and livestock farm scale should be intensified to provide high quality products for home consumption and commercial commodities.

In is anticipated by 2010, each household will have 1-2 buffaloes, cows; 3-5 goats; 2-3 pigs and 30 poultry.

##### **- Forestry development**

Forestry development is strength of the region, main direction of forestry development: Production forest plantation, protection of watershed forest.

Products from forest will be provided as raw materials to factories as well as for development of bamboo production for export. It is estimated that annually each household will get income of VND 10 to 15 million from the forest.

**- Non-farm production development:**

Along with agro-forestry production development, resettlement households will gradually integrate into other projects in the area such as: trading development, service development, industrial and cottage industrial development, etc., It is expected in the future about 30% of households have labor-aging members will get income from these fields. Value of non-farm sector will appropriate 10-15% of total production value.

***b. Resettlement support solutions:***

As presented in section 6.1 and 6.2, almost affected households have to be resettled desire to on site relocate within their villages. Because their production land is not significantly affected, their remaining land is still enough to relocate their houses.

To facilitate livelihood restoration for relocated households, support items is proposed as follows:

- Affected households will be compensated in cash and supported finance for transportation, dismantlement, installment (3 millions dong/Hous) and leveling foundation (7 millions dong/Hous).

- At the transition period when the agricultural products are not yet matured, each person will be assisted 30kg rice/month during 6 months.

- Assistance for land lost > 25%. This object does not occur in the affected area.

- Assistance for occupational change: This object does not occur in the affected area.

- All poor PAPs who are affected by the project shall receive a cash allowance of 900,000 VND/per/year in a period of 6 years

**Table 21: Total cost for affected households' support**

Items	Unit of Quantity	Total	Permanent acquisition							Temporary acquisition						
			Subtotal cost	Thanh Hoa province			Hoa Binh province			Subtotal cost	Thanh Hoa province			Hoa Binh province		
				Quantity	Unit price	Cost	Quantity	Unit price	Cost		Quantity	Unit price	Cost	Quantity	Unit price	Cost
		(Mil dong)	(Mil dong)		(1000 dong)	(Mil dong)		(1000 dong)	(Mil dong)	(Mil dong)		(1000 dong)	(Mil dong)		(1000dong)	(Mil dong)
<b>Total</b>		<b>2.176,6</b>	<b>1.569,4</b>	<b>382,0</b>	<b>17.200,0</b>	<b>1.388,4</b>	<b>65,0</b>	<b>11.800,0</b>	<b>181,0</b>	<b>607,2</b>	<b>196,0</b>	<b>11.800,0</b>	<b>538,4</b>	<b>24,0</b>	<b>11.800,0</b>	<b>68,8</b>
1. Support for leveling ground for building house	HHs	595,0	364,0	42,0	7.000,0	294,0	10,0	7.000,0	70,0	231,0	29,0	7.000,0	203,0	4,0	7.000,0	28,0
2. Support for relocation	HHs	255,0	156,0	42,0	3.000,0	126,0	10,0	3.000,0	30,0	99,0	29,0	3.000,0	87,0	4,0	3.000,0	12,0
3. Support for food (during 6 months)	Pers	678,6	401,4	178,0	1.800,0	320,4	45,0	1.800,0	81,0	277,2	138,0	1.800,0	248,4	16,0	1.800,0	28,8
4. Support for HHs lost >25% production land	HHs			0,0			0,0				0,0			0,0		
5. Support for job change	Pers			0,0			0,0				0,0			0,0		
6. Support for the poor HHs	Pers	648,0	648,0	120,0	5.400,0	648,0	0,0				0,0			0,0		

### **7.3. Solutions to public utilities restoration.**

For public affected structures including primary school, village classroom and village teacher room, kindergarten, village meeting hall..., the project owner will compensate for restoration in cash. Location and scale of structure will be approved by the authorized level.

### **VIII. Brief of consultation results:**

#### **8. Consultation purposes**

##### **8.1. First consultation conducted in .... 2008**

+ Fully, freely and democratically informed to authorities as well as to affected people by access road and bridges of Trung Son HPP. Details are as follows:

Send written notice of plan for construction of the access road and bridges to location governments at district and commune levels:

- ❖ Send and notify Decision of the Prime Minister dated June 28, 2005 on allowing to preparation of Feasibility Study for development of Trung Son HPP.
- ❖ Send and notify Decision No.158/QĐ-EVN-TĐ dated January 19, 2005 of General Director of Electricity of Vietnam on approval of proposal for access road to Ban Uon HPP made by Traffice Engineering Consulting Company No.8 in November 2004. .
- ❖ Send Policy Framework for construction of access road and Co Luong bridge (draft version) on the basis of Policy Framework of Rural Traffic Project No.III for comments.
- ❖ Investigate information through distribution of questionnaires to every affect househodls, including:
  - *Comments on construction of the access road.*
    - Impacts on the people livelihood by the project. Advantages and disadvantages in relocation. Comments on compensation and Resettlement Plan.
  - ❖ Investigate general information, staff and government at all levels in affected area.
    - Impacts caused by the project on local livelihood and infrastructure, and advantages and disadvantages to relocationi by affected people.
    - Comments on compensation and expected Resettlement Plan.

##### **8.2. Second consultation conducted in April 2008**

- Obtain general views on Policy Framework for road and bridges proposal.
- Expected Resettlement Plan for affected people by lossing residential land.
- Plans for livelihood restoration for affected people at the resettlement sites.

+ Collect sufficiently and precisely comments raised by local people and facilitate the affected people to participate in development of Resettlement Plans for them at the greatest sufficiency in order to ensure democracy in development.

### **8.3. Consultation process:**

***a. Consultation scope: Consultation covered in 9 villages in 5 communes of 2 districts - 2 provinces of Thanh Hoa and Son La.***

- Quan Hoá district - Thanh Hoá:

+ Trung Sơn Commune: There was a total of 2 villages (Pạo village and Bó village).

+ Thành Sơn commune: There was a total of 4 village (nam Thành , Thành Tân, Chiềng Yên and Tân Hương villages.)

+ Phú Thanh commune: There was 1 village

- Mai Châu district – Thanh Hoá : There were 2 affected communes, those are:

+ Mai Hích commune: There was a total of 1 village (Chói village)

+ Vạn Mai commune: There was a total of 3 villages ( Thanh Mai, Nam Điền and Dồn villages)

### ***b. Consultation organization:***

Consultations were conducted concentratedly in the village under the supervision of Trung Son HPMB.

### ***c. Consultation steps:***

**Step 1.** Met and exchanged ideas with District PCs with affected people to inform the purpose of the mission to communes affected by road and bridge of Trung Son HPP in 2 districts. And requested the District PCs to issue Introduction Letters for the mission to enter communes affected by the road and bridges.

**Step 2.** Met affected Commune PCs to inform the purpose of the mission to villages affected by road and bridge of Trung Son HPP and collect general information about the communes.

**Step 3.** Met and exchanged ideas with affected village heads to introduce to the expected Resettlement Proposal and to agreed on plan for consultation with villagers and to collect general information about the villages.

**Step 4.** Consultations conducted in villages. Held meetings: All representatives from affected households, of which there were household groups and vulnerable groups.

Consultation Time table was as follows:

Course 1:

**Trung sơn commune**

Consultation conducted in Bo village on January 24, 2008.

Consultation conducted in Pao village on January 23, 2008

**- Phú Thanh commune**

Consultation conducted in Uon village on January 27, 2008

**- Thành Sơn commune**

Consultation conducted in Nam Thanh village on January 25, 2008

Consultation conducted in Thanh Tan village on January 26, 2008 Bản

Consultation conducted in Chieng village on January 25, 2008

Consultation conducted in Tan Huong village on January 25, 2008

**Mai Hịch commune**

Consultation conducted in Choi village on January 29, 2008

**Vạn Mai commune**

Consultation conducted in Thanh Mai village on

Consultation conducted inn nam Điền village on

Consultation conducted in Dồn village on January 28, 2008

**Course 2**

**Trung sơn commune**

Consultation conducted in Pao village on April 16, 2008

Consultation conducted in Bo village on April 17, 2008

**Phú Thanh commune**

Consultation conducted in Uon village on April 21, 2008

**Thành Sơn commune**

Consultation conducted in Nam Thanh village on April 18, 2008

Consultation conducted in Thanh Tam village on April 19, 2008

Consultation conducted in Chieng village on April 20, 2008

Consultation conducted in Tan Huong village on April 17, 2008

**Mai Hịch commune**

Consultation conducted in Choi village on April 23, 2008

**Vạn Mai commune**

Consultation conducted in Thanh Mai village on April 21, 2008

Consultation conducted in Nam Dien village on April 22, 2008

Consultation conducted in Don village on April 23, 2008



*Results of Consultation with villages, communes and districts were documented which were attached in the Appendix.*

#### **8.4. Contents of Consultation results**

Through consultations, local authorities, people and affected households expressed their support to construction of the road. They considered this as a good opportunity for them to develop social economy, especially for them to develop business and provide services. Also, the road will create good momentum for them to integrate into regional economy. In addition, they requested to be transparently and satisfactorily compensated and sufficiently assisted so that they will soon stabilize their livelihood and recover their incomes.

##### **8.4.1. Impacts caused by road construction:**

A large number of PAP will lose their house, residential land, construction works on land, garden. Some PAP will lose their business (small shops).

##### **8.4.2. Livelihoods**

- Development of agricultural production: At present, local people are lack of productive land, after resettlement, there will be much more short of productive land, thus, PAP expect to be compensated with enough productive land at resettlement site (irrigated paddy: 150m<sup>2</sup> per person and paddy on high land: 0.5 ha per person and land for growing Luong tree - one specie of bamboo: 3 ha per person). People living at Don village (Van Mai commune) are come from other place to settle here to construct new economic zone, their main productive lands are allocated on high land for growing cassava, therefore, they expect to be trained with new cultivated method and be supported with cash to change their cultivated custom from cassava growing to growing maize, soy bean and fruit trees.
- Animal husbandry is not yet developed due to lack of capital funds and technique. Local people expect to be supported and/or lent credit at low interest to develop livestock husbandry (2 cows; 10-120 goats; 2-3 pigs and 15-20 chickens per household). They also want to be trained with new techniques to prevent and against animal' diseases (chicken flu; ...). There are very few household having fish pond due to sloping topography. Local people want to be supported with capital fund to level the land, then, dig fish pond and buy young fish for breeding. They also want to be accessed new techniques of fish breeding.
- Business activities: Some households want to change their job from agricultural activities to business. Thus, they want to be supported and/or lent small credit for building shops, buying goods and transportation means. People living at Don village (Van Mai commune) want to be lent with money for buying motorcycles or boats to transport fresh food or other

daily necessities to sell at remote villages/communes such as Trung Son, Muong Lac).

- Job changing: Most of households hope their children to be provided with vocational training and to be employed to work at hydropower factory or State owned firms so as they hope that having stable work, their children will get higher income than doing agriculture.
- Some households having no agricultural land hope to be supported with capital fund to open processing firms that having available raw material such as making vermicelli, noodle, ice cream, chopstick, toothpick, etc...

#### **8.4.3. Compensation**

- All PAPs agree with cash compensation for the losses of land, houses, trees, etc...
- All PAPs want to be compensated for their losses before clearing land. They all think that if their trees to be cut off or their shops to be closed before receiving compensation; they will lose their income and have no money for their living.
- Some others raise their opinion that the Government should pay compensation directly to PAP not through any intermediate agency but have a representative of Compensation and Land Clearance Board for witnessing.
- For the compensation policy framework, some people will not be satisfactory if only lost trees to be compensated because they think these trees will grow up and be much bigger in the time being.
- Most of business PAPs are not satisfactory with the compensation cost and assistant unit as agricultural PAP. These people want to be compensated for losses of income during the time stopping business (a time waiting for the business firms to be reopened and come into operation).

#### **8.4.4. Resettlement expectations**

- Most of PAPs expect to be self-resettled so they can find places that satisfy themselves or near their relatives, etc... However, these self-resettlement must be in higher elevation, as the result, the land clearance for residential areas will be costly and the water supply will be more difficult, thus, PAP hope to be assisted for clearing land, supplying water, providing electric line and constructing path ways.
- In case of moving to concentrated resettlement sites planned by authorized organizations, PAPs want to be compensated in cash to re-construct their lost house. They also want all infrastructure and public services in resettlement site (electric line, water supply, road, healthcare center, school, etc...) be finished before their moving.

## **8.5. Consultation and Participation with local authorities of Project affected site (commune and district levels)**

### **8.5.1. Impacts caused by road construction:**

A large number of PAP will lose their house, residential land, construction works on land, garden. Some public construction works will be impacted such as tax office number 2 of Mai Chau district, schools, kindergarten classes, water supply works.

### **8.5.2. Livelihoods**

- It is really difficult to provide productive land near the residential land due to no more available agricultural land bank.
- In order to develop agricultural production, it is necessary to encourage activities of agricultural expansion, train new technique of cultivation on sloppy land, practice models of agro-forestry combination, and develop fertilizer providing service, guideline local people applying new productive technique. Activities relating to destroying forest, cutting trees must be restricted. It is also advisable to encourage PAP participating in activities of protection and management of forest resource.
- New technique of breeding cows, goats, fishes should be introduced in order to develop husbandry production.
- Business activities: Should business households be in group for easier buying transportation means, having bigger capital fund for goods reserve and for developing their business.
- The provision of alternative business site of equal size and accessibility to customers, satisfactory to the PAP may not be realistic. In that case, PAP will be compensated for this imbalance.
- Job changing: Local firms or enterprises should hire PAP to work for them. It is advisable to set up some processing firms such as forestry product processing, food processing, etc... to create more jobs for PAP. Restoration of traditional handicrafts and top priority must be given to employ PAP to work.

### **8.5.3. Compensation**

- Project Management Board (PMB) should provide to PAPs: resettlement activities, including explanations of compensation. PMB should manage compensation money effectively and deliver compensation money directly and timely to PAP.
- It is unable to satisfy all requirements of PAP so as PAP always have requirement far above the ground and unlimited, then it is advisable to compensate for PAP at reasonable price.

- PMB should not provide compensation to PAP in cash because PAP can use compensated money for other uses than to production (experiences from other projects shown that PAP used compensated money to buy motorcycle, TV, or even some people be addicted to alcohol or drug and a short time, no more money be available for production).
- It is really difficult to pay all compensation cost right before clearing the land. In fact, to ensure the implementing progress, PMB have taken the land and related assets while PAP have not yet received compensation, in that case, PMB should add extra cost (as slippage in price) in compensation for PAP.
- The compensation unit price issued by province may be quite low, though the market price is impossibility implemented, thus, it is advisable to add extra cost while applying the provincial compensation unit price. This extra cost includes a slippage in price caused by imbalance price between the market and the province and a slippage in price caused by long time implementing compensation.
- While applying compensation unit prices issued by different provinces, it is necessary to adjust unit prices in order to minimize the difference compensation among neighboring communes.

## **IX. IMPLEMENTATION SCHEDULE**

The implementation schedule for the next period of the project is as follows:

### **9.1. Information Dissemination.**

Dissemination of information and consultation with APs will occur at different points in the preparation and implementation of subprojects, to ensure that APs and other stakeholders have timely information about land acquisition, compensation and resettlement, as well as opportunities to participate in and express their preferences and concerns regarding the resettlement program.

The objectives are to:

- To have full participation of local authorized levels and affected persons through their representatives in the whole resettlement process
- To share all Project information with affected persons
- To get recommendations and priorities from affected persons and their reply on planned activities
- To ensure that affected persons have full access to information and are able to participate the decision making process which directly affect their interests
- To ensure transparency of compensation, land acquisition and support activities

The following contents will be disseminated to PAPs:

- Project Components
- Project impacts
- Interests and right to be compensated of entitled persons
- Compensation price unit for all affected land and other assets
- Complaints and related procedures
- Rights of participation and consultation
- Compensation and resettlement procedures and progress
- Functioning agencies
- Implementation progress

The information dissemination will be through methods as follow:

- Public announcement
- Community meeting
- Combine with local meetings
- Mass media
- Letters, leaflet, pictures, panels

## **9.2. Training on Resettlement implementation:**

The local resettlement staff and relevant organizations at TSHPMB, CARBs, resettlement policy makers at district department of resettlement – environment, department of Finance, department of Agriculture and Rural Development, department of Construction will be trained assisted by the consultants. Training subjects will include:

- 1.Procedures for preparing the RAPs;
- 2.Consultation and information dissemination methods;
- 3.Principles, policies, and entitlements of the RAPs;
- 4.Implementation steps, procedures, and schedule;
- 5.Grievance redress mechanism; and
- 6.Powers and obligations of individuals/agencies involved in the process of resettlement programs.

## **9.3. Verifying Compensation Rates:**

During the preliminary detailed design process, the PPCs will update the unit rates (as required by the Land Law 2003). To ensure the rates reflect replacement cost at current market value for all categories of loss, TSHPMB with assistance from the CARBs will undertake an appraisal of market rates in the areas. The rates and allowances will be adjusted to account for inflation. This will be done in consultation with PAPs and local government agencies.

**9.4. Compensation and allowances** will be handled at commune level under the supervision of representatives of CARBs and TSHPMB. Guidance will be given by TSHPMB to aid local resettlement committees in making payments to PAP.

## **X. Monitoring and evaluation**

Implementation of the RPs will be regularly supervised and monitored by the respective TSHPMB in coordination with the respective CARB and DPCs. The findings will be recorded in quarterly reports to be furnished to TSHPMB. TSHPMB will summarize the reports and submit them to World Bank every six months.

### **10.1 Internal Monitoring**

Internal monitoring and supervision will:

- Verify that the baseline information of all PAPs has been carried out and that the valuation of assets lost or impacted, and the provision of compensation, resettlement and other rehabilitation entitlements has been carried out in accordance with the provisions of this Policy Framework and the respective RP;
- Oversee that the RPs are implemented as designed and approved;
- Verify that funds for implementing the RPs are provided to the TSHPMB in a timely manner and in amounts sufficient for their purposes, and that such funds are used by the TSHPMB in accordance with the provisions of the RP; and
- Record all grievances and their resolution and ensure that complaints are dealt with in a timely manner.

### **10.2 External Monitoring**

An independent monitoring organization (IMO) will be retained by TSHPMB to periodically carry out external monitoring and evaluation of the implementation of the RPs. The independent agencies will be academic or research institutions, non-Governmental Organizations (NGOs) or independent consulting firms, all with qualified and experienced staff and terms of reference acceptable to World Bank.

In addition to verifying the information provided in the TSHPMB sign-offs on implementation and furnished in the internal supervision and monitoring reports, the external monitoring agency will visit a sample of 20 per cent of household PAPs in each relevant province six months after each RP implementation to:

- Determine whether the procedures for PAPs participation and delivery of compensation and other rehabilitation entitlements has been done in accordance with this Policy Framework and the respective RP;
- Assess if the Policy Framework objective of enhancement or at least restoration of living standards and income levels of PAPs have been met;

- Gather qualitative indications of the social and economic impact of project implementation on the PAPs; and
- Suggest modification in the implementation procedures of the RPs, as the case may be, to achieve the principles and objectives of this Policy Framework.

## **XI. Expenses and financial source.**

### **11.1. Basic Principles**

According to policy on benefit right, affected people will receive full compensation by replacement costs for land and other assets. Affected people will also receive assistances for transportation, allowance and other assistances in order to help affected people to reduce transference time, to recover and to improve their life rapidly after relocation. The cost and financial source for the resettlement plan are a portion of the cost and financial source to construct the road and to operate the Trung Son hydropower.

11.2. Foundation to identify unit cost for estimation cost in realising resettlement plan.

#### **a) Compensation**

Provincial committees have their right and responsibility to promulgate unit cost for land and other fixed assets as trees, crops based on Decree 197/2004 of the Government. The unit cost of fixed assets is used as a basic to identify compensation for assets acquired by the Government or affected by Government projects. Besides it is also used as a basic for identifying tax.

Decree 188/2004/ND-CP modified by Decree 123/2007/ND-CP is a basic to identify unit cost for land based on the market price in case both partners buy and sell voluntarily without mentioning other factors as speculation, economy and finance descending, plan changing and family relation.

Excluding the impact of factors of speculation, economy and finance descending in identifying the market price of buying and selling actions opposed to free market principles, is always changing with times at different rates. It is not existing a concept on “normal” market. To meet the requirement of World Bank on compensation policy at replacement price, land cost must include market impacts in fact. That is a land cost which people need to pay for their resettlement.

If market price is not accepted normally by some people, it is necessary to discuss carefully in order to reduce the real value of land. According to some principles, land value will be identified on a basis of the market price: “A market price of an asset is an estimation price that will be used for buying and selling in market at the time to consider and decide price between willingly buyer and seller, in independent and objective transaction and a normal trading condition”. This definition does not mention allowance items if factors of speculation, economy and finance descending existed.

The item No 19 of Resolution 197 has shown that cash compensation for structure will equal to the price for constructing a new structure with the same technological criterias. For resettlement plan, Ministry of Construction has clasified house, structure and promulgated official sets of construction unit cost at some locations equivalent to frame of land cost. Because these cost frames are not considered and decidied annually, so that all most of them are not suitable with the actual market cost of construction structures.

Decree 17 allows to adjust the unit cost promulgated annually by Province Committee if that unit cost does not reflect the actual cost correctly.

The item of the Decision 188 allows to adjust the land unit cost not greater than 20 percent of land cost frame if actual market cost lower than 10 percent or greater than 20 percent of the promulgated cost. This is a flexible and limited adjustment to ensure the actual market cost.

Unit cost in Decision 123/2007/ND-CP for each land type in rural and city areas including both the lowest and highest costs for all most region of the country.

- Calculated cost in the resettlement plan is based on (i) survey results and accounting at the site; (ii) principles on replacement cost and market cost; (iii) policies on compensation and resettlement promulgated by the Government, Thanh Hoa province (Decision 1048/QD-UBND promulgated in 22/4/2008 on compensation unit cost ) and Hoa Binh province (Decision 23/2008/QD-UBND promulgated in 9/9/2008 and Decision 27/2008/QD-UBND promulgated in 06/10/2008 on compensation unit cost for land assets acquired by the Government)

Considering measures used by Thanh Hoa and Hoa Binh provinces to identify compensation cost for land, house, tree, crop..has shown that: (i) compensation unit cost promulgated by the two provinces coincide with Decree 197 and Circular 116/2004 and reflect replacement and market costs; (ii) Residential land cost mainly based on location of land; (iii) cost for Agricultural land based on productivity and style of land; and (iv) strucrure cost including material , labour costs and other administrative cost etc...Land market is not exist in the affected by the project.communes. These communes do not any report on land buying and selling. Interviewing local people shown that the land market have not existed in these communes.

From the above remarks, the unit cost in the resettlement plan has based on the unit cost promulgated by Thanh Hoa and Hoa Binh provinces and this unit cost will be updated annually and valuated by outside monitor organizations during procees to realize the resettlement plan.

#### (b) Assistance

The following support forms are based on Decree 197 and Decisions of Thanh Hoa and Hoa Binh province committee.



Besides direct compensation for the losses, PAPs will also be entitled to additional assistance (allowances and other measures) for livelihood restoration as stipulated in Decree 197 and this Policy Framework. These include:

- Relocation/transportation allowance, households (pursuant to family record book) moving away from their original residence but relocating within the province are entitled to a maximum allowance of 3 million VND/household and households relocating beyond the province are entitled to a maximum allowance of 5 million VND/household.

Organizations meeting entitlement conditions to compensation for loss of land and assets and to be relocated are entitled to transportation, dismantle and installation allowances. The level of allowance is stipulated by the compensation and site clearance council.

- Restoration package (livelihood and production stabilization allowance)

- (i) Households who have to be relocated shall receive a cash allowance equivalent to 30 kg of rice per family member per month for a period of six months.

- (ii) Households who do not have to be relocated but lose more than 25 percent of their productive land shall receive a cash allowance equivalent to 30 kg of rice per family member per month for a period of three months.

- Assistance for occupational change and job creation:

- Those who are engaged in agricultural, or similar, production losing 25 percent of their productive land (including case when each acquisition is less than 25 percent but their total is equal or greater than 25 percent), but no equivalent land for their compensation, shall receive assistance to attend vocational training centers for a change in occupation. The assistance level is 3 VND million per labor.

- When economic organizations or registered production and business households have to stop production and business when their land is recovered by the State, they shall receive compensation equivalent to 30% of one year's after-tax incomes, calculated according to the average level of the last three years, which is certified by the tax office; the specific support levels shall be prescribed by the provincial-level People's Committees to suit the local realities.. For non registered economic organizations or production and business households have to stop production and business when their land is recovered by the State, they shall receive one time compensation equivalent to 100,000 VND/Hous.

- Special assistance for poor PAPs: all poor PAPs who are seriously affected by the project shall receive a cash allowance of 900,000 VND/per/year in a period of 6 years apart from compensation and assistance allowance as stipulated. The

number of persons must be certified by the communal people's committee and the district labor and invalid people affair department.

### **11.3 Procedure to use financial source**

Project Management Board will mobilize financial source to realize this resettlement plan. Finance sources for compensation and assistance will be transfer to District Compensation Council. The Council and communal and bank staff will carry out payment on compensation and other assistances in cash to hands of the affected people.

These affected people will receive announcement by communal leader and head of village one month before deadline of payment for compensation and other assistances. If affected people are not ready for receivment of compensation in schedule time, they must inform the local leaders as soon as possible or they will require the District Compensation Council to rearrange the schedule time so that they can receive their payment in the communal office or Regional People Committee.

### **11.4. Estimation cost**

Expenses for the resettlement plan will include preparing and realizing the resettlement plan, expenses for compensation, transportation, poor households administrative, management and expenses that may occur in future.

### **11.5. Expenses for compensation and assistance**

These expenses is esimated accounting about 2 percent of the total compensation and assistance for resettlement of Government budget as guided in Decree 197/2004-ND-CP. Management Board will ensure enough a balance finance source and ready supply to District People Committee when necessary in oder to realize resettlement effectively and as proposed plan.

**Table 22. Estimation of total compensation and resettlement cost**

*Unit: Mil. VND*

Items	Sub (a+b)	Sum (a)	Permanently affected land		Sum (b)	Temporarily affected land	
			Thanh Hoa	Hoa Binh		Thanh Hoa	Hoa Binh
<b>I. Compensation for loss</b>	<b>19,355.0</b>	<b>16,084.77</b>	<b>12,355.69</b>	<b>3,729.08</b>	<b>3,270.19</b>	<b>2,162.48</b>	<b>1,107.72</b>
<b>1. Compensation for lost land, crops</b>	<b>13,720.5</b>	<b>13,061.04</b>	<b>10,091.05</b>	<b>2,969.99</b>	<b>659.44</b>	<b>600.97</b>	<b>58.48</b>
<i>1.1 Compensation for land loss</i>	<b>10,774.9</b>	<b>10,774.89</b>	<b>8,150.32</b>	<b>2,624.57</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
- Residential land	7,326.0	7,325.95	5,463.51	1,862.44			
- Loss of annual crop land	154.0	153.97	133.77	20.20			
- Loss of perennial tree land	142.6	142.63	8.08	134.55			
- Loss of production forest land	3,025.8	3,025.76	2,441.25	584.50			
- Loss of aquaculture land	2.7	2.75	2.75				
- Loss of construction land	123.8	123.83	100.95	22.88			
<b>1.2 Compensation for crop loss</b>	<b>2,945.6</b>	<b>2,286.15</b>	<b>1,940.73</b>	<b>345.42</b>	<b>659.44</b>	<b>600.97</b>	<b>58.48</b>
- Compensation for annual crops	70.5	56.88	55.99	0.90	13.64	13.64	0.00
- Compensation for perennial trees	85.6	53.32	15.66	37.66	32.31	20.96	11.36
- Compensation for bamboo (luong)	2,789.4	2,175.95	1,869.08	306.86	613.49	566.37	47.12
<b>2. Compensation for loss of public assets</b>	<b>235.6</b>	<b>235.59</b>	<b>41.00</b>	<b>194.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
2.1. Compensation for architectural works	230.6	230.62	41.00	189.62	0.00	0.00	0.00
- Primary school	41.0	41.00	41.00	0.00			
- Kindergarten	124.8	124.75	0.00	124.75			
- Village's meeting hall	64.9	64.87	0.00	64.87			
2.2. Compensation for Auxiliary works	2.9	2.87	0.00	2.87			
<b>2.3. Compensation for crops and trees</b>	<b>2.1</b>	<b>2.10</b>	<b>0.00</b>	<b>2.10</b>			
<b>3. Compensation for loss of household's assets</b>	<b>5,398.9</b>	<b>2,788.14</b>	<b>2,223.64</b>	<b>564.49</b>	<b>2,610.75</b>	<b>1,561.51</b>	<b>1,049.24</b>
3.1. Houses	4,264.1	2,173.27	1,694.78	478.49	2,090.82	1,427.52	663.30
3.2. Auxiliary works	348.7	116.56	67.03	49.53	232.12	58.23	173.89
3.3 Other auxiliary works	123.1	33.53	21.81	11.72	89.55	46.55	43.00
3.4. Graves	368.9	368.90	368.90	0.00	0.00	0.00	0.00
3.5 Annual crops in residential land	0.2	0.10	0.10	0.00	0.13	0.13	0.00
3.6 Perennial trees in residential land	282.9	89.70	66.25	23.45	193.15	27.84	165.32
3.7 Tree for timber in residential area	11.1	6.08	4.77	1.31	4.98	1.24	3.74
<b>II. Support for resettlement</b>	<b>2,176.6</b>	<b>1,317.00</b>	<b>1,116.00</b>	<b>201.00</b>	<b>673.20</b>	<b>596.40</b>	<b>76.80</b>
1. Support for leveling ground for building house	595.0	364.00	294.00	70.00	231.00	203.00	28
2. Support for relocation	255.0	104.00	84.00	20.00	66.00	58.00	8
3. Support for food (during 6 months)	678.6	156.00	126.00	30.00	99.00	87.00	12
4. Support for HHs lost >25% production land		401.40	320.40	81.00	277.20	248.40	29
5. Support for job change		291.60	291.60				
6. Support for the poor HHs	648.0						
<b>Subtotal (I+II)</b>	<b>21,531.6</b>	<b>17,401.77</b>	<b>13,471.69</b>	<b>3,930.08</b>	<b>3,943.39</b>	<b>2,758.88</b>	<b>1,184.52</b>
<b>III. Implementation cost (5%)</b>	<b>1,076.6</b>						
<b>IV. Monitoring cost (3%)</b>	<b>645.9</b>						
<b>V. Training cost (0.5%)</b>	<b>107.7</b>						
<b>VI. Contingency (10%)</b>	<b>2,153.2</b>						
<b>Total</b>	<b>25,514.9</b>		-	-	-	-	

(Details please see annexes)

**Table 23: Summary of compensation and resettlement cost****Unit: VND million**

<b>Items</b>	<b>Phrase 1</b>	<b>Phrase 2</b>	<b>Total</b>
1. Compensation for loss	7,741.98	11,612.98	19,354.96
2. Support for resettlement	870.64	1,305.96	2,176.60
<b>3. Subtotal (1+ 2)</b>	<b>8,612.62</b>	<b>12,918.94</b>	<b>21,531.56</b>
4. Implementation cost (5% of 3)	430.63	645.95	1,076.58
5 Monitoring cost (3% of 3)	258.38	387.57	645.95
6. Training cost (0.5% of 3)	105.00	2.66	107.66
7. Contingency (10% of 3)	861.26	1,291.89	2,153.16
<b>Grand total</b>	<b>10,267.90</b>	<b>15,247.00</b>	<b>25,514.90</b>
<b>Ratio (%)</b>	<b>40.24</b>	<b>59.76</b>	<b>100.00</b>

## Conclusion

Resettlement action plan for access road and bridge construction to dam and power plant, Trung Son hydropower project has been worked out. This plan is elaborated based on the Land Law, Decree No 197/ND-CP and World Bank's Policy OP 4.12, meeting the requirement of TOR prepared by the Hydropower Project Management Board No 2. Details are as follow:

Announcement to local people and local authorities has been conducted, which is legal basis for enforcing the investment in constructing Co Luong - Co Me road and consensus of local people in project site have been obtained.

Scale, size of area for ground clearance to construct the road have been defined with 60.02 ha including (1) Permanent affected land for construction is 45.87 ha, (2) Temporarily affected land, which is temporarily used in construction period is 14.15 ha.

Data about number of relocated households has been defined with 85 households, in which 52 households have permanently affected land and 33 households have temporarily affected land.

Affected area in 2 zones (permanently and temporarily affected) is insignificant. Affected agricultural production area is insignificant, accounts for less than 2% of remained area of the households. Affected forestry area of the households appropriates 6 - 10% of remained area. Affected households have favorable conditions for resettlement.

Resettlement alternative for relocated households has been defined that the households will relocate and resettle by themselves.

## APPENDIX

### 1. Annex 1: UNIT PRICE EXPECTED TO BE APPLIED IN QUAN HOA DISTRICT – THANH HOA PROVINCE

### 2. Annex 2: UNIT PRICE EXPECTED TO BE APPLIED IN MAI CHÂU DISTRICT – HOA BINH PROVINCE

### 3. Synthesized tables (See attached file)

### 4. Minutes

### Annex 1: UNIT PRICE EXPECTED TO BE APPLIED IN QUAN HOA DISTRICT – THANH HOA PROVINCE

**Table 1: Unit price of houses**

Items	Unit	Price (VND 1000)
<b>Housing</b>		
Concrete houses	VND/m <sup>2</sup>	1973.0
Fourth rate wood house, tile roof	VND/m <sup>2</sup>	704.0
Fourth rate wood house, Fibro roof	VND/m <sup>2</sup>	704.0
Bamboo house. Thatch roof	VND/m <sup>2</sup>	240.0
<b>Houses on stilt</b>		
Wooden, thatched roof	VND/m <sup>2</sup>	429.0
Wooden, tile roof	VND/m <sup>2</sup>	731.0
Wooden, fibro roof	VND/m <sup>2</sup>	731.0
Thatched	VND/m <sup>2</sup>	429.0
<b>Kitchen</b>		
Bamboo, thatch, neohouzeaua structure	VND/m <sup>2</sup>	105
Bamboo, thatch, neohouzeaua structure with fibrocement roof	VND/m <sup>2</sup>	122
Brick, wood structure	VND/m <sup>2</sup>	400
<b>Breeding facilities</b>		
Bamboo, thatch, neohouzeaua structure	VND/m <sup>2</sup>	36
Bamboo, thatch, neohouzeaua structure with fibrocement roof	VND/m <sup>2</sup>	52
Brick, wood structure, thatched roof	VND/m <sup>2</sup>	179
<b>Bath room</b>		
Brick wall	VND/m <sup>2</sup>	375
<b>Latrine</b>		

• Brick, tile building	• VND/m <sup>2</sup>	• 786
• Bamboo, thatch, roof	• VND/m <sup>2</sup>	• 68
• <b>Others</b>	•	•
• Straw hut	• VND/m <sup>2</sup>	• 36
• Drying ground: Built Foundation	• VND/m <sup>2</sup>	• 412
• Drying ground: Sand foundation	• VND/m <sup>2</sup>	• 56
• Fences: Brick built	• VND/m <sup>2</sup>	• 105
• Concrete cistern	• VND/m <sup>2</sup>	• 300
• Water tanks	• VND/m <sup>2</sup>	• 740
• Fourth rate house foundation	• VND/m <sup>2</sup>	• 412

**Table 2: Price unit for fruit trees**

(Fruit trees are divided into 6 categories with following criteria)

A category: trees without fruit, but can be moved

B category: trees without fruit, but can not be moved

C category: trees having fruit 3 years

D category: trees having fruit from 4 to 6 years

E category (trees having fruit more than 6 years)

No	Types of trees	Unit	Category	Price
1	Jack fruit	VND/tree	A	8,396
		VND/tree	B	16,441
		VND/tree	C	179,800
		VND/tree	D	287,683
		VND/tree	E	244,530
2	Pomelo, Orange, lemon, mandarin, phat thu	VND/tree	A	8,396
		VND/tree	B	22,605
		VND/tree	C	100,689
		VND/tree	D	174,664
		VND/tree	E	148,465
3	Persimmon, Plum, Peach, Dau da, Doi, guava	VND/tree	A	9,194
		VND/tree	B	16,430
		VND/tree	C	29,793
		VND/tree	D	40,068
		VND/tree	E	34,058
4	Longan, litchi, rambutan	VND/tree	A	27,721
		VND/tree	B	39,920
		VND/tree	C	143,841
		VND/tree	D	251,720
		VND/tree	E	213,962
5	Apple, Star apple, Sapodilla	VND/tree	A	6,215
		VND/tree	B	9,632
		VND/tree	C	39,650
		VND/tree	D	80,907



No	Types of trees	Unit	Category	Price
		VND/tree	E	68,770
6	Custard-apple, pear, Trung ga, Mac Cop, Quat Hong Bi	VND/tree	A	7,625
		VND/tree	B	11,928
		VND/tree	C	31,719
		VND/tree	D	64,726
		VND/tree	E	55,018
7	Blue dragon, Thanh Yen	VND/bush	A	7,625
			B	11,928
			C	31,719
			D	64,726
			E	55,018
8	Nuc nac, Bua	VND/tree	A	3,150
		VND/tree	B	5,779
		VND/tree	C	23,792
		VND/tree	D	48,579
		VND/tree	E	41,263
9	Persimmon, mango	VND/tree	A	8,396
		VND/tree	B	45,206
		VND/tree	C	100,667
		VND/tree	D	136,647
		VND/tree	E	116,152
10	Chay, dracontomelum, star fruit, Chay, Dracontomelum,carambola	VND/tree	A	8,396
		VND/tree	B	8,699
		VND/tree	C	35,958
		VND/tree	D	61,134
		VND/tree	E	51,963
11	Mu oil tree, so, lai, fan palm	VND/tree	A	4,199
		VND/tree	B	18,494
		VND/tree	C	63,701
		VND/tree	D	79,110
		VND/tree	E	67,244

No	Types of trees	Unit	Category	Price
12	Coconut	VND/tree	A	29,384
		VND/tree	B	76,031
		VND/tree	C	287,683
		VND/tree	D	431,522
		VND/tree	E	366,794
13	Soapberry	VND/tree	A	5,878
		VND/tree	B	18,340
		VND/tree	C	100,689
		VND/tree	D	176,203
		VND/tree	E	149,774
14	Areca palm	VND/tree	A	19,622
		VND/tree	B	25,171
		VND/tree	C	115,073
		VND/tree	D	158,226
		VND/tree	E	134,493
15	Pineapple	VND/m <sup>2</sup>	A	2,720
		VND/m <sup>2</sup>	B	3,319
16	Gac	VND/tree	A	1,675
		VND/tree	B	19,520
17	Banana: Just planted	VND/tree	A	4,199
	Banana: Soon to harvest	VND/tree		35,958
18	Papaya	VND/tree	A	1,675
	Newly plant	VND/tree		17,981
19	Coffee, cocoa tree	VND/tree	A	4,199
		VND/tree	B	11,300
		VND/tree	C	35,958
		VND/tree	D	57,537
		VND/tree	E	48,908
20	Tea	VND/bush	A	842
		VND/bush	B	7,809
		VND/bush	C	14,384

No	Types of trees	Unit	Category	Price
21	Betel			
	+Just planted	VND/bush	A	4,199
	+ Betel with a shade $\leq 4m^2$	VND/bush		14,384
	+ Betel with a shade $> 4m^2$	VND/bush		21,574
22	Mulberry, strawberry	VND/tree	A	4,199
		VND/tree	B	7,534
		VND/tree	C	23,975

**Table 3: Price unit for graves, tomb**

No	Category	Unit	Price
1	+ Reburial earthen grave	VND/grave	600,000
2	+ Earthen grave, but not yet reburied	VND/grave	800,000
3	+ Reburial, earthen grave without owner	VND/grave	400,000
4	+ Cost for worship (if not be moved according their traditional custom).	VND/grave	300,000
5	+ Buried grave with a time $< 36$ months	VND/grave	3,600,000
6	+ Buried grave with a time $\geq 36$	VND/grave	1,700,000
7	+ Built graves (price for $1 m^3$ of building)	VND/ $m^3$	620,000

**Table 4: Compensation unit price for timber and shade trees**

A category: trees can be moved

B category: trees can not be moved

No	Types of trees	Unit	Category	Unit
1	Acacia	VND/tree	A	3,206
		VND/tree	B	7,190
2	Bang Lang, milk flower, Tuong vi, flamboyant, Trung ca	VND/tree	A	3,038
		VND/tree	B	6,977
3	Vong, Gao, palm trees	VND/tree	A	3,038
		VND/tree	B	6,750
4	Doi, vang tam, vang, cheo, cho chi			
	- Aged one year	VND/tree	A	8,891
	- Aged from 2 to 4 years	VND/tree	A	12,745

		VND/tree	B	62,269
5	Iron wood tree, Lat, Giao, Senna - Aged one year - Aged from 2 to 4 years	VND/tree	A	9,606
		VND/tree	A	13,803
		VND/tree	B	34,425
6	China tree	VND/tree	A	8,335
		VND/tree	B	9,920
7	Bamboo (luong) Bamboo shoot	VND/tree	A	5,063
		VND/tree	B	7,190
8	Bamboo (Tre)	VND/tree	A	5,063
		VND/tree	B	6,472
9	Nua, vau	VND/tree	A	4,219
		VND/tree	B	5,393
10	Rattan	VND/tree	A	2,531

**Table 5: Compensation price unit for crops and medicinal trees**

(They are divided into 2 categories with following criteria)

A category: Just planted

B category: Grown up trees, but not yet harvested

No	Types of trees	Unit	Category	Unit
1	<i>Climbing or spawl plants:</i> Chayote, Pergularia, cucurbits, cucumber, bitter melon, broad bean...	VND/tree	A	1,640
		VND/tree	B	18,380
2	Cassava, pachyrrhizus, Kudzu, taro, Ginger, Galingale....	VND/m <sup>2</sup>	A	4,595
		VND/m <sup>2</sup>	B	6,563
3	Sugar canes	VND/m <sup>2</sup>	A	3,264
		VND/m <sup>2</sup>	B	6,395
4	Melons	VND/m <sup>2</sup>	A	4,595
		VND/m <sup>2</sup>	B	15,983
5	Kohlrabi, cabbage, other kinds of vegetables	VND/m <sup>2</sup>	A	13,059
		VND/m <sup>2</sup>	B	15,983
6	Sweet potato	VND/m <sup>2</sup>	A	2,639

		VND/m <sup>2</sup>	B	4,694
7	Peanut, sesame, beans...	VND/m <sup>2</sup>	A	7,883
		VND/m <sup>2</sup>	B	12,060
8	Potato, maize	VND/m <sup>2</sup>	A	5,911
		VND/m <sup>2</sup>	B	9,045
9	Spinach, Neptunia	VND/m <sup>2</sup>	A	3,750
		VND/m <sup>2</sup>	B	4,523
10	Eggplant, tomato...	VND/m <sup>2</sup>	A	7,883
		VND/m <sup>2</sup>	B	9,045

**Table 6: Price unit for annual crop land:**

*Unit: VND/m<sup>2</sup>*

Categories of land	For mountainous area
1	20,000
2	18,400
3	16,200
4	14,000
5	12,200
6	10,000

**Table 7: Price unit for perennial tree land**

*Unit: VND/m<sup>2</sup>*

Categories of land	For mountainous area
1	7,500
2	5,500
3	3,500

**Table 8: Price unit for Aqua-cultural land**

*Unit: VND/m<sup>2</sup>*

Categories of land	For mountainous area
1	13,000
2	9,600
3	6,200

**Table 9: Price unit for Production forest land**

*Unit: VND/m<sup>2</sup>*

Categories of land	For mountainous area
1	5,000
2	3,200
3	1,500

**Table 10: Price unit for residential land**

*Unit: VND 1000/m<sup>2</sup>*

No	District	Land closed to main road axial and in rural area	
		Minimum price	Maximum price

1	Quan Hoa	2.5	65
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**Table 11: Non-agricultural business land**

*Unit: VND 1000/m<sup>2</sup>*

No	District	Land closed to main road axial and in rural area	
		Minimum price	Maximum price
1	Quan Hoa	5	130

## Annex 2: UNIT PRICE EXPECTED TO BE APPLIED IN MAI CHAU DISTRICT - HOA BINH PROVINCE

**Table 1: Price unit for assets attached to land**

No	Items	Unit	Price	Note
<b>1</b>	<b>Housing</b>			
	- Fourth rate house, 110 thick wall, tile roof, wood rafter	VND/m2	998 000	
	- Fourth rate house, 110 thick wall, fibro cement roof, wood rafter	VND/m2	975 000	
	- Third rate wood house (3C)	VND/m2	605 000	
	- Third rate wood house	VND/m2	286 000	
	- Wood, thatch, bamboo house, tile roof	VND/m2	231 000	
	- Bamboo house. Tile roof	VND/m2	183 000	
	- Bamboo house. Thatch roof	VND/m2	155 000	
	- Floor paved with cement, 3 cm thick	VND/m2	19 000	
	- Fibro cement roof	VND/m2	32 000	
	- Red tile roof	VND/m2	58 000	
	- Eucalyptus wood frame house, wood floor, roof covered with palm	VND/m2	420 000	
<b>2</b>	<b>Subsidiary works</b>			
	- Kitchen: Bamboo, thatch structure, fibrocement roof	VND/m2	155 000	
	- Kitchen: Brick, wood structure, tile roof	VND/m2	231 000	
	- Breeding facilities: Bamboo, thatch	VND/m2	88 000	
	- Breeding facilities: Bamboo, thatch structure, paper roof	VND/m2	149 000	
	- Breeding facilities: Cement foundation	VND/m2	19 000	
	- Bath room: Brick wall	VND/m2	336 000	
	- Latrine: Brick, tile building	VND/m2	451 000	
	- Others: Production base of train, carpenter	VND/m2	336 000	
	- Drying yard: Paved with cement mortar, label 100 d = 3 cm, without brick, stone in under layer	VND/m2	28 000	
<b>3</b>	<b>Other subsidiary works</b>			
	- Fences: Fences built with brick	VND/m3	240 000	
	- Concrete fences	VND/m3	240 000	
	- Wood, bamboo fences	VND/m3		
	- Digging well, with brick wall, 8-10m deep	VND/one	1800 000	



No	Items	Unit	Price	Note
	- Digging well, with brick wall, 6-8m deep	VND/one	1200 000	
	- Drilling well with pumping machine, deep<30m	VND/one	1800 000	
	- Water tank built D=110	VND/one	248 000	
	- Water tank built with concrete cap	VND/one	297 000	
<b>4</b>	<b>Timber</b>			
	- Bamboo	VND/tree	7 000	
	- China tree (diameter < 10 cm)	VND/tree	5 000	
	- China tree (diameter 10-15 cm)	VND/tree	10 000	
	- China tree (diameter 16-25 cm)	VND/tree	20 000	
	- Bang Lang, Phuong (diameter <10 cm)	VND/tree	5 000	
	- Bang Lang, Phuong (diameter 16-25 cm)	VND/tree	20 000	
	- Other timber trees (diameter <10 cm)	VND/tree	5 000	
	- Other timber trees (diameter > 26 cm)	VND/tree	20 000	
<b>5</b>	<b>Perennial trees</b>			
	- Thieu Litchi Category A (Aged 1 - 2 years)	VND/tree	12 000	
	- Thieu Litchi B category, tree not having fruit yet	VND/tree	20 000	
	- Thieu Litchi C category, at harvesting time	VND/tree	70 000	
	- Longan Category A (Aged 1 - 2 years)	VND/tree	12 000	
	- Longan Category C, at harvesting time	VND/tree	70 000	
	- Mango Category A (Aged 1 - 2 years)	VND/tree	12 000	
	- Mango B Category, tree not having fruit yet	VND/tree	20 000	
	- Mango C category, at harvesting time	VND/tree	70 000	
	- Apple B category, tree not having fruit yet	VND/tree	15 000	
	- Apple C category, at harvesting time	VND/tree	50 000	
	- Apricot C category, at harvesting time	VND/tree	50 000	
	- Pear, persimmon C category, at harvesting time	VND/tree	50 000	
	- Orange, lemon, mandarin: Category A - Just planted	VND/tree	7 000	
	- Orange, lemon, mandarin: B category, tree not having fruit yet	VND/tree	15 000	
	- Orange, lemon, mandarin: C category, at harvesting time	VND/tree	50 000	
	- Pomelo: Category A - Just planted	VND/tree	7 000	
	- Pomelo: B category, tree not having fruit yet	VND/tree	15 000	

No	Items	Unit	Price	Note
	- Pomelo:: C category, at harvesting time	VND/tree	50 000	
	- Plum (Dracontomelum): C category, at harvesting time	VND/tree	50 000	
	- Sau: B category, tree not having fruit yet	VND/tree	12 000	
	- Sau C category, at harvesting time	VND/tree	40 000	
	- Jack fruit: B category, tree not having fruit yet	VND/tree	12 000	
	- Jack fruit: C category, at harvesting time	VND/tree	40 000	
	- Sapodilla: A category, just planted	VND/tree	5 000	
	- Sapodilla: B category, tree not having fruit yet	VND/tree	12 000	
	- Sapodilla: C category, at harvesting time	VND/tree	40 000	
	- Trung ga: C category, at harvesting time	VND/tree	40 000	
	- Decandrous persimmom, Wampee: B category, tree not having fruit yet	VND/tree	12 000	
	- Decandrous persimmom, Wampee: C category, at harvesting time	VND/tree	40 000	
	- Custard apple: B category, tree not having fruit yet	VND/tree	12 000	
	- Custard apple: C category, at harvesting time	VND/tree	40 000	
	- Star apple: C category, at harvesting time	VND/tree	40 000	
	- Star fruit: C category, at harvesting time	VND/tree	40 000	
	- Areca: C category, at harvesting time	VND/tree	30 000	
	- Palm: A category, just planted	VND/tree	5 000	
	- Coconut: B category, tree not having fruit yet	VND/tree	15 000	
	- Coconut: C category, at harvesting time	VND/tree	150 000	
	- Dau da, doi: C category, at harvesting time	VND/tree	40 000	
	- Roi C category, at harvesting time	VND/tree	40 000	
	- Guava: B category, tree not having fruit yet	VND/tree	10 000	
	- Guava: C category, at harvesting time	VND/tree	40 000	
	- Pineapple: C category, at harvesting time	VND/tree	1 200	
	- Banana: A category, just planted	VND/tree	3 000	
	- Banana: B category, tree not having fruit yet	VND/tree	10 000	
	- Papaya: A category, just planted	VND/tree	3 000	
	- Papaya: B category, tree not having fruit yet	VND/tree	10 000	
<b>6</b>	<b>Crops and trees in residential land (gardening) area</b>			
	- Rice	VND/m2	2 000	

No	Items	Unit	Price	Note
	- Subsidiaries	VND/m2	1 200	
	- Perennials (longan)	VND/tree	70 000	
	- Bamboo (luong)	VND/tree	7 000	

**Table 2: Price unit for annual crop land**

*Unit: VND 1000/m<sup>2</sup>*

No	Location	Zone I	Zone II	Zone III	Zone IV
1	Location No 1	38	30	25	20
2	Location No 2	30	24	20	16
3	Location No 3	25	20	16	12

**Table 3: Price unit for aqua-cultural and perennials land**

*Unit: VND 1000/m<sup>2</sup>*

No	Types of land	Zone I	Zone II	Zone III	Zone IV
1	Aqua-cultural land	35	25	20	16
2	Perennials land	35	28	23	18

**Table 4: Price unit for production forest land**

*Unit: VND 1000/m<sup>2</sup>*

No	Location	Zone I	Zone II	Zone III	Zone IV
1	Location No 1	20	17	12	8
2	Location No 2	16	14	10	5

**Table 5: Price unit for graves in Hoa Binh province**

No	Category	Unit	Price (VND)
1	Graves, tomb moving		

1.1	Buried graves > 3 years:	- Built	One	2,000,000
		- Earthen	One	1,500,000
1.2	Reburied graves :	- Built	One	1,500,000
		- Earthen	One	1,000,000
1.3	Unowned graves		One	600,000
1.5	Buried graves <= 18 months	- Built	One	3,000,000
		- Earthen	One	2,500,000
1.6	Buried graves <= 3 years	- Built	One	2,500,000
		- Earthen	One	2,000,000

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