International Finance Corporation

Asian Development Bank

RMIT International University Vietnam

Resettlement Action Plan

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FORWARD

This resettlement Action Plan was undertaken by Gutteridge Haskins & Davey Pty Ltd (GHD) who commissioned the independent consultant Julie Meade Rose to prepare this document.

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ABBREVIATIONS AND TERMINOLOGY

ADB	Asian Development Bank
GHD	Gutteridge Haskins & Davey Pty Ltd
IFC	International Finance Corporation
PAPs	Project Affected People
RIUV	RMIT International University Vietnam
RMIT	RMIT University
HCMC	Ho Chi Minh City
HCMC PC	Ho Chi Minh City People's Committee
RAP	Resettlement Action Plan
MASD	Management Authority for Southern Area Development of Ho Chi Minh City
SADECO	South Saigon Development Corporation
VND or d	Vietnamese Dong
WBG	World Bank Group
the Strategy	The "Strategy" for compensation prepared by MASD and dated 7 July 2000 and covers resettlement compensation caused by investment projects in three districts in South Saigon area: District 7, 8 and Binh Chanh District. It serves as the basis for Decision 6511/QD (see Section 4.1) issued by the HCMC PC.
the Compensation Proposal	The budget for resettlement and rehabilitation of the PAPs for the RIUV Project submitted to the Prime Minister as part of RIUV's Land Lease Application (February 15, 2001).

EXECUTIVE SUMMARY

1. RMIT University of Australia is planning to establish RMIT International University Vietnam ("RIUV") in Ho Chi Minh City ("HCMC"), Vietnam. RMIT received an investment license from the Ministry of Planning and Investment for this purpose in April 2000. The new campus will be constructed in phases, the first of which is expected to occur during 2001-2004 ("Project"). The new campus is planned to be located in a site covering 62 ha in Tan Phong Ward, District 7, in the South Saigon New Urban Areas, about 5 kilometers away from the current city center of HCMC, across the Ong Lon River. RMIT has requested the International Finance Corporation ("IFC") and Asian Development Bank ("ADB") to provide part of financing needed for the Project.

2. Construction of the new campus on the proposed site will require physical resettlement of approximately 50 households who are currently living on the site, carrying out mostly farming activities to generate their incomes. In addition, approximately 84 households are estimated to have either legal ownership claims to parts of the land and/or depend on the parts of the land in the site for farming activities to generate income. Some households are reported to have legal ownership rights to land but do not live on the site and have other jobs, and therefore either not dependent or less dependent on the farming of the land on the proposed project site for their economic livelihoods. In all, there are approximately 560 project-affected people ("PAPs") including PAPs who have already been resettled by SADECO (see Sections 2.2 and 6.3).

3. Resettlement of the PAPs for this Project will need to be carried out in accordance with the broad scope of various laws and regulations that apply to all resettlements in Vietnam, as well as the regulations and directives that have been issued by the HCMC Peoples' Committee and HCMC government agencies and which apply specifically to resettlements necessitated by investment projects in the South Saigon New Urban Areas. In addition, IFC requires preparation of a Resettlement Action Plan ("RAP"), by virtue of the Operational Directive 4.30 of the World Bank Group Policy. The ADB also requires preparation of a RAP under their resettlement policy guidelines. Therefore, this RAP has been prepared to ensure that measures necessary to satisfy the requirements of IFC and ADB, as well as various laws and regulations of Vietnam are established.

4. The objectives of this RAP are then (a) to describe measures necessary for mitigation of adverse effects of resettlement of PAPs, improve or at least maintain the living standards of PAPs, and (b) to ensure transparency throughout the resettlement and compensation process.

5. This RAP has been prepared based on the data provided by MASD, which in turn has been based on the results of the census carried out by MASD in April 1999. In addition, GHD carried out independent socio-economic surveys and research in September and November 2000. Detailed descriptions of the socio-economic profiles of the PAPs, the people in the Tan Phong Ward, and the resettlement impacts are provided in Sections 2 and 3.

6. Potential impacts expected to arise include relocation of PAPs, removal or destruction of assets, filling of the site, and a change in land use. The clearance of the site is expected to affect a small number of houses and other structures and

minimal infrastructure, but it will cause a considerable change in land use from relatively low productive farming to urban, educational facility area. RIUV plans to maintain the existing waterways as is, as much as possible and feasible, and to develop it, if possible, into a environmentally protected sanctuary for plants, birds and other animals.

7. The various laws, regulations, and directives of Vietnam collectively provide a framework for resettlements broadly consisting of four components: (a) eligibility (mostly applicable to verification of legal ownership to land and other assets as well as residency requirements) of PAPs for monetary compensation; (b) compensation and resettlement assistance for PAPs; (c) grievance procedures; and (d) responsibilities of government organisations.

8. This RAP will be implemented by RIUV in conjunction with the relevant HCMC government authorities including the Compensation Committee. The key implementation process will include: (a) pre-resettlement consultation with PAPs; (b) payment of compensation (currently budgeted for a total of VND 38,261,750,633 (equivalent to US$2.66 million at the exchange rate of VND14,400); (c) resettlement of PAPs and rehabilitation; (d) various training programs; and (e) monitoring and evaluation.

9. The details of the implementation procedures will be developed in accordance with: (a) relevant regulations and directives, including Decision 6511 issued by HCMC Peoples' Committee and the Strategy issued by MASD on July 7, 2000 for resettlements necessitated by investment projects in Districts 7, 8 and Binh Chanh in the Saigon South New Urban Area; (b) various agreements and understandings undertaken by and between MASD, HCMC Peoples' Committee, the Tan Phong Ward, the District 7, and other Vietnamese government agencies, RMIT, as the sponsor, and RIUV; and (c) requirements and recommendations specified in this RAP.

10. In accordance with the HCMC PC Decision 6511 together with the MASD Strategy of July 7, 2000 and the Decree 22/1998/ND-CP, a Compensation Committee will be established after the Prime Minister has issued the Decision on the land lease for the Project site. The Compensation Committee will have the representative responsibilities for implementing the resettlement requirements of various laws, regulations and directives of Vietnam in connection with this Project. RIUV will make available the financial resources necessary to meet the compensation and resettlement costs, as well as additional actions necessary to satisfy the requirements of IFC and ADB. Details of the compensation and resettlement costs are provided in Section 4, and additional actions that RIUV will undertake are described in Section 6.

11. The implementation schedule for the RAP is proposed for a 10-month period. The implementation process will start after the approval by the Prime Minister of RMIT's application for land lease. Following that decision, a Land Lease Agreement will be concluded between the HCMC Land Administration Department and RIUV. Almost at the same time, the Compensation Committee will be formed, RIUV's community liaison officer ("CLO") will be appointed, and the pre-implementation training of the officials and other staff and pre-implementation consultation with PAPs will occur almost at the same time. Rehabilitation assistance is anticipated to start early on and extend over two years. Monitoring will be undertaken over 5 years from the time the RAP has been approved to ensure that the RAP is implemented correctly and that IFC and ADB requirements are met. The post-Compensation Committee grievance procedures will be

established to resolve grievances that arise after the Compensation Committee has ceased to exist.

12. In view of the inter-linking nature of the requirements of both the laws and regulations of Vietnam and IFC and ADB, it is recommended that the relevant government authorities in Vietnam and RIUV co-ordinate closely on the determination and payment of compensation, and the identification of and assistance to the PAPs in taking up effective rehabilitation opportunities. Additional recommendations include that (1) training assistance (a rehabilitation benefit) be paid directly to training centres rather than the multiple-step handling currently in place; (2) two PAP representatives be included on the Compensation Committee, one representing on-site PAPs and the other the off-site PAPs; and, (3) the Compensation Committee will be responsible for conducting internal monitoring and recording of compensation and resettlement activities.

13. The Project is expected to bring about considerable social benefits for the general public of Vietnam. The Project's benefits, while specifically aimed at students from throughout Vietnam, will also include industries, business and others who will become associated with the university through research, employment, business and career development.

1. PROJECT DESCRIPTION

1.1 Background to the Project

The RMIT University, the largest university in Australia, has been expanding its operations in Asia since the early 1990s and has established close partnerships with leading universities in Vietnam, offering joint degree programs in the fields of engineering and business administration. In 1996 the Government of Vietnam invited RMIT University to submit a proposal for the establishment and operation of an international university in Ho Chi Minh City. An investment license issued on April 20, 2000 permitted the establishment of RMIT International University Vietnam (RIUV), which will be the first western style foreign invested private university in Vietnam. RIUV will be responsible for implementing this RAP. RMIT University, as the project sponsor, requested International Finance Corporation (IFC) and the Asian Development Bank (ADB) to provide part of the financing needed for the project's first phase.

After reviewing several site options, RMIT University identified a site of 62 ha in the Saigon South Development Area as the location for RIUV's main campus (the other site options are detailed in Chapter 3). The selection has the full support of the Ho Chi Minh City People's Committee and the Saigon South Development Authority.

The site is on the Ong Lon River and on branches of the Saigon River bounded by the Parkway (already constructed) and Provincial Road 34 (scheduled for completion in 2001). The site will not be fully filled, but the layout of the campus will be such that it will preserve and make the best of historic waterways and current wetlands.

1.2 The Project Site

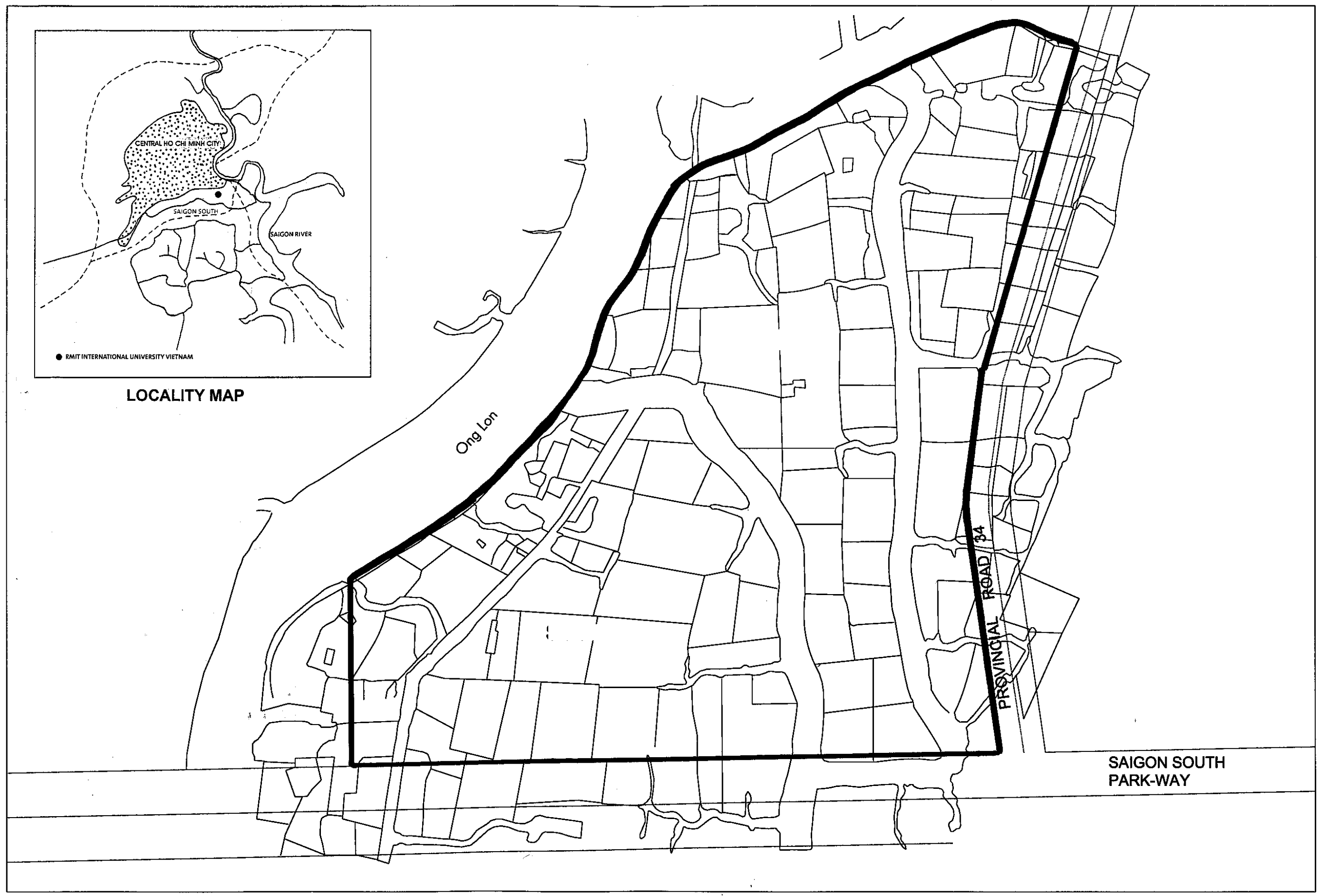
The project site is located in Tan Phong Ward, District 7 in the new Saigon South Development Area. Refer to Map 1.

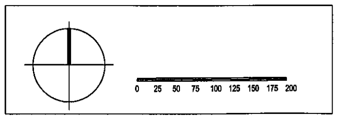
The site (62.5748 ha) is used mainly by farming households for agriculture and fishing related purposes. Some farmers live on-site and use land on the site, while other farmers live off-site but use land on the site. Other people who live on the site are casual workers.

The only structures on-site are farming residences and buildings. The only utilities on-site are electricity cables to a small group of households in the north. There are a small number of roads minimally developed and used as walkways. There are several trees and crops on the site. There are also several graves associated with these families.

1.3 The Project

The RMIT International University Vietnam (RIUV) is planned to have a campus eventually accommodating 12,000 students. It will be designed as a full university with undergraduate and graduate degree programs, foreign languages and professional training, research, community service, sporting, recreational, cultural, housing, clinic and other related services. The RIUV campus will be constructed in stages with the first being planned to occur during 2001-2004.





Map 1
SITE AND LOCATION PLAN

RMIT International University, Vietnam

During the initial phase the central nucleus of the campus will be developed on the waterfront. The main campus building will be the learning resource centre, containing library, learning resources and administrative services. A multi-purpose amenities building will also be constructed in the initial phase of development.

Partnerships with industry for research and development will be an integral part of the University. To facilitate these partnerships, a number of Institutes will be developed in association with each facility building.

Student housing will be located at the campus centre. It is anticipated that accommodation will cater for about fifteen percent of the student population. A staff housing facility, some retail shops and food outlets are also planned.

Preparatory programs will commence off-campus from 2001. Teaching and learning programs will start on campus at RIUV in 2003.

1.4 Potential Impacts

Potential impacts from development of the site, and relating to resettlement, will arise almost entirely from clearance of the site. This will mean relocation of residents, and clearance of structures, utilities and any other feature on or below the ground surface.

Overall, clearance of the site will mean impacts from the following:

- relocation of people living on the site;
- disuse of the site by households who live on and off the site;
- removal of structures, graves, crops and trees on the site (or destruction of goods not salvable);
- the filling of the site to raise it above flooding and to provide adequate foundation for the campus buildings; and
- a change in land use.

The streams and waterways will be retained wherever possible.

1.5 The Resettlement Action Plan

An independent assessment for resettlement has been prepared by Gutteridge Haskins & Davey Pty Ltd (GHD) to ensure that the implementation of the RIUV Project satisfies fully the IFC and ADB guidelines for resettlement, and the resettlement and disbursement of funds are carried out in a transparent way.

The specific objectives of this Resettlement Action Plan (RAP) are to:

- mitigate adverse effects of resettlement;
- maintain or improve the living standards of those affected;
- provide development opportunities to the directly affected people; and
- ensure transparency in the implementation of the resettlement.

The RAP will include an analysis of the impact on the resource base, income sources and any other losses associated with resettlement.

The RAP document for the RIUV Project has been prepared with assistance from RMIT staff in Melbourne and HCMC, IFC, and the Government of Vietnam.

1.6 Work Undertaken

Preparation of the resettlement was undertaken in two stages: prior to GHD being engaged in preparing the RAP, and during GHD's engagement.

Preparation work in the first stage, undertaken prior to GHD being engaged to prepare the RAP, included:

- a census of affected households in April 1999 by MASD and Tan Phong Ward People's Committee (the MASD census); and
- reaching agreements and understandings among RMIT, HCMC and the Government of Vietnam about developing the RIUV project in HCMC.

Preparation of the RAP by GHD in the second stage included a socio-economic survey of project affected people (PAPs) in September and November 2000 and background research for the RAP. This included meetings with relevant organizations, fieldwork with PAPs, analysis of data and report writing. Refer to Appendix 1.

2. SOCIO-ECONOMIC CHARACTERISTICS OF THE PROJECT AREA

2.1 Census and Socio-Economic Surveys of PAPs

The MASD census, undertaken in April 1999, identified land, people and assets in the affected area. The census was not fully complete (more than 30% of the survey forms were either incomplete or unsigned by the PAPs).

The socio-economic survey undertaken by GHD in September and November 2000 included interviews with 18 on-site households and 18 off-site households. The socio-economic survey aimed to update the census information and achieve a general understanding of PAPs' living conditions.

Data from the census forms the bases of the profile on the PAPs. It is from this census that the compensation and resettlement budget (Chapter 7) has been prepared.

Information from the socio-economic survey has been used in the profile of PAPs to provide a fuller understanding of living patterns of PAPs. This is where data from the census was incomplete.

Further research was carried out by GHD with the aid of the Tan Phong Ward People's Committee to supplement the profile of the PAPs and to provide data about the Ward. This data is included below. The Tan Phong Ward People's Committee also assisted with the updating of the census which is in Appendix 2.

2.2 Socio-economic Profile of PAPs

A summary of information from the MASD census in 1999 and the socio-economic survey of GHD in 2000 in relation to the socio-economic profile of the PAPs is as follows.

The MASD census indicated there were 134 households affected of which 50 were living on the site and 84 living off-site but using land on the site, as shown in Table 2-1 below. These figures included 27 households (22 households were on-site and five off-site) already compensated by the South Saigon Development Corporation ("SADECO") in 1998. (See Section 6.3 for further information.)

Table 2-1 Affected Households, 1999 Census

Households	Total
Off-site	84
On-site	50
Total	134

The MASD census indicated that the affected households had the following assets: dwelling land, garden and hills, farming land, ponds, houses and additional construction and graves. Of the 134 households using land on the site, most used farming land (106) and 50 had houses and additional constructions. Refer to Table 2-2.

Table 2-2 Summary of Affected Assets

Asset	No. of Affected Households
Dwelling Land	8
Garden and Hills	64
Farming Land	106
Pond	23
House & Additional Construction	50

On-site there are 785 graves.

The site belongs to Group 1, Tan Phong Ward, District 7.

There are 44 female-headed households (as indicated by names in the family registration books). The fact that a female is registered as the head of the household in the property registration records does not always mean that the household is a single-parent family. It is customary in Vietnam to register properties in the name of the wife even when the husband is present. In Vietnam, it is not required to register properties in the names of both husband and wife, as properties can be registered in the name of either one. More often than not, families prefer to register properties in the name of the wife rather than the husband's name for various reasons. This is not to suggest that all cases of the PAP households shown with a female's name as the head of the household fall in this category. It is certainly likely that in some cases the woman shown on the record as the head of the household may be the real breadwinner. All the same, not every woman shown on the record as the head of the household is the breadwinner and requiring special considerations. The number of households truly headed and supported by the female head will be identified during the follow-up survey planned for shortly after the Prime Minister's decision to grant the land lease for the Project site.

There are no minority groups living on or using the site.

On-site PAPs

The following data is from the socio-economic survey of 2000, except where otherwise stated.

Most current households on-site have income from farming work. This includes fish farming, vegetables, and stock of chickens and ducks. The land in the site, like typical land in the Saigon South area, is salty and wet. The productivity of the site is not as high as other rural land in the Mekong Delta.

There are three main groups of on-site households. The first group of households in the south gets their income from farming on the site. The second group in the north, is located near Tan Hung Ward. Most of these latter households have very little or no farming land. Working people in these families are mainly casual workers with unstable jobs. The third group is also in the north. These people gain income mainly from farming (fish farming, vegetables and stock).

Compared to the average household income in Tan Phong Ward (VND 24 million per year in Tan Phong Ward) and particularly to that in HCMC (VND 70 million per year in HCMC), the survey indicates that on-site households have a low average income of VND15 million (from VND 10 million to VND 50 million) per household per year.

Household size ranges from 3 people to 20 people, with a registered household often having more than one family. The average household size is 6-7 people per household (from the MASD census and the GHD socio-economic survey).

These people generally have good health. They can access the commune health centre. However, the commune health centre only provides basic services, such as general health checks and the provision of some medicines. Most households have low incomes so they cannot afford private doctors.

Generally children leave school very early, often after year 5. Of the households interviewed, no children received education beyond primary school. Eleven of the 18 households interviewed have children going to school. Children go to primary school in District 8, District 1 or Phuoc Kien, the latter two being some distance away. Children go by bus to District 1, which takes 1.5 hours per day to make the return trip. Some parents take their children to school in District 1 and pick them up afterwards, thus travelling for 3 hours per day to help educate their children. Young adults from this area do not go to school past primary level. They stay at home to help their parents with farming work. Sometimes young adults are the household's main workers.

Access to and from the site is difficult, particularly for the third group in the north, where access is by boat at high tide only (Tan Phong Ward People's Committee can assist the Compensation Committee in locating these people). Access is by foot and by boat for households in the south. Access is by foot for the group in the north that is near the Tan Hung Ward. Both households on and off the site share the waterway system on the site. There is no formal agreement related to the sharing of waterways or paths.

For marketing of products, a wholesaler comes to households on-site and buys fruit and other products from farmers. Alternatively farmers sell directly to the market.

Household facilities on-site are at a very low standard. Most households do not have electricity, although the site is not far from District 1, the city centre. There is no reticulated water supply, so households use rainwater for drinking and cooking and pond water for other purposes. In the dry season, people have to buy clean water for cooking. Almost all households do not have a TV, fridge or motor bike. Some have bicycles and/or a boat. Households collect firewood and coconut leaves for cooking.

Houses on-site are often made of temporary materials such as palm leaves or coconut leaves and bamboo trees. Floors are uncovered. At high tide, water sometimes rises to the height of the floor. During high tides, households may lose significant income as their fish farm may flood and fish swim away.

People on the site are under a sub-group of Group 1 of Tan Phong Ward. This organization facilitates government control and encourages people to participate in social activities such as maintaining public security and helping each other.

The group of on-site PAPs who live near Tan Hung Ward have difficulty accessing the Tan Phong Ward People's Committee office. Thus, Tan Phong Ward has arranged with Tan Hung ward to do administrative work for these households. This group of PAPs feels that they are disadvantaged as they do not really belong to any ward. One difficulty is in getting help from the government, particularly in getting loans and assistance in poverty alleviation programs.

People expressed different views concerning their expectations after site clearance. Households who had relatively big areas of land were afraid of receiving inadequate compensation. Households who had dwelling land only or little farming land were keen to receive dwelling land in the resettlement zone as they anticipated it would benefit them. These households indicated they were waiting to receive compensation. Most people's concerns were about changing jobs and finding suitable training. This is because people, particularly young adults leaving school early, have very low education levels while training centres often require at least secondary school certificates (from MASD census and GHD socio-economic survey). (This problem is addressed under section 5.4, which covers rehabilitation procedures).

Overall on-site PAPs have the following characteristics:

- their incomes are small and they have very few assets;
- they have little education and their skills are limited;
- their children have limited education;
- they have limited access to employment and development of careers; and
- there are several female-headed households that may need particular assistance during rehabilitation.

From these characteristics, it would appear that on-site PAPs are a vulnerable group.

Results from the socio-economic survey of on-site households are in Appendix 3.

Off-site PAPs

Off-site households include both people dependent and independent on income derived from the site. Of the 18 off-site households interviewed, household size ranged from 3 to 25 people, with an average of 8-9 people per family. Twelve of the 18 households have either one retired person or one unemployed person. These families live in various places around HCMC. Some families may stay on-site but have their families registered with other wards in District 7 or other districts, and therefore are classified as off-site households. Off-site households generally have higher incomes than on-site households, as they often have income from other sources, or have family members doing other jobs (government officers, workers and small businesses). The average household income is about VND 25mil.

Twelve of the 18 households have children still going to school. There is one registered family with 10 children going to school. Children of off-site households also have better education, at an average education level equal to that of Ho Chi Minh City (they finish high school and some families have children at university).

Many off-site households do not constantly use their land. Uncultivated land has been covered by alang grass and has become a place for field rats, which ravage the crops of neighbours. For this reason on-site households have recently discontinued growing rice and instead grow mainly vegetables and lotus. Also, many off-site households do not rely on income from their land, rather they maintain their claim to land solely to benefit from compensation.

Fourteen of the 18 households living off-site have indicated they may want to exchange their land for land at the Phuoc Kien zone or to buy land in District 7, if they have enough land or cash respectively. Four of the 18 households indicate that they want to receive cash. Only one family requires assistance in finding farming land (out of only two households wishing to continue farming). Seven of the 18 families indicated they would like to have assistance in finding employment. In fact, off-site PAPs are generally not interested in getting assistance in vocational training but in finding employment. Most off-site households have income from other sources, but want to change to these jobs.

Off-site households have dwellings off-site. They will therefore generally not need to relocate. Any compensation they receive for land-holdings they have on-site can be put towards finding suitable training, commencing other work or starting small businesses.

Results from the socio-economic survey of off-site households are in Appendix 4.

2.3 Socio-economic Profile of People in Tan Phong Ward

Tan Phong Ward is in District 7 in the south of Ho Chi Minh City. Around two thirds of Tan Phong Ward, including the site, is within the Saigon South Urban Area, the new area of Ho Chi Minh City marked for urban development. The purpose of this development is to spread the population and ease the congestion of infrastructure in the city centre.

The Tan Phong Ward has a population of 3,500 people and a total area of 340 ha (10.3 people per ha). The average annual household income in the ward was VND 24 million in 1999. Approximately 10% of the ward population is currently in the poverty alleviation category. Before 1993, Tan Phong Ward was a commune (named Tan Quy Tay commune), which belonged to Nha Be District.

Services in the ward, all of which have been built very recently, include:

- one primary school;
- one kindergarten;
- one crèche (day care centre); and
- one health centre.

It is notable that there is only one primary school, kindergarten, creche and health centre in Tan Phong Ward. The education level of people in the ward is very low, generally at primary school level only.

The ward does not have a formal market or entertainment centre, (except for Saigon Wonderland Entertainment Park, which belongs to Phu My Hung Corporation and is very expensive for ward residents).

Although many small family businesses have opened in recent years, there is no structured business yet in the ward (no small limited company or production unit).

The economic strategy of the ward has changed from agriculture to services and industry. This is requiring many people to change careers from farming to urban jobs. Changing the economic strategy and focus from relatively low producing land to services and industry has brought benefits throughout the ward.

With the development of the South Saigon New Urban Area, the ward has made significant changes in infrastructure. The ward now contains many big projects such as the development of My An and My Canh residential areas by Phu My Hung Corporation, the entertainment park, Saigon Wonderland, a golf course also developed by Phu My Hung Corporation, and especially a new residential area called "Tan Quy Dong Resettlement Zone". In the near future, more projects are expected to come, including the building of the North South Highway going through the ward, as well as the RIUV project.

2.4 Mechanism to Update Data

The MASD census and GHD socio-economic survey data will be updated immediately following the Prime Minister's decision on RIUV's Land Lease Application. The Compensation Committee will have overall responsibility for updating data about the PAPs and their assets to be compensated. The Tan Phong Ward People's Committee, through its staff and in co-ordination with RIUV, will do the day to day compensation and resettlement work with PAPs on behalf of the Compensation Committee. The updated data will be used to identify the extent of losses for compensation and rehabilitation (see also Section 8.1). RIUV will work with the Tan Phong Ward staff on updating the data. Participation of PAPs throughout the process will be emphasized.

3. PROJECT IMPACTS

3.1 Objectives

The census and socio-economic survey have established the baseline data on occupational and livelihood patterns, income and expenditure, use of resources, arrangements for use of common property, social organization, leadership patterns, community organizations, and cultural parameters. This information provides the base on which to measure if the project, through its compensation and resettlement policies and process, does improve or at least restore the economic and social base for those affected.

3.2 Project Benefits

The project is an international university that will have considerable benefits for the people of Vietnam. These benefits, while specifically aimed at students from throughout Vietnam, will also include industries and businesses and others who become associated with the university through research, employment, business and career development. Benefits will extend well beyond Ho Chi Minh City in which the university will be located.

3.3 Site Selection

The site selection process took into consideration the effects of possible resettlement. Six sites were considered. They were:

- Thu Duc campus of Vietnam National University in Ho Chi Minh City;
- open university site in Dong Nai Province;
- Thuan An site in Binh Duong Province;
- Saigon South site between "University 1 and University 2" marked areas;
- Saigon South site in the western part of the above site; and
- Saigon South "University 2" site, the site chosen.

All sites required some resettlement. RMIT chose Saigon South largely because of its accessible location. The Saigon South “University 2” site was then chosen because it was less populated. This site was already reserved for a university in the Master Plan of Saigon South Urban Area.

3.4 The Site

Overall, through clearance of the site, there will be:

- small numbers of houses and additional structures affected as there are only a few of these on site;
- minimal infrastructure affected as there is minimal present;
- a considerable change in land use from relatively low productive farming to urban tertiary educational use. The site, within Tan Phong Ward, is changing from a rural zone to an industrial zone. The urbanization process is supported by the government, HCMC’s People Committee, local authorities, the people in the Saigon South area, and the people in the ward itself. Urbanization is increasing near the site, in any case;

and

- maintenance of the existing waterways (as much as possible) to incorporate the features of the landscape as part of the university design. The proposed development will balance the requirements of the campus with opportunities for environmental sustainability. Construction of the campus will enhance the existing estuarine landscape. Natural vegetation will be preserved and additional planting will ensure ample natural surrounds. To reduce the environmental impact, a series of connected elevated walkways will be constructed around the already existing elevated embankment paths.

The site may be developed in stages. If the south is developed first, this would mean fewer households would initially need to be relocated than if the north was developed. Also, fewer households using the land would initially be affected by its clearance. Refer to Appendix 5.

3.5 Project Affected People (PAPs)

The main impact will be on farming households. These PAPs will need to seek other forms of income. People who wish to continue farming (including both on- and off-site households), will be able to receive cash and buy farming land in other rural areas. The significant advantage to them is that land prices in other rural areas are lower than the compensation they will receive and the land may have higher productivity. Also, people who are eligible for dwelling land in the resettlement area can purchase this at the resettlement price, which is lower than for surrounding land, and then sell at it's commercial value. PAPs who take the opportunity to change career will be offered training support and assistance with seeking new employment.

People will receive support from RIUV, local government and the community in the transition. This support includes compensation, various allowances and rehabilitation assistance. These are discussed in Chapters 4 and 6.

On-site PAPs

Of the 50 on-site households, 28 will need to be relocated (22 have already been relocated by SADECO). Under the compensation plan, these households will be given assistance to help them relocate.

People living on-site do not have ready access to household facilities such as electricity and clean water. The level of household facilities on the site is lower than that of the rest of Tan Phong Ward. The living standard of on-site households is significantly lower than other areas nearby. Many people show enthusiasm to move from this situation and improve their life.

Several households have indicated that they want to receive land within the resettlement zone although some may not live there. The HCMC People's Committee has designated several areas with in the South Saigon New Urban Area as resettlement zones. These zones have developed infrastructure and are divided into lots typically ranging from 40 to 300 m2. The government sets the price lower on these lots than for surrounding land. The resettlement zones include good infrastructure and public facilities, a well-planned residential area and better access for children to schools. In the case of the people moving from the RIUV site, the designated resettlement zone is Phuoc Kien. The PAPs on the RIUV site recognize these advantages. Moving to the Phuoc Kien resettlement zone does, however, concern some PAPs as it is not within District 7 where they or their family has lived for a long time.

For those who choose to take up land in the resettlement zone households will either build a house on the land or reside elsewhere. Under the compensation plan, some households may not have enough money initially to construct a house on the property. Providing a source of income and other assistance will be critical to their constructing a house or renting off-site.

Other on-site households have indicated they would like to remain in District 7. However, two thirds of District 7 has changed from a rural area to an urban area. The land has increased in value, and the PAPs may now consider it too expensive.

Very few households have indicated that they will take up the farming option. However, it is likely that a small number may wish to continue farming under the self-resettlement or farming option.

Households that do not wish to receive assistance to continue farming will take up the self-resettlement option, including taking up land in the Phuoc Kien resettlement zone.

One of the main concerns of PAPs, who generally have low education with little or no training, is that they will need training to enable them to change to new careers. Training will be provided through the training allowance under the compensation plan, with aid from the Tan Phong Ward in finding suitable training options.

Older people who cannot apply for jobs in industry will be given the choice of starting some kind of small business or looking after family members.

Many PAPs indicated that they would experience feelings of loss about moving away from the land that they have lived and worked on for several years.

Female-headed households are considered a vulnerable group among the on-site PAPs. They will be identified during the detailed census and socio-economic survey through names in the family registration books. Special assistance will be given to them during rehabilitation. The assistance will be in the form of individual household attention and extra effort in meeting rehabilitation needs and restoring their livelihoods and standard of living.

Overall, on-site PAPs are anticipated to be the most affected group.

Off-site PAPs

It is anticipated that several off-site households, with dwelling land or farming land on-site will wish to take up a land lot in the Phuoc Kien resettlement zone if they are eligible. PAPs are likely to seek employment opportunities especially to develop other sources of income that they may have already. Few PAPs off-site, if any, have indicated they will take up the farming option.

Off-site PAPs may not need or wish to resettle but change their jobs only. People can use the compensation money as capital to start their own businesses or they may attend training and vocational courses to change to other careers.

Some of these off-site households are not dependent on the income derived from the land on the site. They bought the land for capital gain purposes only.

Compensation may enhance the existing lifestyle of several of these PAPs if they can find sources of income alternative to that from farming their land on the site.

Female-headed households will be the most vulnerable group among PAPs living off-site but may not be as vulnerable as those female headed households living on-site. Female-headed households will be given special assistance as described above.

3.6 Wider Impacts

On-site PAPs

The overall effect of relocation of on-site PAPs on surrounding services and facilities is expected to be small. Schools that have educated on-site children will be minimally affected as these children made up only a small percentage of the total number at the schools.

The effect of relocating the PAPs on the health services in the area will be minimal.

The wholesaler, who buys and sells farm produce from the PAPs, will be affected by their move. The impact, however, is expected to be small, as s/he will be able to buy and sell goods elsewhere. Also, the effect on the market through the loss of goods from these farmers will be minimal.

Off-site PAPs

Any relocation of off-site PAPs is expected to have a minimal effect on the wider area as these PAPs live in various areas of HCMC and will not all be moving from the same location.

There will be impacts from PAPs relocating in the Phuoc Kien zone but they are anticipated to be small relative to the overall amount of resettlement expected within this zone.

The overall effect of the compensation and resettlement process on the wider area is anticipated to be small. However, the construction of the university complex will provide potential benefits, including educational opportunities and related activities, to local people.

3.7 Summary of Measures to Reduce Impacts

Essential mitigation measures already undertaken to reduce impacts are as follows:

- choosing a site where impacts of resettlement were less than at other sites and could be managed; and
- incorporating PAPs in RAP planning to help ensure that compensation and resettlement plans meet their needs.

Measures that would reduce the impacts discussed above that will be undertaken during the implementation of the RAP are included in the following:

- RIUV's resettlement and rehabilitation framework, including steps to be taken by RIUV to meet IFC and ADB policies; and
- the government Strategy, prepared by MASD and dated 7 July 2000).

4. LEGAL AND REGULATORY FRAMEWORK

RIUV needs to comply with the policies of IFC and ADB on involuntary resettlement. RIUV must also carry out the resettlement and rehabilitation of the PAPs jointly with the appropriate Vietnamese government entities according to Vietnamese laws and regulations. This chapter describes the legal and regulatory framework within which RIUV will work in Vietnam. The next chapter will describe the additional measures that RIUV will have to carry out to meet IFC and ADB resettlement policies.

4.1 Vietnamese Laws, Regulations and Directives for Resettlement

Key regulations and documents in relation to resettlement, issued by the Government of Vietnam, consist of the following documents:

- the Land Law relating to ownership of land in Vietnam issued on 14 July 1993;
- the Government Decree 22/1998/ND-CP (hereinafter referred to as Decree 22) is the main reference on land compensation and resettlement dated 24 April 1998;
- Circular No. 145/1998/TT. BTC by the Minister of Finance regarding the guidelines for implementing Decree 22;
- Decision No. 749/TTg dated 8 December 1994 on the Master Plan of the new Saigon South City;
- Decision No. 2867/QDUB-KT by HCMC People's Committee on compensation in the Saigon South New City dated 1 June 1998;
- Guide on how to implement Decision no. 2867/QDUB-KT issued by the Saigon South Management Authority; and
- Decision No.6511/QD-UB-DB (hereinafter referred to as 6511/QD) on compensation prices issued on 26 September 2000 by HCMC People's Committee specifically regarding approval for the compensation prices and resettlement of people in the remaining areas of the South Saigon New Urban Area in the districts of 7, 8 and Binh Chanh. The basis for the compensation prices is the Strategy developed by MASD, dated July 7, 2000 and attached to this decision.

In the above regulations and documents, the most important are Decree 22 of the Government and Decision 6511 of the HCMC People's Committee.

Decree 22 is based on Article 27 of the Land Law 1993. Decree 22 details compensation policies for land that is withdrawn for the purposes of security and national defence or national and public benefits. Land used for national and public benefit includes land used for investment projects by local and foreign investors. The Decree is the main reference for compensation requirements for this project.

The Decree requires compensation payment for land, dwellings, agricultural products, animals, plants and graves and various resettlement allowances. Decree 22 also details the implementation procedures to be followed, the roles of the Compensation Committee and procedures of compensation payment and grievance.

Decision No. 6511/QD, issued by the People's Committee of HCMC, specifies the price range of compensation to be paid for the clearing of land in the South Saigon New Urban Area. Provincial Government has the authority to decide the appropriate prices of compensation based on Decree 22 (according to the Law on Organisation of People's Council and People's Committee dated 21 June 1994).

The Management Authority for the Southern Area Development of HCMC (MASD) was founded in September 1997 (Decision No. 751/TTg) by the Prime Minister (in place of the former North Nha Be – South Binh Chanh Steering Committee) and is responsible for state management of the new urban area with a total area of 2,600ha. MASD offers both foreign and local investors a "one-stop" service to aid them through administrative procedures when investing in this area.

4.2 Agreements and Understandings between RMIT and the Government of Vietnam

Before the RAP was undertaken the following agreements and understandings had been reached between RMIT, HCMC and the Government of Vietnam.

The Government of Vietnam approved in principle to allow RMIT to establish a campus in Vietnam in Memo No. 274/VPCP/KGVX dated 23 January 1998.

The HCMC People's Committee approved the development of the RIUV in the new urban area of HCMC in Memo No. 2751/CV-UB-TM dated 21 July 1998.

After discussions, visits and meetings to find a suitable site, RMIT obtained site approval to build the RIUV campus in the Eastern University Zone as stated in the South Saigon New Urban Master Plan on approximately 60 ha. This approval is documented in Memo No. 987/CV-UB-KT.

MASD helped RMIT prepare for their Investment Licence Application by preparing maps, undertaking surveys of households, and preparing the Compensation Proposal for this project. This Compensation Proposal was based on:

- Decision No. 5352/QD-UB-QLDT dated 21 July 1995 by HCMC People's Committee regarding regulations for compensation when moving people in the South Saigon New Urban Area in the four districts of 7, 8, Binh Chanh and Nha Be;
- Decree No. 22/1998/ND-CP dated 24 April 1998 by the Government regarding compensation entitlements and resettlement procedures, and
- Memo No. 22/1998/UB-KT dated 3 January 1998 by HCMC People's Committee regarding guidelines for other expenses relating to project construction.

In addition, RMIT needed to get Zone Planning approval. This involved two steps:

- RMIT gaining approval for design tasks for the detailed zone planning for land use in Memo No. 268/CV-BQL.99 dated 16 July 1999 from MASD, and
- Approval for the Land Use Detailed Zoning Plan in Memo No. 4337/QD-UB-QLDT dated 2 August 1999 from HCMC People's Committee.

RMIT officially submitted the Investment Licence Application to the Ministry of Planning and Investment (MPI) on 9 August 1999. RMIT gained approval from the Government of Vietnam (in Memo No. 775/VPCP-KG dated 3 March 2000) to establish the International University as a pilot project with an operation term of 50 years.

With the above approval, the official Investment Licence was issued by MPI on 20 April 2000. The Licence was handed over to RMIT at the RIUV site on 22 May 2000 and witnessed by the Australian Minister of Foreign Affairs and the Minister of Planning and Investment of Vietnam, other official members of the Vietnamese Government, and foreign and local business people. By the establishment of Vietnam's first international university campus, RIUV is contributing to the development of the large and rapidly growing market in South East Asia in the regional centre of HCMC.

To start the work on construction, RIUV needs a Certificate for Land Use Rights, which will be issued by the HCMC Land Administration Department on the basis of a Land Lease Agreement. In order to obtain the Land Lease Agreement, RIUV has submitted a Land Lease Application. This Application includes a proposed budget for compensation ("Compensation Proposal") consistent with details shown in Table 7-1. The Prime Minister will issue a decision on the Land Lease Application. Following that decision, a Land Lease Agreement will be concluded by and between the HCMC Department of Land Administration and RIUV.

4.3 GOVERNMENT STRATEGY FOR COMPENSATION

Laws and regulations noted in Section 4.1 provide the general framework for resettlements in the South Saigon New Urban Area. These provisions can be divided into four components:

- eligibility for compensation;
- compensation and resettlement assistance for PAPs;
- compensation committee grievance procedure; and
- responsibilities of Government organisations.

4.3.1 Eligibility for Compensation

The following discussion details people's eligibility for compensation according to the Government of Vietnam's compensation strategy.

Eligibility of PAPs for Compensation

Eligibility for compensation is dependent on a person being within the definition of PAPs. PAPs include those people and households who at the cut-off date of the project (the date of the Prime Minister's Decision on the land lease) are living on the project site and/or use land within the project site area and would have their:

- standard of living adversely affected;
- right, title or interest in any house and /or land (including dwelling, farming, garden and hill, and pond land) adversely affected; or
- occupation, business, place of work or residence or habitat adversely affected.

Thus PAPs refers to project affected households, and consists of all members of a household residing under one roof and operating as a single economic unit, that will be adversely affected by the project.

For purposes of eligibility for compensation, only those names entered in the family registration book issued by the District Police will be considered members of a household.

Land

Loss of land within the site will be compensated. Any PAP whose land extends beyond the site will not be compensated for the piece of land outside the site. This includes adjoining land that may be for the right-of-way of the new North South Highway.

PAPs who are eligible for compensation for their land are those who meet one of the following requirements:

- has a Land Use Right Certificate (LURC) issued by the district authority where the land is located (the District is now District 7 but formerly was Nha Be District);

- can produce documents of the transfer of land use rights; or
- can produce evidence of use of the land since before 15 October 1993, can indicate the transferring of the land use right and is completing the land use right registration.

New Land in a Resettlement Zone

As part of its obligation under the Land Law, the HCMC People's Committee offers reduced price land in a near-by resettlement zone, Phuoc Kien. This offer is made to all on-site and some off-site PAPs who have dwelling land on the site and will allow them to reside long-term in the South Saigon New Urban Area. The resettlement zone has completed infrastructure.

PAPs may choose this option at the time of compensation confirmation with the Compensation Committee. At the time RIUV makes the compensation payment, the PAP can pay for this option. If the PAP has insufficient compensation from existing dwelling land to purchase the minimum lot size in the designated resettlement zone, the needed additional funds will be considered in the confirmation meeting and RIUV will make up the difference.

In decision 6511/QD by HCMC People's Committee, off-site people are allowed to receive dwelling land in the Phuoc Kien Zone if their compensation is large enough to purchase the minimum lot size and they do not have a house elsewhere.

Refer to Appendix 6 for details of the Phuoc Kien Resettlement Zone land option which HCMC People's Committee is offering.

Dwellings

PAPs are eligible for compensation for their dwelling if:

- they have a LURC which mentions the dwelling land and they have a construction permit, and
- they are in the process of legalising the house by obtaining a construction permit.

On the day that RIUV gets the land lease Decision from the Prime Minister, Tan Phong Ward People's Committee will end illegal construction by informing people on the site that no further construction will be compensated. From this date, no new structure will be compensated.

For households belonging to the State, householders legally and reasonably using these will be paid a moving allowance plus:

a) an assistance fee (for families who have provided great service for the country); or

b) are allowed to buy a house with the equivalent area, structure, house category and selling price; or

c) cash to create their own new place.

Other

PAPs will be compensated for trees and crops on the site that have not been harvested or have to be cleared.

For graves on the site that have to be moved, the grave owners will receive compensation for the tasks of moving and burying the dead.

Households on site with electricity will be compensated for the electricity gauge.

To receive training costs, PAPs must be working on the site. Children and old people who may rely on the income derived from the site, but do not work on the site, are not entitled to this compensation.

4.3.2 Compensation and Resettlement Assistance for PAPs

The types of compensation and resettlement assistance available to PAPs under the MASD strategy of 7 July 2000 are summarized in Table 4-1 and discussed below.

Estimating the Value of Losses

Land and structures will be compensated by "replacement cost". Therefore the replacement cost needs to be determined to establish the monetary value of each compensation item.

Replacement cost for land is the pre-development stable environment value of land of equal productive potential and includes the cost of land preparation to levels similar to those of the affected land, transfer costs, taxes or any other related costs and excludes depreciation.

Compensation for dwellings and other structures is the full replacement costs, and includes all fees such as construction permits and title changes, and labour costs. The amount will be sufficient to rebuild the same structure as the former one at the current market price. In determining the replacement cost, depreciation of the asset and the value of salvage materials are excluded.

Compensation for crops and trees will be based on replacement costs and should assist enabling PAPs to improve or at least restore their standard of living after resettlement.

The Ho Chi Minh City People’s Committee has established and issued compensation rates (based on replacement costs) in Decision No. 6511/QD.

Compensation

Overall, PAPs who are eligible for resettlement have two options; a cash (self-resettlement) option and a farming option.

Cash Self Resettlement Option

PAPs can take cash for their dwelling and/or farming land and resettle at a location of their choice (their own choice option). PAPs who take up this option will get an extra 10% above what those who opt for land in the resettlement zone receive for dwelling land.

Of those who take up the cash and self resettlement option, some may choose to resettle in the Phuoc Kien Resettlement Zone provided by HCMC. PAPs may wish to spend all or some of the cash they receive from compensation on land in the Phuoc Kien Resettlement Zone.

Table 4-1 Matrix of Entitlements Under MASD Strategy

(Monetary amounts are in thousands of VND)

Situation \ Source	Compensation for Assets under MASD Strategy						Rehabilitation Benefits under MASD Strategy			
On-Site	Farm Land	Improved Farm Land	Dwelling Land	Dwellings	Crops and Livestock	Graves	Settling Allowance	Damage Allowance	Training Allowance	Temporary Living Allowance
Dependent on Site for Income	Qualifies for resettlement zone: 40/m2 Doesn't qualify for resettlement zone: 35/m2 Within 200 m. of road: 45.5/m2	75/m2 Natural: 60/m2	Facing Road: 1,500/m2 Within 200m: 900/m2 Outside 200m: 600/m2	Grade 3: 660/m2 Grade 4: 480/m2 Hut 276/m2	See Appendix 6	Hard: 3,500 Soft: 3,000	2,000/person	.8/m2	Household loses 30-50% of farmland: 1,000/household 50-70%: 2,000/household Over 70%: 1,000/person	Up to 6,000/house-hold
	Minimum 32,000									
Not Dependent on Site for Income	Qualifies for resettlement zone: 40/m2 Doesn't qualify for resettlement zone: 35/m2 Within 200 m. of road: 45.5/m2	75/m2 Natural: 60/m2	Facing Road: 1,500/m2 Within 200m: 900/m2 Outside 200m: 600/m2	Grade 3: 660/m2 Grade 4: 480/m2 Hut 276/m2	See Appendix 6	Hard: 3,500 Soft: 3,000	2,000/person	.8/m2	Not applicable	Up to 6,000/house-hold
	Minimum 32,000									
OFF-SITE										
Dependent on Site for Income	Qualifies for resettlement zone: 40/m2 Doesn't qualify for resettlement zone: 35/m2 Within 200 m. of road: 45.5/m2	75/m2 Natural: 60/m2	Facing Road: 1,500/m2 Within 200m: 900/m2 Outside 200m: 600/m2	Grade 3: 660/m2 Grade 4: 480/m2 Hut 276/m2	See Appendix 6	Hard: 3,500 Soft: 3,000	Not applicable	.8/m2	Household loses 30-50% of farmland: 1,000/household 50-70%: 2,000/household Over 70%: 1,000/person	Not applicable
Not Dependent on Site for Income	Qualifies for resettlement zone: 40/m2 Doesn't qualify for resettlement zone: 35/m2 Within 200 m. of road: 45.5/m2	75/m2 Natural: 60/m2	Facing Road: 1,500/m2 Within 200m: 900/m2 Outside 200m: 600/m2	Grade 3: 660/m2 Grade 4: 480/m2 Hut 276/m2	See Appendix 6	Hard: 3,500 Soft: 3,000	Not applicable	.8/m2	Not applicable	Not applicable

Farming Option

PAPs who have permanent or legal LURC for dwelling and/or farming land can be compensated for their dwelling and/or farming land by the farming option. Refer to section 6.6.1.

The farming option can be supplemented by training assistance in agriculture offered below.

Structures

Compensation for structures including houses, hut and other buildings will be paid at replacement value.

Assets, Graves and Facilities

Standing Crops and Trees

Compensation for crops in harvesting will be paid at the value equivalent to the output of the crops for the year, regardless of the legal status of the land. See Appendix 6.

Compensation for perennial plants will be paid in cash at the current price of the perennial plants, regardless of the legal status of the land. If the plants are not ready for harvest, compensation will include the total costs of the initial investment and care until the time of land acquisition. In the case of perennial plants that can only be harvested once, compensation will be paid for the total costs of initial investments and care calculated until the time of land acquisition.

Graves

The level of compensation for removal of graves will be made for all costs of excavation, relocation and reburial. Compensation will be paid in cash to each affected family.

Facilities

PAPs will be paid for electricity gauges. The Electric City Corporation responsible will be paid in cash for dismantling and moving the electrical lines. Infrastructure facilities will be compensated at the replacement value (Decree 22, Chapter III, Article 22).

Resettlement Allowances

Any excess funds from one item should be used to offset any possible deficiency in funds from another item.

Moving Allowance

This allowance is for each household for the purpose of moving or demolishing houses of PAPs.

Houses are classified into the following categories:

- Category 1 and 2: concrete houses that have a long useful life.
- Category 3: brick houses with a shorter useful life that cannot be upgraded to multi-storey houses.
- Category 4: temporary houses that may be brick houses, or houses made from other materials such as bamboo tree and bamboo leaves.

Households with houses in categories 1, 2 and 3 will receive VND 2 million each. Houses at category 4 will receive VND 1 million each. The assistance will be doubled if householders move to another province.

Settling Allowance

This type of allowance will be paid to each member of each household that has to move. Each member of an affected household (listed in the family registration book) will receive VND 1 million.

Damage Assistance

The damage assistance fee is paid to households who are in business when the production of business has stopped and they still have an effective license for production. Farmers are paid according to the amount of land that they own.

Assistance for Farming Labourers (Vocational Training Assistance)

Training costs will be paid to people who are working on the site and who rely on income from the site. This allowance does not include on-site PAPs having other jobs off the site.

The training support to each affected person is VND 1 million. The Government strategy states that this assistance will be paid directly to the affected people with the condition that they sign a contract with the Compensation Committee. The contract requires that the affected people be responsible for their own training and learning. The affected people pay the money to the Tan Phong Ward who in turn transfer it to the training centers when the affected people take training courses. The role of the Tan Phong Ward is to assist in the facilitation of the training. Refer to 4.4 where a recommendation is made on this matter.

The Tan Phong Ward is able to offer any further assistance and can provide such information as to what training is available at the centers and also in industry.

Special Households

Additional assistance will be provided to families that have provided great service to the country. These services must have been certified by authority units such as Vietnam Mother Heroine, People Armed Forces Heroes, Hero of Socialist Labour, and the disabled and deceased soldier families.

Bonus to Households Moving and Clearing the Site Early

Households that have moved and cleared the site early will receive this bonus. If households have nothing to clear from the site then they will not be eligible for this allowance.

Temporary Living Allowance

A temporary living allowance is paid to households who are waiting to be resettled in the resettlement zone and they have had to find their own accommodation in the interim. This is to be provided for no longer than one year.

It is unlikely that all 50 households will require the temporary living allowance because it is not expected that many households will have to wait to be resettled in the resettlement zone and have to find their own accommodation during this period. Furthermore, 22 households have already been moved. It is therefore expected that there will excess funds available. These funds could be used for other households in need. It is possible that some households, during the time of re-establishing their income and going through training, may need further funds than the Settling Allowance provides. The possible extra funds from the Temporary Living Allowance category could be used for this purpose.

4.3.3 Grievance Procedures

PAPs have a right to make a complaint to the government authority within 15 days of receipt of the decision if compensation by the Compensation Committee does not follow regulations (in accordance with Decree 22/1998/ND-CP). The grievance procedures are discussed below (in accordance with Decree 22, Articles 37 and 38).

If PAPs do not agree with the compensation decision they have the right to complain. The complaint will be resolved according to the order mentioned in the Law on Petition and Accusing dated 2 December 1998. PAPs have 15 days in which to lodge their complaint. The PAPs are still required to move, clear the site and transfer the land to the Government.

PAPs can lodge their complaints relating to any aspect of the compensation entitlements, compensation policy, rates, resettlement and entitlements relating to the rehabilitation assistance program.

Complaints by PAPs can be lodged verbally or in writing. When a complaint is lodged verbally, the committee to which it is lodged will write down the complaint at the first meeting with the PAPs.

PAPs will be exonerated from paying any legal fee. The cost of the fees will be paid from the contingency fee in the budget.

A four-staged procedure for redress of grievances is proposed and includes:

- Complaints of PAPs on any aspect of compensation, relocation or unaddressed losses shall firstly be lodged verbally or in writing to Tan Phong Ward People's Committee. The complaint can be discussed in an informal meeting with the PAP and the Chairman of the Tan Phong Ward People's Committee. It will be the responsibility of the Tan Phong Ward People's Committee to resolve the issue within 15 days from the date of receipt of the complaint.

- If a solution cannot be reached or the PAP receives no response from the Tan Phong Ward People's Committee, the PAP can appeal to the District 7 People's Committee. The PAP will be heard in person in the presence of a representative of the Compensation Committee, and will be invited to produce documents that support the PAP's claim. The complaint must be lodged within two months of registering the original complaint. The District People's Committee will provide the decision within one month of registering the appeal.

- If the PAP is not satisfied with the decision of the District People's Committee or its representatives, or the absence of any response from the District People's Committee and Compensation Committee, the PAP can appeal to the HCMC People's Committee. The HCMC People's Committee will provide a decision on the appeal within 30 days from the day the appeal is received by the HCMC People's Committee.

- If the PAP is still not satisfied with the decision of the HCMC People's Committee on its appeal within the stipulated time, the PAP as the last resort may submit its case to the District Court.

4.3.4 Responsibilities of Government Organisations

MASD

MASD has overall government responsibility for implementing the compensation strategy. MASD has been set up by the Government for the overall state management of the new urban area (2,600ha) of Saigon South New Urban Area.

MASD's responsibilities for compensation and resettlement include:

- jointly with RIUV, overall planning of the compensation program;

- ensuring the compensation proposal follows government policy and regulations;

- co-ordinating with District 7 People's Committee to set up the Compensation Committee;
- jointly with RIUV, training Tan Phong Ward People’s Committee staff about compensation and resettlement policies; and
- jointly with RIUV, formulating the budget for resettlement and rehabilitation activities.

Successful implementation of the compensation program will require close co-ordination among RIUV, MASD, District 7 People’s Committee and the Compensation Committee.

MASD is at the same government level as District 7 People’s Committee.

HCMC People’s Committee

HCMC People's Committee responsibilities are:

- Issuing the policies of compensation and resettlement, and compensation rates and other related directives and instructions relevant to the project
- Delegating District 7 People’s Committee to set up the Compensation Committee, and
- Assigning the Tan Phong Ward People's Committee and Compensation Committee to protect the resettlement markers against encroachment.

District 7 People’s Committee

District 7 People's Committee responsibilities are:

- organising the logistical details of the compensation and resettlement procedures along with RIUV;
- jointly with RIUV, organising the resettlement and rehabilitation activities under the guidance of the HCMC People's Committee and on behalf of MASD;
- setting up the Compensation Committee in conjunction with MASD, and taking responsibility for compensation and resettlement issues along with RMIT Vietnam;
- working with MASD and RIUV to solve any administrative issues regarding compensation and resettlement during the resettlement process;
- working with RIUV on the implementation of the Compensation Proposal; and
- directing Tan Phong Ward People's Committee to verify the legality of affected assets.

The Compensation Committee

The Compensation Committee shall at least include:

- District 7 People’s Committee Chairman as Chairman, as stated in Decision No. 6511/QD-UB-DB;
- A representative of MASD as Vice Chairman, as stated in Decision No. 6511/QD-UB-DB;
- Head of the District 7 Finance Office as a standing committee member , as required in Decree No. 22/1998/ND-CP;
- Tan Phong Ward People's Committee Chairman as member, as required in Decree No. 22/1998/ND-CP;
- District 7 Father’s Land Front representative as member, as required by Decree No.

22/1998/ND-CP,

- A representative of RIUV as member, as required in Decree No. 22/1998/ND-CP, and
- A PAP representative, as required by Decree 22/1998/ND-CP

The Chairman of the People's Committee of District 7 can decide on other members of the Committee. Refer to 4.4 for recommendations on the composition of the Committee.

The Compensation Committee, in coordination with RIUV through its representative on the Committee, will have the following responsibilities:

- ensuring that compensation and resettlement policies and regulations are implemented correctly;
- appointing a team of Tan Phong Ward People's Committee to discuss compensation and resettlement with PAPs face to face;
- ensuring that PAPs and the Compensation Committee sign each Compensation Chart (listing all entitlements for each PAP household);
- organising, planning and carrying out detailed resettlement activities in the district;
- Updating the census to identify exactly the number of affected households and extent of losses for compensation, informing PAPs of the compensation procedures, and guiding them in following those procedures;
- Having completed the update of the census noted above, prepare the final budget for the compensation and submit to HCMC Peoples' Committee for approval;
- playing a leading role in checking and updating compensation documents;
- supervising the compensation payment process;
- organising the various tasks implied by the compensation and resettlement programs, including PAP identification, updating the census and socio-economic survey, providing information to PAPs and administering all compensation related matters;
- co-ordinating to resolve the people's grievances regarding the compensation process; and
- checking the results of the compensation process.

A recommendation regarding the responsibilities of the Compensation Committee is made in section 4.4.

Reporting

Tan Phong Ward People's Committee already reports to District 7 People's Committee on a weekly basis. Tan Phong Ward People's Committee representative of the Compensation Committee will include matters relating to compensation and resettlement in the reporting process to District 7 People's Committee.

Consultation and any reporting will be undertaken as required. District 7 People's Committee will work with MASD if problems occur with compensation and resettlement. If further resolution is required, District 7 People's Committee will consult with HCMC People's Committee and await instruction. Reporting would be undertaken accordingly.

RIUVis required to report to IFC and ADB on its progress in fulfilling the commitments in the RAP. This reporting will be undertaken during the five-year period of the monitoring process. This is detailed in Chapter 6.

4.4 Recommendations

Further recommendations, to achieve the fair and efficient implementation of the compensation strategy include:

- Money for training being paid direct to the training centres offering the training. This method of payment is a more efficient manner of dealing with these funds than currently operates and helps to ensure that it is spent on training.
- Three PAP representatives (one on-site, one off-site, and one female-headed household) on the Compensation Committee, as well as the other members required by the Government.
- The Compensation Committee should have the responsibility of conducting internal monitoring and recording of compensation and resettlement activities undertaken.

5. WORLD BANK GROUP (WBG) AND ASIAN DEVELOPMENT BANK (ADB) RESETTLEMENT POLICIES

5.1 WBG and ADB Safeguard Policies on Resettlement

IFC requires the preparation of a Resettlement Action Plan for projects involving the physical or economic displacement of PAPs. This requirement is in accordance with World Bank Group policy on Involuntary Resettlement (in the World Bank Operational Directive OD 4.30).

The basic guiding principle of the World Bank Group's policy on Involuntary Resettlement is that affected people should be "assisted in their efforts to improve their former living standards, income earning capacity and production levels, or at least to restore them".

The following objectives of OD 4.30 are applicable to this project:

- that displaced people are compensated for their losses at full replacement cost prior to the actual move;
- minimising adverse impacts on PAPs in site selection and project implementation;
- all PAPs, as at the cut-off date, are entitled to compensation and resettlement provisions;
- compensation is to be at replacement cost for land, dwellings and agricultural products. PAPs losing land will be given a choice from the following alternatives: cash (self-resettlement) option and farming option, where assistance is given to help PAPs purchase and/or work on a farm;
- PAPs are fully informed about all the options available to them and their preferences are taken into account;
- compensation and resettlement will be carried out in close consultation with the PAPs;
- institutional arrangements will ensure effective and timely design, planning implementation of the RAP, and
- supervision and internal and external monitoring will be an integral part of the project design to ensure effective and timely implementation of the RAP.

The ADB emphasises these policy features also. However, one distinct feature of ADB's policy is its explicit requirement to consider gender-based vulnerability. The socio-economic analysis of PAPs indicated the vulnerability of women-headed households. This issue will be addressed through additional assistance given to this group to restore incomes and lifestyle.

5.2 The Relationship Between the Requirements of IFC and ADB, and Vietnam Government Requirements

Most of the key points noted above are addressed in the existing Vietnamese resettlement laws and regulations. The laws and regulations of Vietnam detail the eligibility of the PAPs for financial compensation and specific resettlement allowances available to PAPs. They appear, however, to be less focused on the outcomes of resettlement and rehabilitation.

IFC and ADB focus on the welfare aspect of the PAPs and the outcomes of the compensation and rehabilitation, as well as transparency of the entire implementation process. They require a longer follow up period for the project to ensure that PAPs former living standards, income earning capacity and production levels are improved or at least restored. This follow up is to be done by monitoring carried out after the Compensation Committee has completed its work.

IFC and ADB requirements specify that all compensation money is to be paid to PAPs as soon as possible before the PAPs are required to move.

6. RIUV'S RESETTLEMENT AND REHABILITATION FRAMEWORK

RIUV will carry out consultation, training and information activities over and above the requirements of Vietnamese laws and regulations. These efforts will consist of four main parts:

- Consultation with PAPs before, during and after resettlement;
- Determination of the amounts of compensation based on Vietnamese laws and regulations;
- Resettlement of PAPs; and
- Rehabilitation, including additional measures (such as consultation, training, workshops, information posting, consideration for hiring at the RIUV campus) to ensure that the resettlement and rehabilitation meet IFC and ADB policies.

6.1 Consultation with PAPs

The overall purpose of the consultation program is to disseminate project information and to incorporate PAPs' views into the RAP implementation. The specific aims of the program are to:

- improve project design to avoid conflicts and delays in implementation;
- seek PAPs' views about the project and/or components of it;
- obtain information about the need and priorities of PAPs;
- obtain co-operation and participation of PAPs in activities required for RAP implementation;
- facilitate development of appropriate and acceptable entitlement options;
- inform PAPs about the RAP process and Vietnam government, IFC and ADB requirements;
- discuss opportunities for participation in the project in accordance with the Vietnam Government, IFC and ADB requirements and components of it; and
- ensure transparency in all activities related to land acquisition, resettlement and rehabilitation.

Consultation is being carried out in ways appropriate for cultural, gender-based and other differences among the PAPs. Particular emphasis is put on the views and needs of the more vulnerable groups. The consultation process for the RAP has involved formal and informal consultative methods including indepth interviews and meetings with PAPs.

Consultation with PAPs is in three stages:

- The first stage involved the MASD census. This has already taken place. Tan Phong Ward People's Committee prepared a letter informing PAPs about the Project, the objectives of the census, and requirements and assistance from PAPs.

As preparation for on-going consultation, the Department of Land and Housing provided training for Tan Phong Ward People's Committee about professional skills required and land policy.

- The second stage involved the socio-economic survey by GHD, which has already taken place. This involved interviewing on-site and off-site PAPs to gain information on their current living situation and their resettlement preferences.
- The third stage will be during compensation and resettlement implementation. Ongoing participation of PAPs will be sought during this stage by the Tan Phong Ward People's Committee, as representatives of the Compensation Committee.

Information Dissemination and Training

MASD staff will provide information to the Compensation Committee. The Compensation Committee will meet regularly to fully understand the policy on compensation and resettlement.

MASD will provide training to the Teams of Tan Phong Ward People's Committee who will undertake the detailed census on compensation and resettlement policy.

Detailed Letter to PAPs

A detailed information letter will be provided by the Compensation Committee to each PAP to ensure their involvement in the process. The letter will include:

- a brief description of the project;
- basic Compensation Policy and Entitlements;
- options under the compensation strategy;
- implementation schedule; and
- grievance redress mechanisms.

To ensure that everyone understands the letter, meetings will be held at the Ward Committee headquarters to explain the letter's contents. The Ward has already offered their assistance to implement this project.

Any further explanation that is required will be provided at the time of the census to confirm assets and income to be compensated (refer to section 2.4). The census will be undertaken on the date the Prime Minister gives his Decision on the land lease.

PAPs' grievances and complaints on any aspect of the land acquisition, compensation and resettlement will be addressed by the Compensation Committee in accordance with the grievance procedure. Once the Compensation Committee has ceased to exist, RIUV will establish a second grievance procedure to address any further complaints or issues (refer to section 6.6.4).

It is important that all PAPs are aware of the procedures for the proposed grievance redress mechanisms.

MASD will ensure that District 7 People's Committee and Tan Phong Ward People’s Committee, PAPs and their representatives be involved in the planning and decision making process. PAPs' involvement in implementation of the RAP will be continued by appointing one or more PAP representatives to be in the Compensation Committee. The RIUV representative on the Compensation Committee should also ensure the continuing involvement of PAPs during the implementation process.

MASD will facilitate training for the Tan Phong Ward People's Committee to enable them to work with PAPs while undertaking the detailed census. The RIUV representative should accompany the Tan Phong Ward People's Committee to ensure that internal monitoring of PAP data is undertaken satisfactorily on behalf of the Compensation Committee. This will aid RIUV when it carries out the overall monitoring of the implementation of the RAP.

6.2 Payment of Compensation

The following steps will be undertaken for payment of compensation to PAPs:

- After the completion of the follow-up survey and based on the data to be obtained from that survey, compensation charts listing each PAPs entitlements will be prepared by the Compensation Committee;
- The compensation chart will be signed by the Compensation Committee and the PAP;
- Payment of funds will be based on the compensation chart and upon presentation of the necessary documents verifying the recipient's identity and property rights;
- MASD will instruct RIUV to transfer compensation and resettlement money to a bank account in the name of RIUV. RIUV will instruct the bank on the purpose of and procedures for fund disbursement ;
- The Compensation Committee will visit each PAP in person and inform them of the payment schedule (i.e. the date and time they will be paid) at least one week in advance. On this visit the Compensation Committee will invite PAPs verbally and by letter to come to the Tan Phong Ward Office to receive their payment. The payment will be made in cash;
- Any PAP who cannot come to receive the money, should inform the Tan Phong Ward People's Committee in order to be paid another day;
- A representative of the bank holding RIUV's funds shall sit in Tan Phong Ward People's Committee office to pay the compensation and resettlement money to PAPs. Payment of funds shall be witnessed by a representative of the Tan Phong Ward People's Committee and the representative of RIUV on the Compensation Committee. RIUV will authorize the bank representative to make the payment to the PAP once the proper documents have been provided;
- To ensure compensation money paid is correct, the tax officer from Tan Phong Ward will check the amount (ensuring tax owing is deducted) and record the entitlement amount and date paid, and sign the compensation chart, and
- Each PAP shall receive a copy of the compensation chart which indicates all compensation and entitlements and date of receipt of each.

Additional measures and details (such as requiring both the husband and wife to be present for collection of the compensation money) are being developed by and between RIUV and the relevant agencies, with input from IFC and ADB to ensure the smooth and transparent conduct of the steps outlined above.

6.3 Compensation for Prior (1998) Resettlement

Due to the immediate clearance of part of the Project site for the construction of Road 34, 27 households with land and/or houses on the RIUV site were compensated by SADECO. SADECO was established by the HCMC People's Committee in 1994. SADECO is the developer for constructing the infrastructure of the South Saigon New Urban Area, a responsibility that includes the development of resettlement zones for people who have to move from other areas. RIUV needs to understand the full details of the compensation and resettlement carried out by SADECO and to ensure that:

- the PAPs involved with the SADECO resettlement were not disadvantaged compared to the PAPs who will be resettled and compensated in accordance with this RAP; and,

- the compensation to SADECO to reimburse its compensation to those PAPs will be carried out based on the full documentary evidence satisfactory to RIUV and in a transparent way.

Determination of these matters will follow the final census undertaken after the Prime Minister's decision on the Land Lease Agreement is handed down.

6.4 Resettlement of PAPs

PAPs will be consulted and will give their preference for resettlement. The options available are cash (self-resettlement) option and a farming option. If PAPs wish to decide themselves where they will resettle they will choose the cash (self-resettlement) option. They will receive cash allowances to assist them with this decision. To ensure the accuracy of the compensation chart, PAPs will need to express their preferences during the meetings with the Tan Phong Ward to discuss the letter. Preferences for training can be expressed at the time that compensation is actually paid.

Of those who choose the cash (self-resettlement) option some PAPs may decide to resettle in the Phuoc Kien resettlement zone provided by HCMC People's Committee. They will be assisted by the Compensation Committee to choose a lot that is within their compensation eligibility.

If PAPs take up the farming option, RIUV will assist them (through the RIUV representative on the Compensation Committee) purchase or rent a farm or to work as a farm labourer.

6.5 Rehabilitation

The rehabilitation process is carried out both by the Compensation Committee (of which RIUV will have one representative member) and RIUV. RIUV's involvement in the rehabilitation process will take place both during and after the operation of the Compensation Committee. (RIUV’s involvement in monitoring of PAPs and a post Compensation Committee grievance procedure is described in section 6.6.3 and 6.6.4.)

Consultation with PAPs will be necessary to ensure that development assistance will be suitable to PAPs economic activity, educational background and skill base.

The Tan Phong Ward People’s Committee plays a key role in implementing the rehabilitation process under the Vietnamese compensation program. RIUV, through its community liaison officer (CLO) will work closely with the Tan Phong Ward People’s committee to seek to ensure that the objectives of the RAP are met. The following procedures for implementing resettlement allowance and assistance, used for rehabilitation, are as follows:

- Tan Phong Ward People's Committee will prepare, from the census, a list of PAPS entitled to rehabilitation assistance;
- During the consultation process, PAPs will be informed about the entitlement policy for rehabilitation assistance and the opportunities available to discuss rehabilitation assistance (both group and individual meetings).
- During the consultation process, PAPs will be encouraged to express their needs and their priorities. PAPs who are currently farming and have limited education and skills will be appraised of the difficulties in making the transition to wage labor. Doing so will contribute to their decisions being informed and appropriate. Tan Phong Ward People's Committee will present the different measures identified for the project such as:

assistance in finding farming land;

training;

moving allowance;

employment assistance;

job placement;

access to agricultural extension services and vocational education; and

provision of jobs during construction of the RIUV Project.

- PAPs will also be encouraged to propose rehabilitation measures suitable for them. If these measures meet the objectives of rehabilitation, they should be added to the list of proposed measures.
- Tan Phong Ward People's Committee will then assist PAPs to identify their preferred choice of rehabilitation measures. The choice of PAPs will then be documented.
- Tan Phong Ward People's Committee will identify and contact the concerned agencies which can provide the selected assistance to PAPs. Tan Phong Ward People's Committee will also contact the private sector such as industries to assist PAPs find training and employment.
- Tan Phong Ward People's Committee will negotiate with selected institutions, agencies and industries concerning organisations for training. Tan Phong Ward People's Committee will inform PAPs about the schedule, duration and location of the course and assist PAPs in the delivery of training.
- Encouragement will be given by the Compensation Committee to help PAPs purchase assets for their resettlement.

Tan Phong Ward People's Committee will help direct those who need training but have limited education to opportunities into self-employment and apprenticeships. They will also endeavour to facilitate the transitional training for those who wish to pursue further education but are not sufficiently qualified for this.

On-site farming PAPs who do not wish to take advantage of training will be directed by the Tan Phong Ward People's Committee towards farming opportunities by which they can continue their current occupation.

The Tan Phong Ward People's Committee will also direct PAPs in acquiring loans from the Government if required for business development.

Special assistance to women-headed households will be in the form of individual household attention and extra effort in meeting rehabilitation needs and restoring their livelihoods and standard of living.

6.6 RIUV MEETING IFC AND ADB POLICIES

This section discusses the further rehabilitation measures to be carried by RIUV to meet IFC and ADB policies. RMIT is the investor for the RIUV project. RIUV is responsible for the overall planning of the resettlement program, providing the funds for implementing the RAP, and ensuring the restoration of PAPs income under the RAP.

To ensure PAPs improve their income, livelihood and standard of living or at least restore this RIUV will carry provide the following:

- farming option;

- further resettlement assistance;
- monitoring;
- post Compensation Committee grievance procedures; and
- assistance for vulnerable groups.

RIUV may wish to call on the assistance of groups previously involved with the PAPs, such as MASD and the Tan Phong Ward People's Committee, to aid with meeting IFC and ADB requirements.

6.6.1 Farming Option

In addition to paying cash to PAPs for their land and assets, RIUV is offering the farming option, which helps farmers who wish to continue farming. This is an additional form of assistance help enable people restore their income.

The farming option is where PAPs of working age who wish to continue farming can receive cash for their farming land and be assisted in finding and buying a farm or working on a farm. This assistance includes gaining the legal right to use the land. RIUV will contact the Ward or Commune People’s Committee in which the PAP wishes to purchase or rent a farm or work as a labourer, and gaining the People’s Committee assistance in helping the PAP.

As restoration or improvement of incomes and living standards is a prime objective of this RAP, this option has been specifically designed to address this matter. PAPs who take this option will get an extra 10% for dwelling land to be withdrawn.

6.6.2 Further Resettlement Assistance

Employment Opportunities

Employment opportunities will be provided especially for those who lose their income through relocation. These people are primarily those people who live on-site. RIUV will work with the Ward committee to assist people who are seeking new employment, even when they already have jobs off the site.

RIUV will assist PAPs by giving them preference for employment on the site during construction providing they have suitable skills. RIUV estimates that 20 workers will be needed during construction. Some positions, such as site guard, do not require high skill levels. The training allowance, on the other hand, may be used to provide the PAPs with the skills they need to be employed. Actual construction will not begin until approximately 6-7 months following land clearance because of the need to let the land fill settle. Because of the time lag, PAPs may be better off accepting suitable employment as soon as it may be found rather than waiting for employment on the site.

PAPs will also have the opportunity for employment during the operation of the University, if they had suitable skills, for example gardening, maintenance of roads. RIUV estimates that the site may need as many as 50 workers during the first year. The expansion of the student body to 4-5,000 after five years may substantially increase employment opportunities

In addition RIUV will offer business opportunities to PAPs. Retail and food outlets on the University Campus will provide direct employment opportunities for the PAPs to maintain and improve their incomes.

Scholarship

RIUV will offer scholarships for students in Tan Phong Ward or Nha Be District (the former is the ward in which the site is located, the latter the district in which the resettlement zone is will be developed) who meet the requirements of the scholarship as set down by RIUV.

Additional Measures to Ensure Income Replacement

The table in Appendix 7 describes the possible risks to PAPs during resettlement and rehabilitation. RIUV is committed to PAPs replacing their income and continuing their lives while finding employment and to addressing the potential special needs of women-headed households. The table in Appendix 8, therefore, describes the additional measures that RIUV may undertake, as needed, to achieve the objectives of the RAP.

6.6.3 Monitoring

RIUV will undertake regular monitoring of the RAP implementation. Periodic reports will be prepared for IFC. The reports will include recommendations concerning any issues pending. Monitoring will be undertaken over 5 years to ensure that the RAP is implemented correctly and that PAPs improve or at least restore their income and lifestyle.

RIUV will start the monitoring work as soon as the RAP has been approved.

RIUV monitoring will include PAPs who have moved outside the Ward.

Monitoring and Evaluation Indicators

The following indicators will be monitored and evaluated by RIUV.

- Payment of compensation to ensure that:
    1. full payment is made to all affected persons sufficiently before land acquisition;
    2. payment is adequate to replace the affected assets, and
    3. compensation for affected structures is equivalent to replacement cost of material and labor based on standards and special features of construction and no deduction made for depreciation or value of salvageable materials.
- Information dissemination and consultation:
    1. PAPs should be fully informed and consulted about land acquisition, and relocation activities;
    2. their awareness of the compensation rates and process will be assessed;
    3. the monitoring agency should attend at least one consultation meeting to be familiar with problems and issues that arise during the meeting and the solutions that are proposed;
    4. entitlements among the PAPs will be assessed;
    5. assessing awareness of the various options available to PAPs as provided in the RAP, and
    6. adherence to grievance procedures will be assessed.
- Restoration of economic activities:
    1. priorities of PAPs for the options offered will be assessed, and

2. affected persons should be monitored for achievement of restoration of productive activities.

- Level of satisfaction:

    1. the level of satisfaction of PAPs with various aspects of the RAP will be monitored and recorded, and

    2. the operation of the mechanisms of grievance redress and speed of redress of grievances will be monitored.

- Standards of living:

    1. throughout the implementation process the trends of living standards will be observed and surveyed to ensure they are at least restored if not improved, and any potential problems in the restoration of living standards will be reported.

- Co-ordination and completion of resettlement and compensation activities will be in accordance with the schedule:

    1. the completion of all land acquisition, compensation and resettlement activities at least one month before the start of physical works.

Monitoring Methodology

Data Sources

Information will be checked from two sources:

- The Compensation Committee, and

- PAPs.

Sample Surveys

To verify the qualitative aspects of implementation, sample surveys of various types of impacts will be conducted based on Compensation Committee data.

Data collection methods

Data will be gathered through:

- surveys of randomly selected PAPs. This sample will be taken from the total group of PAPs and may include PAPs who have moved outside the Ward;

- interviews with affected households. This includes PAPs who have moved to neighbouring Wards. PAPs who have moved further afield will be sent questionnaires by post; and

- specific focus group interviews aimed at identifying specific issues related to groups such as women heads-of-households, farmers, self-employed persons with businesses.

Data of both on-site and off-site PAPs will be collected and analysed according to the type of compensation received.

RIUV will maintain a database of compensation and resettlement monitoring information that will be updated every three months for the first three two years and annually for the following two years. It will contain specific files on each household and will be updated based on information collected in successive rounds of data collection.

Reporting

RIUV will be required to submit the findings of the periodical monitoring every three months for the first three years then on an annual basis for the following two years. These quarterly and then annual monitoring reports will be submitted to ADB and IFC as part of their contractually-required annual monitoring reports. An entitlement matrix for tracking PAPs is provided in Appendix 7.

The report should contain:

- a progress report on project compensation and resettlement implementation;
- deviations, if any, from the provisions and principles of the RAP;
- identification of problems and recommended solutions so that RIUV can resolve problems in a timely manner, and
- report progress on the follow-up of problems and issues identified in the previous report.

Follow-up to monitoring Reports

Necessary follow-up action will be taken by RIUV based on the problems and issues identified during reports and follow-up discussions. Proposed actions, and a timetable for addressing them, will be included in the monitoring reports.

6.6.4 Post Compensation Committee Grievance Procedure

A post Compensation Committee grievance procedure will be undertaken by RIUV after the Compensation Committee has finished its work. This will provide a forum for PAPs to voice any grievance with the income restoration process.

The post Compensation Committee grievance procedure will be as follows:

1. complaints of PAPs regarding post-compensation benefits not received or any other resettlement complaint should be identified by the RIUV representative (who was on the Compensation Committee to provide knowledge and continuity of the issues and PAPs involved). It will be the responsibility of the RIUV representative to resolve the issue within 15 days from the date of receipt of the complaint, and
2. if a solution cannot be reached, the PAP can appeal to the RIUV administration in HCMC. RIUV might then seek assistance from the HCMC Peoples' Committee to develop a resolution.

The monitoring and post-Compensation Committee grievance procedure will be in accordance with IFC and ADB requirements.

6.6.5 Assistance for Vulnerable Groups

Assistance for female-headed households is detailed in Appendix 8. For other PAPs the monitoring process will identify any vulnerable PAPs or groups of PAPs requiring extra assistance. RIUV will be able to attend to the needs of these PAPs to ensure the restoration of their livelihood in one of two ways:

1. RIUV will have identified vulnerable groups through the monitoring process. Their particular needs will also have been identified in this process. RIUV will give assistance and facilitate the meeting of these needs. This may be by providing loans through the Tan Phong Ward Peoples Committee, providing them with employment

opportunities in shop spaces at the university or through training. These opportunities may be directed at women-headed households, and

2. Vulnerability may arise from a PAP experiencing a short-fall through the compensation and resettlement process. This may be, for example, a short-fall in the amount of compensation received or not receiving satisfactory training. The post-Compensation Committee grievance process will overcome the vulnerability by ensuring all PAPs receive their full entitlements as set out in the RAP.

7. COMPENSATION AND RESETTLEMENT COSTS

This chapter looks at the total costs involved in the implementation of the RAP. These costs are made up of Compensation Costs, Resettlement Costs and Documentation Fees. The various items that make up each of these three categories are detailed below.

7.1 Items in Compensation Costs, Resettlement Costs and Documentation Fees

Compensation Costs are made up of:

- land, which includes farming land, dwelling land, garden and hill land and public land, and
- properties, which include dwellings (houses and huts), cultivated plants and animals and tombs (hard and soft graves).

The costs of providing and developing land in the designated resettlement zone for exchange of farming and dwelling land are included under the compensation heading.

Resettlement Costs include:

- moving allowance;
- settling allowance;
- damage allowance;
- assistance for farming labourers (vocational training assistance);
- special households allowance;
- temporary living allowance; and
- bonus to households moving and clearing the site early.

Monitoring and post-Compensation Committee Grievance Procedure are additional costs for RIUV(refer footnote** below Table 7-1).

Documentation Costs include:

- printing documents on household data;
- measuring and drawing detailed plats: housing, land and farming areas (the census and socio-economic survey);
- management fee, and
- contingency costs.

Documentation costs cover both compensation and resettlement items.

7.2 Bases of Cost Estimates

Resettlement cost estimation is based on information from the MASD census and socio-economic survey carried out in April 1999, the compensation unit rates issued by HCMC in Decision 6511/QD and the GHD socio-economic survey of November 2000.

7.3 Definitions

Unit rates

For the purpose of cost estimates, a list of unit rates has been prepared and used. These rates are based on rates given by HCMC in Decision 6511/QD, which enables payment at replacement cost.

Management fee

This includes land demarcation, updating the census and socio-economic survey data, administration costs, formation costs and salary costs of the Compensation Committee, and internal compensation and resettlement monitoring undertaken by the Compensation Committee.

Contingency cost

This includes 5% of the total compensation and resettlement costs. The contingency cost is to cover any unexpected costs. It acts as a backstop to ensure that PAPs improve or at least maintain their income and standard of living.

7.4 Principles and Assumptions

The budget uses the average to highest rates in the ranges proposed in 6511/QD issued by HCMC to be conservative. Decree 22 gives authority for the provincial authority to decide on the appropriate compensation rates.

Decision 6511/QD states that dwelling land, agricultural land and land filled with gardens and hills can be exchanged for resettlement land. This differs from Decision 5352 dated 21 July 1995 in which on-site households with dwelling land only could be exchanged for resettlement land. Decision 6511/QD has however replaced Decision 5352/QD-UB-QLDT.

Households with farming will receive less compensation if they choose to receive cash for their land rather than exchange it for land within the resettlement zone. For example, households with 2000m2 of farming land not within 200m of the road, will receive:

- VND 70,000,000 if households choose to receive cash (the compensation cost will be 2000 x VND 35,000).
- VND 80,000,000 if households choose to exchange their land for resettlement land (with the compensation ratio of 5% [average of 4% and 6% as detailed in 6511/QD], and the price for $1m^2$ of resettlement land being VND 800,000, the compensation cost will be 2000 x 5% x 800,000).

The budget is prepared on the assumption that people will choose to maximize their benefits provided that they are clear about all options. Thus it is anticipated that people will choose to take up the option of land in the resettlement zone if eligible, as discussed in chapter 2.

Dwelling land is compensated in cash at 10% higher than the same price as if purchasing land in the resettlement (VND 800,000 per m2 for land not within 200m of the roads and VND 1,500,000 for land within 200m of the roads).

In regard to garden and hill land, it is assumed that people will receive cash rather than exchanging their land for resettlement land, as this is the better option for PAPs according to the price proposed in 6511/QD. For example, households with 500m2 of garden land will receive:

- VND 37,500,000, if they choose to receive cash (500 x 75,000).

- VND 36,000,000, if they choose to exchange for resettlement land (500 x 9% x 800,000).

Important Points

- Compensation of stream land (public land) is not included in the budget detailed in Table 7-1. This differs from MASD's budget. The education project will bring huge benefits to the social and economic life of the people in HCMC. To achieve these benefits it is anticipated that HCMC will give consideration to exemption of compensation for the Stream Area (public land).
- Contingency cost is 5% of the total resettlement costs. We consider that any needs of PAPs arising from the resettlement have been adequately provided for. The costs for further commitments made by RIUV, detailed in Appendix 8, will be covered under the contingency cost line item.
- The resettlement costs that have been included in Table 7-1 are in accordance with Decree 22 and 6511/QD. These are as follows:
  - moving allowance for households living on-site;
  - life settlement allowance for people living on-site;
  - damage assistance for enterprises who have had to terminate production;
  - allowance for farming labourers who have to stop farming (or allowance for vocational training);
  - allowance for special families;
  - temporary living allowance; and
  - bonus for households who hand in their land early.

Table 7-1 provides the categories of items to be compensated. These include compensation costs of land and properties, resettlement costs and documentation costs. The quantity, unit price in 6511/QD, and the budgeted unit price for these items is also given. The total budgeted cost is US$2.7 million.

Table 7-1 Compensation And Resettlement Costs

Category	Quantity	Unit price in Decision 6511 VND	Budgeted unit price VND	Exchange rate in 6511/QD	Budgeted exchange rate	Total VND
	(1)	(2)	(3)	(4)	(5)	(6)=(1)x(3) or (6)=(1)x(3)x(5)
COMPENSATION COSTS						34,342,886,860
LAND (m2)	625,748					29,761,620,500
						(a)
Farming Land	523,116					20,129,470,500
Eligible to exchange for resettlement land (98)	275,250					11,010,000,000
Within 200m of the roads	98,250		800,000	4%-6%	5%	3,930,000,000
Not within 200m of the roads	177,000		800,000	4%-6%	5%	7,080,000,000
Exchanged for cash	247,866					9,119,470,500
Within 200m of the roads	42,301	39,000 – 45,500	45,500			1,924,695,500
Not within 200m of the roads	205,565	30,000-35,000	35,000			7,194,775,000
Dwelling Land	9,462					8,129,600,000
Eligible to exchange for resettlement land (50)	9,440					8,096,600,000
Within 200m of the roads	778		1,500,000	100%	100%	1,167,000,000
Not within 200m of the roads	8,662		800,000	100%	100%	6,929,600,000
Exchanged for cash	22					33,000,000
Within 200m of the roads	22		1,500,000			33,000,000
Not within 200m of the roads	0		1,500,000			0
Garden and Hill Land	20,034	70,000-75,000	75,000			1,502,550,000

Category	Quantity	Unit price in Decision 6511 VND	Budgeted unit price VND	Exchange rate in 6511/QD	Budgeted exchange rate	Total VND
Stream Area (public area)*	73,136	15000-17500				
PROPERTIES						4,581,266,360
Dwellings						(b)
Houses grade 3 (m2)	53.68		550,000*1.2			35,428,800
Houses grade 4 (m2)	850.14		400,000*1.2			408,067,200
Huts (m2)	2,495.26		230,000*1.2			688,691,760
Plants and animals (estimated)						1,045,578,600
Tombs (unit)						
Hard graves (compensation plus moving allowances)	97	2,500,000-3,500,000	3,500,000			339,500,000
Soft graves (compensation plus moving allowances)	688	2,000,000-3,000,000	3,000,000			2,064,000,000
RESETTLEMENT COSTS**						1,653,492,800
						(c)
Moving allowance (households, depend on house category)	50	1,000,000-2,000,000	2,000,000			100,000,000
Settling allowance for people living on site (people)	152	1,000,000	1,000,000			152,000,000
Damage assistance for the stopping of farming production	523,116	800/m2				418,492,800
Assistant for farming labourers (vocational training assistance)	261	1,000,000	1,000,000			261,000,000
Special households (households)	2	1,000,000-5,000,000	2,000,000			4,000,000
Temporary living allowance for 50 households	50	500,000x 12months	6,000,000			300,000,000
Bonus to households clearing the site early (households)	134	2,000,000 - 5,000,000	5,000,000			418,000,000
DOCUMENTATION COSTS						82,593,120
						(d)

Category	Quantity	Unit price in Decision 6511 VND	Budgeted unit price VND	Exchange rate in 6511/QD	Budgeted exchange rate	Total VND
Printing documents 134 households 4 sets=536	536		20,700			11,095,200
Measuring and drawing detailed areas (m2)						
Housing area	3,399		2,000			6,798,000
Land area	29,496		420			12,388,320
Farming land	523,116		100			52,311,600
Total (a) + (b) + (c) + (d)						36,078,972,780
Add Management fee at 1%						360789728
						36,439,762,508
Add Contingency cost at 5%						1,821,988,125
Total costs VND						38,261,750,633
USD (1US$=14400VND)						$2,657,066

* These figures are not included in the budget. Refer to 9.5 above.

** As RIUV will undertake Monitoring and post Compensation Committee grievance procedure work, it is not included in the budget. The cost for this work has been estimated at 1,152,000,000 VND. RIUV will also be offering a scholarship, subject to suitable candidates. The cost of providing the scholarship will be USD4,500 per year (or equivalent to one year full time study).

8. IMPLEMENTATION SCHEDULE

8.1 The Cut-Off Date

The census undertaken by MASD, 20 April 1999, is the basis for budgeting and estimating compensation costs for the Project. At this time, key information about the project was provided to all potential PAPs through a letter. However, the date that the Prime Minister issues the decision to take back the land is the date the Compensation Committee will use in determining compensation and settling land disputes (Decision 6511, Article 10, Item 10.6). Therefore it is referred to as the cut-off date.

A thorough census will be undertaken on this date, or as near to this date as possible, to fix who is eligible for compensation.

People who encroach the area after the signing of the Prime Minister's decision will not be entitled to compensation or any other form of resettlement assistance.

8.2 Timing of Payments

As noted above, the Compensation Committee will oversee the entire process of resettlement. The compensation procedure includes the following main steps (in accordance with Decree 22, Article 34, Chapter VI):

- After the Prime Minister issues the decision to take the land back, the chairman of the province (or city) will look after the setting up the Compensation Committee. This Committee, through the Tan Phong Ward People's Committee, will carry out the face to face census. The census will be carried out in accordance with the land marked on the MASD map.
- The Compensation Committee will check the collected data and the HCMC Department of Land Administration will verify it. At the same time, the Committee will also carry out an actual assessment to evaluate the value of properties, houses, crops and construction and other assets.
- The Committee and PAPs will meet and confirm[1] the compensation packages and training options.
- The Committee will then prepare a detailed compensation budget and hand it to the HCMC People's Committee for approval. An RIUV representative will be on the Compensation Committee and will therefore participate in the meetings with the PAPs. The compensation charts for the PAPs must be in accordance with the compensation and resettlement costs stated in the Compensation Proposal.
- After the HCMC People's Committee agrees with the compensation strategy, the Compensation Committee will start paying compensation to PAPs.

Table 8-1 below provides a schedule of activities for implementation of the RAP. The activities centre around preparation of the RAP, preparation of the resettlement implementation, compensation activities including payment, and rehabilitation measures.

The implementation schedule for the RAP is proposed over a period of 10 months with monitoring extending over five years. The Decision on the land lease is anticipated to be signed by the Prime Minister in April 2001 and the Compensation Committee would be

[1] The word 'negotiation' is used in Vietnamese to cover meanings beyond what the word means in English, including information meetings or discussions. The meetings with the PAPs are not negotiations, but meetings to confirm the PAPs benefits and choices for training.

formed shortly afterwards. The Public Constitution and Disclosure process would begin mid-April. Updating of the census by the Compensation Committee is anticipated to take place in early May. Rehabilitation assistance is anticipated to start at that time also and extend over six months.

Table 8-1 Implementation Schedule

ACTIVITY	2001 Mar	2001 Apr	2001 May	2001 Jun	2001 Jul	Aug 2001	Sept 2001	Oct 2001	Nov 2001	Dec 2001
Preparation of RAP										
RAP Distribution	---									
Approval of RAP	-----	-------	--							
Prime Minister's decision				-						
Preparation of Resettlement Implementation										
Establishing Compensation Committee				--						
Training of Resettlement Implementation Team				--						
Information Letter				--						
Compensation Activities										
Update the Census *					---					
Make Compensation Chart					---					
Verify Compensation Chart					---					
Compensation Charts to PAPs					--					
Payment Process										
Payment to PAPs					--	-				
Site Clearance						-	-			
Handover, starting Construction Activities							-	-		
Rehabilitation Assistance										
Prepare list of PAPs rehabilitation entitlements					---					
Confirmation with PAPs on choice and needs					---					
Provision of rehabilitation measures to PAPs						--- -	------- -	------- -	-----	------

* Monitoring would start at the time of updating the census (early April) and continue on a regular quarterly input basis for three years, then annually for two more years as discussed above.

Appendix 1

List of Government Agencies and Other Organizations Interviewed

Appendix 1: List of Government Agencies and Other Organizations Interviewed

GHD undertook several meetings and fieldwork interviews during the socio-economic survey and research for the RAP.

Meetings took place with the following organisations.

- RMIT - to gain background information about the project particularly in relation to the RAP. This included an understanding of the compensation strategies that had been developed to date. Contact continued through telephone discussions and e-mails.
- MASD - to gain further understanding of the RAP process from MASD's perspective and for MASD to provide answers to queries. Questions focused around socio-economic data on the PAPs, legislation, compensation packages and eligibility, resettlement land, confirmation of the cut-off date for compensation, the complaints and grievance procedure, and the constitution of the Resettlement Committee. A visit to the RIUV site was undertaken with MASD.
- South Saigon Development Corporation (SADECO) - to gain information about the role of SADECO in the resettlement process for this project and the state of the Phuoc Kien resettlement Zone.
- Trung Son Corporation - to seek their advice about resettlement (the Trung Son Corporation is involved in leasing land on a site adjacent to the RIUV site and had to resettle people).
- Vietnam Association for the Conservation of Nature & Environment (VACNE) - to discuss environmental issues in relation to the resettlement project.
- Tan Phong Ward People's Committee - to gain data about status of PAPs' dwelling land and farm land, establish the number of households using the site and to determine the most suitable kinds of compensation and resettlement options from their experience.
- Phuoc Kien People's Committee - to discuss the development of the Phuoc Kien Residential Zone. A site visit was made to the Phuoc Kien Zone.
- IFC - to clarify IFC's requirements and discuss potential problems.
- Fieldwork interviews were undertaken with PAPs on three separate occasions, two with PAPs on-site and one with PAPs at the Tan Phong Ward Peoples Committee office.

Appendix 2

MASD Updated Census

Appendix 2 : MASD Updated Census

No.	FULL NAME	ADDRESS	N/S/?	Status On/Off	Registration Status	No. Of Piece of Land Shown on the Map	No. of Members in a Family	LAND TO BE WITHDRAWN (m2 Total Area	Dwelling Land	Gardens & Hills	Faming Land	Pond
4	Tran Thi Quang	231A/102 Duong Ba Trac St., Ward 1, D. 8	N	OFF	HC, LC	117, 113, 109	6	9,246.00		1,504.30	7,741.70	
3	Tran Van Hai	3F KP 5, Tan Thuan Tay Ward, D. 7	N	OFF	LC	202	2	3,501.00		182.00	3,319.00	
6	Duong Huu Dung	*251/5 Hamlet 1, Tan Quy Dong Ward, D. 7*	*N*	OFF	LC	205	5	2,033.00		143.38	1,889.62	
7	Huynh Van Noi	100/2 KP 1, Tan Hung Ward, D. 7	N	OFF	LC	200	9	695.00		140.00	555.00	
8	Le Hong Do	109/2A KP 1, Tan Hung Ward, D. 7	N	OFF	LC	176	6	3,803.00			3,803.00	
9	Nguyen Thi Xuan	754 Tran Hung Dao St., Ward 2, D. 5	N	OFF	LC	199	8	1,386.00		120.00	1,266.00	
11	Nguyen Van Dai	122/3 Hamlet 1, Tan Hung Ward, D. 7	N	OFF	LC	172, 173, 179	3	9,779.00			9,779.00	
11	Nguyen Van Dai	122/3 Hamlet 1, Tan Hung Ward, D. 7	N	OFF	LC	179					5,721.00	
11	Nguyen Van Dai	122/3 Hamlet 1, Tan Hung Ward, D. 7	N	OFF	LC	173					1,502.00	
11	Nguyen Van Dai	122/3 Hamlet 1, Tan Hung Ward, D. 7	N	OFF	LC	172					2,556.00	
12	Nguyen Thi Hai	157/8 Duong Ba Trac St., Ward 1, D. 8	N	OFF	LC	110		640.00		640.00		
13	Pham Van Duc	66/2 KP 1, Tan Hung Ward, D. 7	N	OFF	LC	259	6	2,928.80		333.30		2,595.50
14	Pham Van Sang	66/2 KP 1, Tan Hung Ward, D. 7	N	OFF	LC	259		61.20		61.20		
16	Nguyen Van Dan	103/3 Tan Hung Ward, D. 7	N	OFF	LC	198	6	1,712.00		261.00	1,451.00	
17	Nguyen Thi Ba	37/42 Ton That Thuyet St., Ward 1, D. 4	N	OFF	LC	201, 203	8	5,866.00		120.00	5,746.00	
20	Nguyen Ai	595/16 Group D, CMTT, Ward 15, D. 10	N	OFF	LC	212	5	3,216.00			3,216.00	
28	Pham Thi Thoi	482/8 Group 1, Tan Quy Dong Ward, D. 7	N	OFF	LC	261	3	2,044.80		180.00		1,864.80
31	Duong Ngoc Thach	106 Ham Tu St., D. 5	N	OFF	LC	116	6	859.00		25.00	834.00	
32	Pham Thi Manh	126/3B KP 1, Tan Hung Ward, D. 7	N	OFF	LC	260, 265, 263, *264*	2	8,719.00		475.50		8,243.50
32	Pham Thi Manh	126/3B KP 1, Tan Hung Ward, D. 7	N	OFF	LC	260				115.50		3,502.50
32	Pham Thi Manh	126/3B KP 1, Tan Hung Ward, D. 7	N	OFF	LC	263						762.00
32	Pham Thi Manh	126/3B KP 1, Tan Hung Ward, D. 7	N	OFF	LC	264				360.00		
32	Pham Thi Manh	126/3B KP 1, Tan Hung Ward, D. 7	N	OFF	LC	265						3,979.00
33	Nguyen Thi Lien	*157/106 Duong Ba Trac St., Ward 1, D. 8*	*N*	OFF	LC	182, 169, 118, 119	12	12,741.00		96.00	11,745.00	900.00
33	Nguyen Thi Lien	*157/106 Duong Ba Trac St., Ward 1, D. 8*	*N*	OFF	LC	169					4,817.00	
33	Nguyen Thi Lien	*157/106 Duong Ba Trac St., Ward 1, D. 8*	*N*	OFF	LC	182				96.00	4,440.00	900.00
33	Nguyen Thi Lien	*157/106 Duong Ba Trac St., Ward 1, D. 8*	*N*	OFF	LC	118					739.00	
33	Nguyen Thi Lien	*157/106 Duong Ba Trac St., Ward 1, D. 8*	*N*	OFF	LC	119					1,749.00	
34	Pham Van Sau	92/2 KP 1, Tan Hung Ward, D. 7	N	OFF	LC	189, 197	7	7,147.49		167.99	6,979.50	
35	Le Van Kiem	157/110 Duong Ba Trac St., Ward 1, D. 8	N	OFF	LC	121	7	300.00		20.00	280.00	
36	Chung Thi Sau	9/16 Hamlet 2, Tan Hung Ward, Nha Be Dist.	N	OFF	LC	194	9	2,204.00			2,204.00	
37	Le Quang Huyen	42/1A Tan Hung Ward, D. 7	N	OFF	LC	208	4	3,705.85		293.85	3,412.00	
38	Huynh Thi Hieu	294/6 Hamlet 3, Tan Quy Tay, Nha Be Dist.	N	OFF	LC	122	3	0.00				
39	Nguyen Minh Huyen	3/15 KP 2, Tan Hung Ward, D. 7	N	OFF	LC	206	8	3,548.00		261.00		3,287.00
40	Tran Thi Quet	93/2A KP 1, Tan Hung Ward, D. 7	N	OFF	LC	*197*	1	822.50		277.27	545.23	
42	Tran Van Hong	233/5 KP 3, Tan Hung Ward, D. 7	N	OFF	LC	169, 195, 121	5	3,000.00		120.00	2,880.00	
43	Vu Thi Thanh Lan	*16/14 Tan Kieng Ward, D. 7*	*N*	OFF	LC	111, *109 ?*	5	1,600.00		*1,600.00*		
43	Vu Thi Thanh Lan	*16/14 Tan Kieng Ward, D. 7*	*N*	OFF	LC	111				1,500.00		
43	Vu Thi Thanh Lan	*16/14 Tan Kieng Ward, D. 7*	*N*	OFF	LC	109				100.00		
45	Doan Thi Hoai Huong	108/11 Tran Quang Dieu St., Ward 14, D. 3	N	OFF	LC	183, 120, 184	5	8,332.00	209.00		8,123.00	
45	Doan Thi Hoai Huong	108/11 Tran Quang Dieu St., Ward 14, D. 3	N	OFF	LC	183			209.00			
45	Doan Thi Hoai Huong	108/11 Tran Quang Dieu St., Ward 14, D. 3	N	OFF	LC	184					6,683.00	
45	Doan Thi Hoai Huong	108/11 Tran Quang Dieu St., Ward 14, D. 3	N	OFF	LC	120					1,440.00	
46	Nguyen Thi Tu	1/6 Tan Thuan Tay Ward, D. 7	N	OFF	LC	205	7	1,874.60		102.60	1,772.00	
47	Le Van Muoi	294/6 KP 1, Tan Hung Ward, D. 7	N	OFF	LC	110	15	662.00	448.00			214.00
48	Duong Thi Huyen	15/3 Tran Xuan Soan St., Tan Hung Ward, D. 7	N	OFF	LC	252	8	329.00			329.00	
49	Dao Chien Thang	70/1A KP 4, Tan Thuan Tay Ward, D. 7	N	OFF	LC	185, 186, 187, 188	2	4,784.00	208.00		4,576.00	
53	Tran Ngoc Toan	*3/61 Tan Quy Ward, D. 7*	*N*	OFF	LC	195, 196	5	5,667.00		383.33		5,283.67
53	Tran Ngoc Toan	*3/61 Tan Quy Ward, D. 7*	*N*	OFF	LC	195				383.33		5,283.67
53	Tran Ngoc Toan	*3/61 Tan Quy Ward, D. 7*	*N*	OFF	LC	196						
55	Le Minh Tung	186/1 Tran Phu St., Ward 9, D. 5	N	OFF	LC	191, 193	5	4,750.00			4,750.00	
55	Le Minh Tung	186/1 Tran Phu St., Ward 9, D. 5	N	OFF	LC	191					1,809.00	
55	Le Minh Tung	186/1 Tran Phu St., Ward 9, D. 5	N	OFF	LC	193A					2,941.00	
56	Pham Phuong Tien	337/32A Le Van Sy St., Ward 1, Binh Thanh Dist.	N	OFF	LC	131	9	5,458.00			5,458.00	

57	*Cao Vi Son*	412/74C No Trang Long St., Ward 13, B.Thanh Dist.	N	OFF	LC	128	9 see No. 63	6,580.00			6,580.00	
58	Nguyen Van Nhut	231/28/6 Duong Ba Trac St., Ward 1, D. 8	N	OFF	LC	168	5	5,024.00			5,024.00	
61	Le Van Bay	18/8 KP 4, Tan Hung Ward, D. 7	N	OFF	LC	211	9	3,000.00			3,000.00	
69	Le Thi Hong Hue	200A Duong Ba Trac St., Ward 2, D. 8	N	OFF	LC	110	3	130.00		130.00		
76	Pham The Nguyen	68/2 KP 1, Tan Hung Ward, D. 7	N	OFF	LC	262	2	2,427.00		117.80		2,309.20
77	Le Thi Vi	92/5 KP 1, Tan Hung Ward, D. 7	N	OFF	LC	170	9	3,627.00		712.85	2,131.65	782.50
79	Nguyen Khuong	520 Floor 4 Lot A, Co Giang Compound, D. 1	N	OFF	LC	112	1	2,138.00		513.00	1,625.00	
80	Le Thi Huong	42/1 KP 1, Tan Hung Ward, D. 7	N	OFF	LC	178		241.00		241.00		
81	Le Thi Hoa	42/1 KP 1, Tan Hung Ward, D. 7	N	OFF	LC	171	2	5,512.00		133.00	5,379.00	
85	Truong Van Hoang	*459/8A Road 4, Tan Quy, D. 7*	*N*	OFF	LC	193		5,882.00			5,882.00	
90	Ton That Hanh/Pham Van Hue	239 Doan Van Bo St., D. 4	N	OFF	LC	249, 251		5,274.00			5,274.00	
		15 Tran Xuan Soan St., Tan Kieng Ward, D. 7	*N*	OFF	LC							
93	Nguyen Thi Kinh	143/3 Tan Kieng Ward, D. 7	N	OFF	LC	215, 250		5,895.00			5,895.00	
94	Le Thi Co	128/3 KP 1, Tan Hung Ward, D. 7	N	OFF	LC	175	8	5,632.00		380.90	5,251.10	
95	Truong Thi Nhung	357/39/6 Hau Giang St., Ward 11, D. 6	N	OFF	LC	125		2,000.00			2,000.00	
96	Dang Thi Thanh Nhan	246/8B 31 Xo Viet Nghe Tinh St., Ward 21, BT Dist.	N	OFF	LC	125		1,000.00			1,000.00	
97	Nguyen Thi Bich Loan	21/B Binh Phu Group, Ward 11, D. 6	N	OFF	LC	125, *206*		9,149.00		100.00	9,049.00	
98	Pham Dinh Hau	52B Nguyen Trai St., D. 1	N	OFF	LC	125		1,000.00			1,000.00	
99	Nguyen Tien Minh	148 Le Dai Hanh St., Ben Thanh Ward, D. 1	N	OFF	LC	127		1,000.00			1,000.00	
100	Pham Dinh Phuc	52B Nguyen Trai St., Ben Thanh Ward, D. 1	N	OFF	LC	127		1,000.00			1,000.00	
102	Nguyen Thanh Phong	112/42/19 Dinh Tien Hoang St., Ward 1, BT Dist.	N	OFF	LC	*127*		1,125.00			1,125.00	
103	Pham Dinh Hien	98H Le Dai Hanh St., Ben Thanh Ward, D. 1	N	OFF	LC	*125*		500.00			500.00	
104	Huynh Thi Hong	157/89 Duong Ba Trac St., Ward 1, D. 8	N	OFF	LC	*125*		1,000.00			1,000.00	
24	Nguyen Thi Bay	157/112 Duong Ba Trac St., Ward 1, D. 8	N	OFF	LC, HC?	122, *110*	4	556.00		356.00		200.00
25	Tran Van Dum	157/112 Duong Ba Trac St., Ward 1, D. 9	N	OFF	LC?	122	1	0.00				
64	Le Van Thanh	301/2 Duong Ba Trac St., Ward 1, D. 8	N	OFF	LC?	121	8	356.00		356.00		
88	Nguyen Van Dung	?	N	OFF	LC?	130		2,035.00			2,035.00	
54	Le Van Bay	25/1 KP 1, Tan Hung Ward, D. 7	N	OFF	Without LC	190, 191, 192	6	2,120.00		250.60	1,869.40	
65	Le Dieu Ai	60B Nguyen Bieu St., Ward 1, D. 5	N	OFF	Without LC	110	6	260.00		260.00		
2	Do Thi No	293/6 KP 1, Tan Phong Ward, D. 7	N	ON	HC, LC	49			203.00			
1	Nguyen Thi Thu Ha	467/10 KP 1, Tan Phong Ward, D. 7	N	ON	LC	257	6	1,000.00		400.56	380.22	219.22
10	Nguyen Vung Ben	17/A/1 KP 1, Tan Phong Ward, D. 7	N	ON	LC	254	3	2,112.00		200.00	1,912.00	
21	Nguyen Thi Hoang	277/6 KP 1, Tan Phong Ward. D. 7	N	ON	LC	204	7	1,348.00		160.00	1,188.00	
22	Pham Thi Phan	68/2A Kp 1, Tan Phong Ward, D. 7	N	ON	LC	266	5	4,533.00		153.00		4,380.00
23	Nguyen Thi Ngoc Thuy	24/1 KP 1, Tan Phong Ward, D. 7	N	ON	LC	266	3	238.00		238.00		
41	Tran Thi Phu	74/2/1C KP 1, Tan Phong Ward, D. 7	N	ON	LC	207, 208, 258	1	7,957.00		640.80	4,516.20	2,800.00
51	Tran Van Lam	6/1B Tan Phong Ward, D. 7	N	ON	LC	174	5	4,161.00		116.44	4,044.56	
71	Pham Thi Anh	262/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC	267, 268, 269, 270, 271, 274	4	5,344.00		120.00		5,224.00
71	Pham Thi Anh	262/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC	270				296.00		1,974.00
71	Pham Thi Anh	262/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC	271				120.00		427.00
71	Pham Thi Anh	262/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC	269				99.10		3,886.90
71	Pham Thi Anh	262/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC	268				133.80		609.20
71	Pham Thi Anh	262/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC	267						615.00
72	Nguyen Van Sang	262/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC	270	2	2,270.00		296.00		1,974.00
73	Nguyen Van Lam	262/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC	271	2	360.18		124.16	236.02	
74	Nguyen Thanh Nhan	262/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC	271	2	111.86		111.86		
78	Nguyen Thi Tua	16/1B Group 4, KP 1, Tan Phong Ward, D. 7	N	ON	LC	209	4	7,853.00		596.66	7,256.34	
82	Nguyen Van Dau	Group 3, KP1, Tan Phong Ward, D. 7	N	ON	LC	253	4	2,905.00				2,905.00
84	Nguyen Van Chinh	KP 1, Tan Phong Ward, D. 7	N	ON	LC	121, 264, 266, 265, 290, 298, 299 (?)		5,614.00		54.40	759.60	4,800.00
91	Tran Van Tha/Pham Van Ut	2/1 Road 34, Tan Phong Ward, D. 7	N	ON	LC	210		6,626.00			6,626.00	
101	Luong A Phuong	KP 1, Tan Phong Ward, D. 7	N	ON	LC	126		500.00			500.00	
18	Mai Van Quan	455A/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC, HC?	180, 181, 127, *126*	1	21,343.00	400.00	769.00	18,844.00	1,330.00
18	Mai Van Quan	455A/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC, HC?	180					3,817.00	
18	Mai Van Quan	455A/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC, HC?	181			400.00	384.00	2,532.00	1,330.00
18	Mai Van Quan	455A/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC, HC?	127					12,495.00	
18	Mai Van Quan	455A/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC, HC?	126				385.00		
44	Nguyen Thi Hoi	No number, KP 1, Tan Phong Ward, D. 7	N	ON	LC?	121, *110*	8	214.00	64.00	150.00		
44	Nguyen Thi Hoi	No number, KP 1, Tan Phong Ward, D. 7	N	ON	LC?	110			150.00			
44	Nguyen Thi Hoi	No number, KP 1, Tan Phong Ward, D. 7	N	ON	LC?	112 ?				64.00		
83	Nguyen Tan Tai	265/6 KP 1, Tan Phong Ward, D. 7	N	ON	LC?	255, *254*		3,114.00		260.00	2,854.00	

1, D. 8	N/S	OFF	LC	59, *60, 110*	17	15,517.00		0.00	15,517.00	
ard, Nha Be Dist.	N/S	OFF	LC	14, 15, 27, 28, 114, 177, 178, 189, 176 (?)		1,000.00			1,000.00	
. 7	N/S	ON	HC, LC	49, *50, 108*	7	9,041.00	0.00		9,041.00	0.00
d 1, D. 8	S	OFF	LC	102	6	5,476.00			5,476.00	
1, D. 8	S	OFF	LC	60		304.00		304.00		
1, D. 8	S	OFF	LC	59		3,565.00			3,565.00	
Nha Be Dist	S	OFF	LC	107, 129	9	4,840.00			4,840.00	
Thanh Dist.	S	OFF	LC	*104*	4	2,756.00		100.00	2,656.00	
. 8	S	OFF	LC	32, 33, 34	1	13,127.00			13,127.00	
1, D. 8	S	OFF	LC	55, 57, 40, 37	5	*9,575.00*			*8,340.00*	*1,235.00*
1, D. 8	S	OFF	LC	57					7,446.00	
1, D. 8	S	OFF	LC	40						633.00
1, D. 8	S	OFF	LC	55					894.00	
1, D. 8	S	OFF	LC	37						602.00
d 1, D. 8	S	OFF	LC	53, 54, 56	3	7,246.00			2,248.00	4,998.00
d 1, D. 8	S	OFF	LC	54						4,998.00
d 1, D. 8	S	OFF	LC	53					735.00	
d 1, D. 8	S	OFF	LC	56					1,513.00	
	S	OFF	LC	136	8	3,698.00			3,698.00	
inh Thanh Dist.	S	OFF	LC	30, 31	2	3,995.00			3,995.00	
inh Thanh Dist.	S	OFF	LC	31					3,995.00	
Vard 1, D. 8	S	OFF	LC	102	5	3,970.00			3,970.00	
rd 1, D. 8	S	OFF	LC	*61*	9	4,049.00			4,049.00	
ırd 13, B.Thanh Dist.	S	OFF	LC	132	9	3,745.00			3,745.00	
Phu Nhuan Dist.	S	OFF	LC	133		4,375.00			4,375.00	
	S	OFF	LC	101	5	8,422.00			8,422.00	
1, D. 8	S	OFF	LC	57, 58	5	2,060.00		60.00	2,000.00	
4, D. 10	S	OFF	LC	134	1	4,524.00			4,524.00	
. 7	S	ON	HC, LC	50		1,902.00				1,902.00
. 7	S	ON	HC, LC	108		807.00			807.00	
Ward, D. 7	S	ON	LC	106, *105*	5	8,760.00		242.00	8,518.00	
Ward, D. 7	S	ON	LC	106				242.00	2,444.00	
Ward, D. 7	S	ON	LC	105					6,074.00	
ırd, D. 7	S	ON	LC	136	4	3,698.00			3,698.00	
, D. 7	S	ON	LC	135		4,314.00			4,314.00	
Vard, D. 7	S	ON	LC	136		3,698.00			3,698.00	
. 7	S	ON	LC, HC?	103, 52, 51, 47	5	15,950.00	594.00	121.00	8,315.00	6,920.00
. 7	S	ON	LC, HC?	47					1,592.00	
. 7	S	ON	LC, HC?	103					12,939.00	
. 7	S	ON	LC, HC?	52						825.00
. 7	S	ON	LC, HC?	51			594.00			
7	S	ON	LC?	36, 37, 39	12	1,000.00		266.00		734.00

Vard 1, D. 8		OFF			5	5,026.00			5,026.00	
d 1, D. 8		OFF			5	637.00			637.00	
rd 1, D. 8		OFF			5	12,870.00			12,870.00	
l, Nha Be Dist.		OFF			4	300.00			300.00	
ırd 13, B.Thanh Dist.		OFF			4	1,974.00			1,974.00	
D. 5		OFF			4	1,543.00			1,543.00	
rd 1, D. 8		OFF			5	623.00			623.00	
g Ward, D. 7		OFF			4	11,102.00			11,102.00	
l 5, D. 10		OFF			5	6,048.00			6,048.00	
Ward, D. 7		OFF			4	10,852.00			10,852.00	
. 1		OFF			4	890.00			890.00	
h Dist.		OFF			4	2,319.00			2,319.00	
Ward		OFF			4	6,346.00			6,346.00	
rd 1, D. 8		OFF			4	6,597.00		303.00	6,294.00	
Vard 1, D. 8		OFF			5	3,456.00			3,456.00	
Nha Be Dist.		OFF			9	2,719.00			2,719.00	
		OFF			4	3,695.00			3,695.00	
D. 7		OFF			5	3,340.00			3,340.00	
l, Nha Be Dist.		OFF			4	17,272.00			17,272.00	
		OFF			5	1,792.00		400.00	1,392.00	
d, D. 7		ON			4	4,550.00		60.00	4,490.00	
rd, D. 7		ON			5	2,360.00			2,360.00	
rd, D. 7		ON			5	7,607.00			7,607.00	
rd, D. 7		ON			5	4,694.00			4,694.00	
		ON			4	6,864.00		7.00	6,857.00	
		ON			4	1,504.00		225.00	1,279.00	
		ON			5	1,205.00		288.00	917.00	
		ON				400.00	400.00			

Notes
LC Land use right cerfiticate
FR Family registration book
HC House owership certificate
CP Construction permit

Appendix 3

Results of Socio-economic Survey, On–site Households

Appendix 3: Results of Socio-economic Survey – On-site Households

RMIT INTERNATIONAL UNIVERSITY VIETNAM: RESULTS OF

SOCIO – ECONOMIC SURVEY OF ON - SITE HOUSEHOLDS

(surveyed in September and November 2000)

Total of interviewed households: 18

Years living at property	Years	No of household
	1-5	1
	6-10	9
	11-15	2
	16-20	2
	21-30	4

Household members	No of people	No of household
	1-5	6
	6-10	6
	10-15	5
	16-20	1
Number of households whose children go to school	30	11
Number of households who are working	54	16
Number of households who are farmers	35	11
Number of households who have other work	23	9
Number of households whose members are retired	9	7
Number of households whose members are unemployed	11	3
Land area:		
* Not sure about their land area		3
* Land area from 200 – 300m2		1
* Land area from over 300 - 400m2		1
* Land area from over 500 – 700m2		1
* Land area from over 700 – 1000m2		1
* Land area from over 2,000 – 3,000m2		2
* Land area from over 3,000 – 9,000m2		7

Household members	No of people	No of household
* Land area from over 9,000 – 10,000m2		1
* Land area over 10,000m2		1
Number of households whose land are used for cultivating: Fruit trees planting Stock Vegetable Crops		4 10 10 5 (of which 3 households are not sure their land area as they are not in the list)
Number of households having land but not used for cultivating		3
Number of households without having land for cultivating		3
Number of households whose income from their farming work (dong per year)	From 1 million-2 million From 10 million-15 million From 20million- 25 million From 25 million-30 million Over 30 million	1 3 2 1 6
Number of households whose main sources of income are from other work (dong per year)	From 5 million – 10 million Over 10 million – 15 million Over 15 million - 20 million Over 30 million	1 1 3 1
Number of households have means of transport: * By boat * By bicycle * By motorbike		5 10 7
Number of households having entertainment facilities		3
Number of households: electricity measure and water gauge		0
Evaluation of living standards Poor Average		1 6

Well off		4
Expectations are as follows:		
To find employment		7
Vocational training		5
To be resettled in Phuoc Kien		6
To be resettled in District 7		9
To be settled in D7 or other districts		1
Cash for compensation		0
Continuing their farming work		3
Asking for an assistance to buy farming land in another area		1

Appendix 4
Results of Socio-economic Survey, Off-Site Households

Appendix 4: Results of Socio-economic Survey – Off-site Households

RMIT INTERNATIONAL UNIVERSITY: RESULTS OF

SOCIO –ECONOMIC SURVEY OF OFF - SITE HOUSEHOLDS

(surveyed in November 2000)

Total of interviewed households: 18

Years living at property	Years	No of household
	1-5	**0**
	6-10	**2**
	11-20	**0**
	21-30	**5**
	Over 30	**6**
	Over 40	**3**
	Over 50	**2**

Household members	People per household	Total People	No of household
	1-5	**21**	**5**
	6-10	**52**	**7**
	11-15	**48**	**4**
	25	**25**	**2**
Number of households whose children go to school	**44**		**12**
Number of households who are working	**53**		**15**
Number of households who are farmers	**29**		**11**
Number of households who have other work	**31**		**10**
Number of household whose members are retired	**13**		**8**
Number of households whose members are unemployed	**6**		**4**
Number of households whose land varies from:			
*** < 2,000m2**			**1**
*** 3,001-4,000m2**			**1**
*** 4,001-5,000m2**			**3**
*** 5,001-6,000m2**			**4**
*** 7,001-8,000m2**			**3**

* 8,001-9,000m2			1
Household members	People per household	Total People	No of household
*** 10,000-13,000m2**			**1**
Number of households whose land are used for: **Fruit trees planting** **Stock** **Vegetable** **Crops**			 **7** **2** **9** **10**
Number of households who have houses on their land			**1**
Number of households who are working by themselves on their land			**12**
Number of households whose land is leased			**2**
Number of households whose income are from their farming work	**From 1 million to 2 million (d/ year)** **Over 2 million to 3 million** **Over 3 million to 10 million** **Over 10 million –15 million** **Over 15 million –20 million** **Over 35 million- 40 million** **Over 45 million** **Over 50 million**		**2** **3** **1** **4** **1** **2** **1** **1**
Number of households whose main sources of income are from other work	**< 10 million dong** **10 million to 15 million dong** **Over 15 million-25 million** **Over 25 million –30 million** **Over 30 million** **Over 200 million**		**1** **2** **1** **1** **1** **1**
Expectation are as follows: **-To find employment** **-Vocational training** **-Resettlement in Phuoc Kien** **-Resettlement in District 7** **- Assistant in finding farming land** **- Continue farming** **-Cash**			 **7** **1** **3** **8** **1** **1** **2** **4**

Appendix 5

Data from Updated Census

Appendix 5 Data from Updated Census

Data from the MASD census was updated to establish the households on-site and households off-site as well as those in the north and the south of the site. Refer to the Table below.

AFFECTED HOUSEHOLDS

Households*	North	South	Total
Off-site	63	16	79
On-site	20	8	28
Total	83	24	107

*This excludes the 27 households already compensated by SADECO

Appendix 6

Compensation Price for Plants

Appendix 6 : Compensation Price for Plants

1. Fruit trees

No	Type of trees	Units	Harvesting	Pre-harvest	Shoot trees (2 years)	New trees
1	Coconut palm, bright red, breadfruit, mango tree, longan, orange, rambutan, sago tree, grapefruit, milk tree, durian, mangosteen, ... with equivalent value	d/tree	120,000-150,000 d	70,000-80,000 d	20,000-30,000 d	Compensation for seed trees, labor of planting, ... followed the local price (if the planting is followed the technical cultivation and before the time of survey)
2	Custard-apple, lucuma mamosa, plumtree, apple, lemon, strawberry, avocado tree, dragon, areca tree, pepper tree, coffee tree, ... and other trees with equivalent value	d/tree	80,000-100,000 d	50,000-60,000 d	15,000-18,000 d	
3	Guava, tamarind-tree, star tree, Japanese sake, Red Army tree, persimmon-tree, three-seed cherry, **chum ruot (?)**, peach tree, betel tree, sycamore, windfall, ivy tree, apricots, ... and other trees with equivalent value	d/tree	50,000-70,000 d	25,000-35,000 d	10,000-15,000	
4	Banana, papaw-tree, other fruit trees with equivalent value	d/tree	15,000-20,000 d	8,000-12,000 d	4,000-6,000 d	

2. Other trees

- Wood tree, hopea, oil tree (φ under 20cm/tree): 30,000 - 100,000 d/tree.

- Cotton tree, diep tree, binh bat tree, species of guava-tree, sapodilla naseberry: 10,000 - 30,000 d/tree.

- Cypress, mangrove, nam tree, calophyllus, dark-blue tree: 8,000 - 15,000 d/tree.

- Species of thorny bamboo: 3,000 - 5,000 d/tree; Chinese bamboo: 5,000 - 7,000 d/tree; thick bamboo: 2,000 - 4,000 d/tree, small bamboo: 200 - 500 d/tree.

- Sandalwood tree, acassia aneura, bead-tree: 20,000 - 25,000 d/tree (φ over 20cm), 10,000 - 15,000 d/tree (10cm < φ < 20cm), 5,000 - 10,000 d/tree (5cm < φ < 10cm), 1,000 - 3,000 d/tree (φ < 5cm).

- Rubber tree (equivalent to four-time calculation of sandalwood tree.

3. Agriculture products

- Pine-apple:	3,000 - 6,000 d/bush	- Sugar-cane tree:	800 - 1,000 d/m2
- Manioc:	8,000 – 10,000 d/bush	- Lemongrass:	500 - 1,000 d/bush
- Peanut:	800 - 1,000 d/m2	- Lotus:	8,000 - 10,000 d/m2
- Rice plant:	600 - 800 d/m2	- Trees:	4,000 - 6,000 d/tree
- Rice seedling:	5,000 - 7,000 d/m2	- Spinach:	3,000 - 5,000 d/m2
- Nipa:	6,000 - 8,000 d/bush	Other agriculture products : 1,000 - 3,000 d/m2.	

- All kinds of bonsai plant is calculated followed the local price.

Appendix7

Monitoring of Entitlements

Appendix 7: Monitoring of Entitlements

Table 7 : Matrix to track entitlements of PAPs for RIUV to use during monitoring.

ID	List of Compensation and Resettlement Entitlements	Targeted Achievement Year 1				Year 2				Year 3				Y 4	Y 5	Sign Off
		1st 1/4	2nd 1/4	3rd 1/4	4th 1/4	1st 1/4	2nd 1/4	3rd 1/4	4th 1/4	1st ¼	2nd 1/4	3rd 1/4	4th 1/4			
	Compensation Entitlements															
	Farming Land															
	Dwelling Land															
	Garden and Hill Land															
	Dwellings															
	Plants and Animals															
	Tombs															
	Resettlement Entitlements															
	Moving Allowance															
	Settling Allowance															
	Damage Assistance															
	Training Assistance															
	Special Households															
	Temporary Living Allowance															
	Bonus to Households Clearing the Site Early															

Appendix 8

RIUV Commitments to Ensure Income Replacement

Appendix 8 – RIUV Commitments to Ensure Income Replacement

Table 8-1 : Additional Measures Undertaken by RMIT to Assist PAPs

Additional RMIT Rehabilitation Benefits				
ON-SITE	Employ on RMIT Site	Assistance with Permits & Certificates	Employment Assistance	Farming Option
Dependent on Site for Income	Preference	Yes	Yes	Yes
Not Dependent on Site for Income	Preference	Yes	Only if unemployed	No
OFF-SITE				
Dependent on Site for Income	Preference	No	Yes	Yes
Not Dependent on Site for Income	Preference	No	Only if unemployed	No

Table 8-2 : Measures to Ensure Income Replacement

Issue	Risk Factors	Solutions	Estimated additional costs
Income replacement	-Transfer from farming to employment. -Low educational levels. -Unqualified for training.	-Consultation strategy to include realistic appraisal of farm/labor transition. -Good consultation, monitoring and evaluation to ensure problems are rapidly identified. -Provide basic education needed for training (additional cost) -Provide highest priority for hire at RMIT based on limited alternative opportunities -Provide agronomist support for developing higher value crops to those who continue farming (additional cost).	Community Liaison (already committed) Monitoring and evaluation (already committed - $80,000) Basic education - $6,700 Agronomist - $3,000
Insufficient income for period between land clearance and start of construction when RMIT will have open job positions.	-Living allowance primarily for housing. -Limited to VND 6 million/household for 12 months. -No income during training.	-Provide additional living allowance during training. -Assistance in providing temporary jobs to fill gap and build skills. -Find permanent jobs when available.	Maintenance income (8 months) for those in need - $45,000
Unable to build new house	Cash payments Inadequate provisions for income replacement. Inadequate compensation for existing structures.	Ensure full payment for existing structures. Assist in recovery of all building materials and transport to new site. Provide building materials.	Building materials provided from construction of campus.
Women	Cash compensation goes to men, but not household. Training goes to men. Employment opportunities go to men. Lack of support for family	Require that wives are present for cash handover. Ensure that women have training opportunities. Put in place specific non-discrimination policies in job seeking assistance. Special attention to maintaining social relationships Assistance targeted for women who want to develop businesses. Priority for business space on RMIT campus.	

Total additional commitments to be covered by contingency cost = $54,700