



Thanaleng Dry Port Project, Vientiane Logistics Park Company, Laos

Supplementary Environmental & Social Impact Assessment (ESIA), ESMMP, Land Review and Supplementary Action Plan

Land Review

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ABBREVIATIONS AND ACRONYMS

CDEA	Community Development and Environment Association
CY	Container Yard
DMS	Detailed measurement survey
DONRE	Department of Natural Resources and Environment
DPWT	Department of Public Works and Transport
ESIA	Environmental and Social Impact Assessment
FTF	Face to face
GIIP	Good International Industry Practice
IEE	Initial Environmental Examination
IFC	International Finance Corporation
JICA	Japan International Cooperation Agency
LAK	Lao Kip
LCG	Lao Consulting Group
LRP	Livelihood Restoration Plan
MONRE	Ministry of Natural Resources and Environment
PAFO	Provincial Agriculture and Forestry Office
PAP	Project-Affected Person
PD	Physical Displacement
PDR	People's Democratic Republic
PONRE	Provincial Office of Natural Resources and Environment
PS	Performance Standards
RAP	Resettlement Action Plan
RCY	Railway Container Yard
RoW	Right-of-way
SPV	Special Purpose Vehicle
STL	Sitthi Logistics Laos
VLP	Vientiane Logistics Park

EXECUTIVE SUMMARY

INTRODUCTION

Vientiane Logistics Park Company Limited (“VLP”, “sponsor” or “Project Company”) is a Special Purpose Vehicle (SPV), registered for the development of Thanaleng Dry Port (the “Dry Port” or the “Project”) and Vientiane Logistics Park Project (the “Logistics Park”) in Hadxayfong and Saysettha District, Vientiane, Lao People’s Democratic Republic (PDR). The development of the Dry Port is motivated by the need to improve logistics and trade between Laos and other countries in Asia.

Approximately 55 ha of land will be required for the Dry Port, which will comprise four key areas:

- ✓ Internal/Office Zone
- ✓ Bonded Zone/Container Freight Station (CFS)
- ✓ Container Yard/ Rubber Tyred Gantries Cranes (RTGs) container yard
- ✓ Road B, main access road in and out of the Dry Port which is approximately 1.7 km in length and includes a fly-over bridge above the existing Lao-Thai railway.

Construction of the Dry Port is expected to be completed by the end of 2021. In addition, infrastructures and services supporting the Dry Port facility are:

- ✓ An access road (Road A), a link road that has been developed between Friendship Bridge and Road B for the Dry Port, which is a two-lane road 8-9m in width
- ✓ 22 kV transmission line (1.6 km connecting the Dong Poxo substation with the Project);
- ✓ Municipal water supply;
- ✓ Septic tanks for the construction and operational phases of the Project;
- ✓ Waste storage and removal for both phase of the Project.

Construction of the Dry Port is expected to be completed by the end of 2021.

SCOPE

The Project required land acquisition for the 55 ha dry port site, in addition to Road A, which will be referred to as the access road throughout this document.

This is the Land Review for the Thanaleng Dry Port Project, with the main objectives of detailing the land acquisition process conducted to date, assessing the gaps in the implementation process against national law and IFC Performance Standards (PS), and identifying corrective actions needed to bring the Project in line with the IFC PS5 requirements.

The scope of this Land Review encompasses the 55 ha Dry Port area as well as the access road. Throughout this document, the term “Dry Port Project” is used to refer to both the 55ha footprint as well as the access road unless specified otherwise, in which case a clear distinction will be made between the two sites.

Throughout this study, Project-Affected People (PAPs) are defined as individuals representing households that have experienced displacement impact by the Dry Port Project.

FINDINGS

The physical and economic displacement within the Dry Port’s 55ha area took place prior to the transfer of the concession to the Project. As a result, since 2014, other parties including the Lao-Thai railway project also encompassing the Railway Container Yard (RCY) project have taken part in the land acquisition process through the government-led resettlement committee. As part of this process, the RCY project undertook the asset inventory survey of the PAPs in March 2015, following which the Lao Thai Railway project made the compensation payments through the annual government budget allocated for this purpose, up until the transfer of the concession. Following transfer of the concession to the Dry Port Project, there was no comprehensive handover of information on the resettlement process or affected households between the two projects.

Displacement Impact

The number of Project-Affected Persons (PAPs) that we have been able to confirm based on available information encompasses 32 PAPs at the dry port area and 14 along the access road, for a total of 46 PAPs. Among these, we were able to interview 34 PAPs (74%) – 27 at the dry port and 7 at the access road,

respectively, to obtain further information on their displacement impact and experience with the resettlement process. The below table provides a summary of the cases identified, including the types and number of displacement impact that we have been able to directly confirm based on interviews with the 34 PAPs, as well as the cases of outstanding compensation that were confirmed through direct interview with the PAPs.

Summary of Total Number of PAPs Identified

Description	Dry Port	Access Road	Total
# of PAPs	32 (27 interviewed)	14 (7 interviewed)	46 (34 interviewed)
- Physical displacement	8	5	13
- Economic displacement	18	1	19
- Physical & economic displacement	1	1	2
- Titleholders	4	5	9
- Non-titleholders / not confirmed	23	2	25
- Vulnerable PAPs ²	1	3	4
Total compensation amount paid (Lao Kip, or LAK)	2,180,917,162	1,351,494,292	3,532,411,454
Total compensation amount outstanding	642,302,700 ¹	817,964,000	1,460,266,700
# of PAPs with outstanding compensation (out of 34 interviewed PAPs)	8	2	10 (30%)

¹ Given that the Project has resolved new grievances received concerning compensation payments on a case-by-case basis only, the Project Company is not aware of how much compensation amount remains outstanding for the 55ha Project area. This preliminary amount has been established based on interviews conducted with additional PAPs identified through this study.

² Vulnerable PAPs include categories such as households headed by single mothers, households with elderly members and those with disabilities, and others as detailed in Section 4.3.4.

All PAPs affected by physical displacement have relocated from the affected land parcel, including those who have partial outstanding compensation payments.

Resettlement Grievances

All resettlement grievances are handled by the Project's Resettlement Committee, with village authority representatives on the Committee responsible for resolution as the first level. If the case cannot be resolved at the village level, it is then escalated to the district authority representatives on the Committee. To date, a total of eight grievances have been identified across both sites as shown below, among which two remain open and are in the process of being resolved through supplemental review of documentation and compensation rates.

Description	Dry Port	Access Road	Total
Total # of grievances submitted	3	5	8
# of grievances resolved	2	4	6

All eight grievances concern PAPs' disagreements with the compensation rates used for the affected land parcel, structure and/or crops.

Gaps Identified

Several gaps have been identified in the resettlement process to date against the requirements of IFC PS5. The most significant ones are summarised in the below table, with the identified relevant supplemental actions shown for each gap.

Key Gaps	Supplemental Actions Identified
There is currently no standardized record keeping system in place to track the total number of individuals and households affected, types of displacement that occurred, the amount of compensation provided, the PAPs' current conditions and whereabouts, and any outstanding grievances and claims.	<p>Expand upon the roles and responsibilities of the Sponsor's Resettlement Coordinator role, to manage the follow-up and resolution of outstanding resettlement compensation payments and grievances. Additional responsibilities to include:</p> <ul style="list-style-type: none"> ✓ Coordination and communication with relevant parties including the Resettlement Committee, other developments in the area including the railway projects, village authorities and PAPs ✓ Track compensation payments for all PAPs on an ongoing

Key Gaps	Supplemental Actions Identified
	<p>basis and communicate with PAPs as needed, including gathering information on cases from previous years</p> <ul style="list-style-type: none"> ✓ Manage appointment of external consultants to conduct in-depth monitoring of PAPs' socioeconomic status and develop livelihood restoration plan ✓ Follow up on all resettlement grievances received in collaboration with Resettlement Committee (refer to row further below discussing the grievance mechanism), to ensure that investigation and provision of responses are conducted according to established timeframes, and outcomes are clearly communicated to the claimant <p>Additional support staff will be appointed should it be needed to adequately undertake the above tasks in line with international requirements. Ideally, the additional staff will have prior, relevant experience working on resettlement matters on a project of similar scope to international standards.</p>
<p>The stakeholder engagement process following relocation has been inadequate. Several PAPs have not been consulted throughout the compensation payment process with relevant updates, such as delayed compensation payments. Others are pending further information on the new land plots or use certificates that they were promised as part of the land acquisition agreement.</p>	<p>Develop a register to track all outstanding compensation payments, including the current status, schedule of remaining payments, amounts paid to date, amount to be paid, and cases under negotiation.</p>
<p>The unit rates used in previous years are no longer in line with replacement cost due to the devaluation and inflation of the Lao kip currency. This means that the compensation amounts are now insufficient for PAPs who experienced delayed compensation payments to acquire replacement assets of similar value and standard.</p> <p>As a result, the unit rates for PAPs who received delayed payments are considered to be below replacement value.</p>	<p>As part of the compensation tracker, identify cases of compensation payments that were or will be delayed or late, and collaborate with the Resettlement Committee to decide on whether a top-up amount can be provided to account for the devaluation of the Lao kip in the 2020-2022 period.</p>
<p>The majority of PAPs interviewed expressed lack of knowledge of the valuation methodology used to calculate the compensation rates that they received, with none being familiar with the transport and house demolition allowances that Resettlement Committee members stated were provided. We were unable to find evidence of the allowances being incorporated into the compensation payments provided.</p>	<p>In collaboration with the Resettlement Committee, develop consultation strategy to minimise grievances concerning compensation payments and clarify key information such as valuation rates used and provision of new land plots for PAPs.</p>
<p>Socioeconomic census surveys were not conducted to capture the PAPs' baseline status with regards to income, living standards and vulnerabilities. Subsequently, no monitoring activities have been conducted or planned for the resettlement process.</p>	<p>For the access road site, commence quarterly monitoring of the PAPs' socioeconomic status following resettlement, looking at indicators including current status of PAPs with regards to: Income levels; Standard of housing; Expenditures; Livelihood activities; Status of vulnerable PAPs; and Corrective actions to address gaps identified on ongoing basis.</p> <p>Following completion of the compensation payments and livelihood restoration measures, appoint external consultant to conduct independent audit of the access road resettlement process.</p>
<p>No livelihood restoration support was offered to the PAPs who lost access to agricultural croplands and rice fields.</p>	<p>Based on outcomes of first quarterly monitoring report, develop livelihood restoration plan (LRP), for identification of livelihood</p>

Key Gaps	Supplemental Actions Identified
<p>While Covid-19 also played a role in the reduced income of many PAPs, several indicated that the economic and/or physical displacement resulted in loss of income due to loss of plants, crops, fishponds and land, without any additional support being provided by the Project.</p> <p>For those affected by physical displacement, compensation was provided for the value of the dwelling, and a 6-to-12-month rental housing allowance. However, no assistance was provided to identify and relocate to new housing.</p>	<p>restoration measures that are appropriate for the PAPs. The scope of the LRP will be broadened to include all PAPs at the access road area, and any PAP that can prove previous displacement impact from the 55ha dry port area, to ensure that both those that were recently and previously displaced can benefit from the additional livelihood support.</p>
<p>PAPs who are not in possession of formal land titles did not receive compensation for loss of land or support to obtain security of tenure following displacement. As the lack of adequate security of housing and/or land places these PAPs in a precarious state, this is considered a key risk.</p>	<p>In collaboration with the Resettlement Committee, investigate option to provide additional compensation or support to PAPs who did not receive compensation for loss of land due to only possessing land use certificates or tax receipts for the affected plot.</p>
<p>There is no systematic procedure for recording, tracking and resolving grievances received, and no specific timeframe to be followed for resolution of claims.</p>	<p>In collaboration with the Resettlement Committee, develop and disclose a formal, written resettlement grievance mechanism, with clear details on:</p> <ul style="list-style-type: none"> ✓ Timeframes for acknowledgement and resolution of grievances received ✓ Availability of mechanism for submission of any queries, concerns, grievances, and complaints related to previous and ongoing resettlement processes and decisions ✓ Roles and responsibilities for receipt and resolution of grievances <p>Develop and maintain resettlement grievance register with details on the case number, date received, name of claimant if available, topic, current status, outcome of investigation, date resolved and confirmation of PAP's satisfaction with outcome.</p>

The implementation of the supplemental actions identified will require close collaboration with the government-led Resettlement Committee, as the ultimate party responsible for oversight and management of the land acquisition process. Several actions related to monitoring and auditing will require the involvement of external consultants with the relevant and appropriate resettlement expertise.

1 OVERVIEW

1.1 INTRODUCTION

Vientiane Logistics Park Company Limited (“VLP”, “Sponsor”) is a Special Purpose Vehicle (SPV), registered for the development of Thanaleng Dry Port (the “Dry Port”) and Vientiane Logistics Park Project (the “Logistics Park”) in Hadxayfong and Saysettha District, Vientiane, Lao People’s Democratic Republic (PDR). The development of the Dry Port is driven by the need to improve logistics and trade between Laos and other countries in Asia. It is a flagship project to realize the national logistics strategy to transform Laos from a “land locked country” into a “land linked country”. Both the Dry Port and Logistics Park cover an area of 382 hectares, 55 ha of these being for the Dry Port development.

An Environmental and Social Impact Assessment (ESIA) and Environmental and Social Management and Monitoring Plan (ESMMP) was prepared for the Dry Port by the Lao Consulting Group Limited (LCG) and Innogreen Engineering Company and was submitted to Ministry of Natural Resources and Environment (MONRE) in January 2020. The Project received authorization on 19th March 2020. A review of the ESIA and ESMMP by a third-party environmental and social consultant (Environmental Resources Management, or “ERM”) has identified areas for further assessment to align the study to International Finance Corporation Performance Standards (IFC PS) and Good International Industry Practice (GIIP). RINA was requested to submit a proposal to address these gaps, which required the preparation of a Supplementary ESIA and Land Review and has been appointed for this scope of work.

The Thanaleng area where the Project is situated is located approximately 15km from central Vientiane, and serves as a strategic point as an international river-crossing point given that it lies directly opposite the Nong Khai Municipality of Thailand. The location of the Project site including the access road located to the south of the site is depicted in Figure 1.1 below.

The Thanaleng Dry Port’s 55 ha area is divided into the following functional areas:

- ✓ Internal/Office Zone – this area serves an administrative and support function. It includes the Main Gate, Offices (including custom offices), 5 Shophouses, Canteen and 2 Hotels. The customs facility includes warehouses for physical inspections of containers and storage space for confiscated goods;
- ✓ Bonded Zone/Container Freight Station (CFS) – the purpose of this area is for the consolidation and deconsolidation of freight shipments. This area includes 6 warehouse buildings (5,000 m² each), an existing Warehouse, Railway operation office, Internal roads and Parking areas and a second fly-over bridge joining the Dry Port with the planned Logistic Park;
- ✓ Container Yard/ Rubber Tyred Gantry Cranes (RTGs) container yard – a new paved area (16.7 ha). This area is where all laden containers, whether arriving by truck or by train, are temporarily stored before being collected for delivery to the end client. All containers are handled using rubber tyred gantry cranes. Empty containers are stored in blocks and handled using empty container handlers (ECHs).
- ✓ Road B or Access Road – the main access road (in and out) of the Dry Port which is approximately 1.7 km in length and includes a fly-over bridge above the existing Lao-Thai railway. The access road provides domestic lanes (for trucks delivering and receiving cargo for Laos based clients) and international lanes (for trucks travelling to and from Thailand).

Construction of the Dry Port is expected to be completed by the end of 2021.

In addition, infrastructures and services supporting the Dry Port facility are:

- ✓ An access road (Road A), a link road that has been developed between Friendship Bridge and Road B for the Dry Port, which is a two-lane road 8-9m in width
- ✓ 22 kV transmission line (1.6 km connecting the Dong Poxay substation with the Project);
- ✓ Municipal water supply;
- ✓ Septic tanks for the construction and operational phases of the Project;
- ✓ Waste storage and removal for both phases of the Project.

1.2 OBJECTIVES OF THE LAND REVIEW

The Project required land acquisition for the 55 ha dry port site as well as Road A, henceforth referred to as the access road. This is the Land Review for the Thanaleng Dry Port Project, with the main objectives of:

- ✓ Detailing the land acquisition process conducted to date;
- ✓ Assessing the gaps in the implementation process against national law and IFC Performance Standards (PS); and
- ✓ Identifying corrective actions needed to bring the Project in line with the IFC PS5 requirements.

The scope of this Land Review encompasses the 55 ha Dry Port area as well as the access road.

Throughout this document, the term “Dry Port Project” is used to refer to both the dry port area as well as the access road unless specified otherwise, in which case a clear distinction will be made between the two sites.

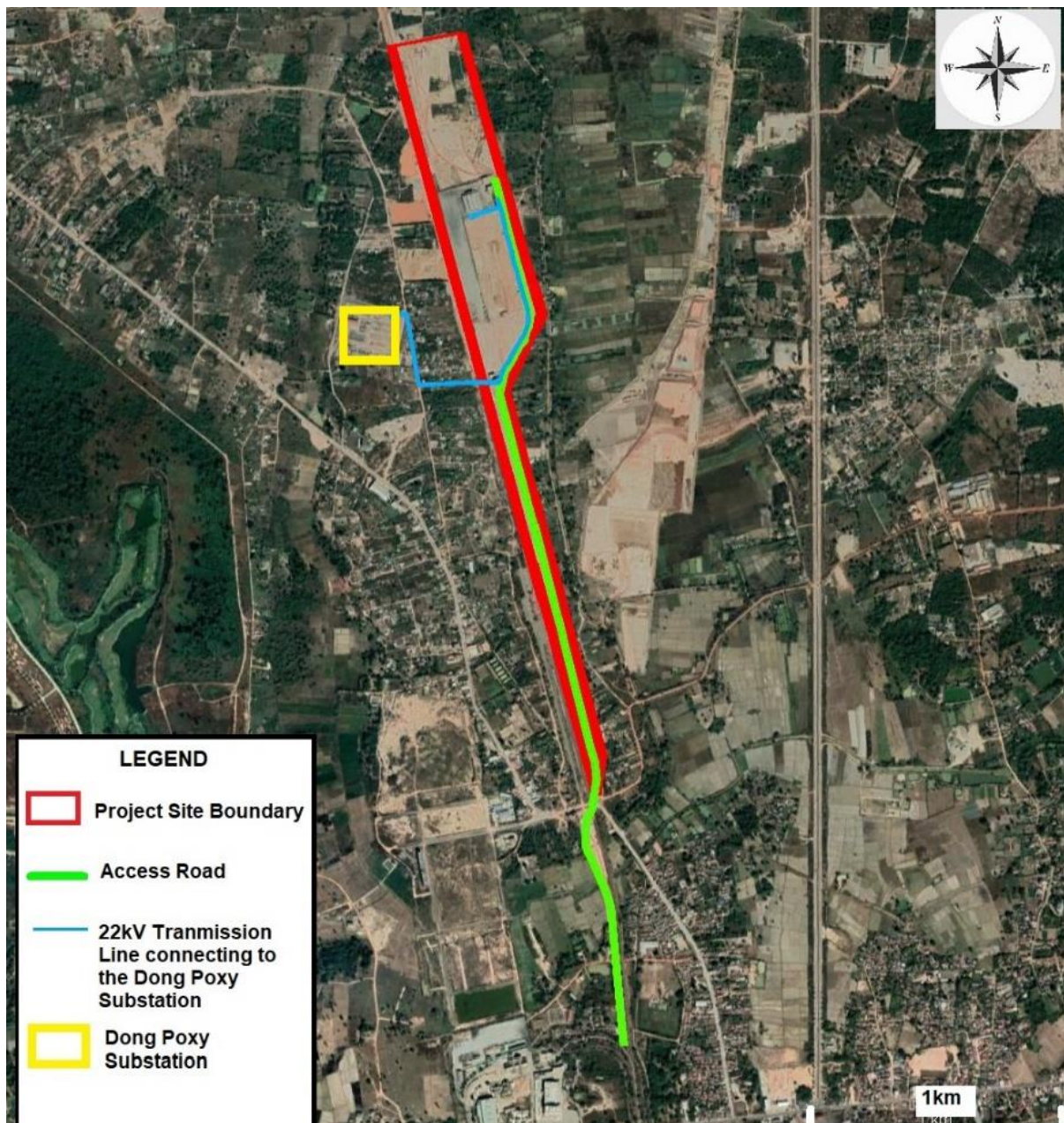


Figure 1.1: Map of the Dry Port Footprint

2 METHODOLOGY

2.1 PRIMARY DATA COLLECTION

From 14th October to 14th November 2021, a series of interviews were conducted consisting of telephone and face to face (FTF) meetings when needed, for instance for stakeholders who lacked up-to-date telephone contact details or preferred to talk in person.

The process to identify and interview the Project-affected people (PAPs), defined as individuals representing households that have experienced displacement impact by the Dry Port Project encompassing both the dry port and access road, was undertaken through several steps as follows:

- ✓ The Project Company provided information on 10 affected households that have been identified to date across both sites, among which the land review team was able to contact 6 individuals.
- ✓ From 2013 to 2020, other parties including the Lao-Thai railway project also encompassing the Railway Container Yard (RCY) project took part in the land acquisition process prior to the transfer of the concession to the Dry Port Project. Following review of the total list of PAPs as compiled by the RCY project, the land review team discovered that there was a total of 116 PAPs affected by the RCY project's resettlement process, among which an unknown number were displaced from the 55ha Dry Port site given that the extent of the overlap between the RCY project and the Dry Port's 55ha area is unknown. As a result, the land review team attempted to reach all PAPs with phone numbers listed, and were able to confirm that at least 22 out of the 116 that were affected by the RCY project had been displaced from the Dry Port's 55ha area.
- ✓ The remaining 94 PAPs identified in the RCY project's list could not be reached or refused to talk, thus we were unable to confirm whether they were affected by displacement from the area that overlapped the Dry Port site and RCY project site, or were displaced from the remainder of the RCY project area.¹

Key stakeholders engaged as part of this process, as listed in Table 2.1 below, included:

- ✓ VLP personnel including the Resettlement Coordinator;
- ✓ Resettlement Committee members, including representatives of the Department of Natural Resources and Environment (DONRE) and Department of Public Works and Transport (DPWT);
- ✓ Village authorities of Dongphosy and Nakhuytai;
- ✓ Lao-Thai Railway Project Manager;
- ✓ PAPs, including 29 heads of households (18 men and 10 women) at the Dry Port site and 7 at the access road (2 men and 5 women), respectively.

The following topics were discussed throughout the consultations:

- ✓ Previous and current land uses at the dry port and access road sites with details on formal and informal land use, previous settlements in the location, and current uses including livestock herding, informal farming and use of other natural resources
- ✓ The process used for land acquisition and clearing including census and socio-economic data collected, asset inventory, valuation of assets, valuation rates used, cut-off date, compensation, livelihood support and any other assistance provided to PAPs, timeframes for the activities, and engagement and consultations with PAPs
- ✓ Number and types of PAPs affected (formal and informal land users), type of impact (i.e., physical and/or economic displacement), and impact if any on Indigenous Peoples or vulnerable PAPs
- ✓ Any open (i) claims/grievances, disputed claims to land rights and land-use rights (including overlapping land claims), ownership title, and access to land, (ii) compensation, or (iii) impacts
- ✓ Types of land tenure in place, including any traditional or customary ownership/tenure
- ✓ Previously displaced PAPs' experience with the land acquisition process conducted by the RCY project, their current whereabouts and contact details
- ✓ Access road PAPs' experience with the land acquisition process to date, and any open claims, grievances, compensation or impacts

¹ The VLP and Resettlement Committee personnel did not have further information on these additional PAPs.

Land Review

- ✓ The resettlement committees' organizational structures, individual roles, recent activities and schedule of tasks.

At the access road site, seven of the 14 PAPs were interviewed about their experience with the land acquisition process to date, any open claims, grievances, compensation or impacts, and socioeconomic status including income, livelihoods, assets, housing, and demographics. The remaining PAPs were unable to be contacted, with some currently based in Thailand, however adequate information was available on each of the 14 cases given that the compensation process was initiated within the past year and relevant documentation was available.

With reference to the Dry Port site, given the lack of available information, the team asked the PAPs to show and pinpoint the location of the previously affected land plots, and their current location.

Among the total of 55 stakeholders consulted as displayed in Table 2.1 below, there were five District-level officials, seven village authority members, three resettlement committee members, two civil society organisations (Namjai Community Association and the Community Development and Environment Association), the Project Manager of the Lao Thai Railway project, two VLP personnel, 28 PAPs at the Dry Port site, and 7 PAPs at the access road site.

Table 2.1: Stakeholders Consulted for Primary Data Collection

#	Date	Stakeholder Name	Organisation / Relevance	FTF	Phone
1	14/11/2021	Ms. Phout	Relocated PAP Dry Port (previously RCY)	X	
2	14/11/2021	Ms Noud	Relocated PAP Dry Port (previously RCY)	X	
3	14/11/2021	Mr Say Inn	PAP Dry Port (affected tree/crops and structure)	X	
4	15/10/2021	Mr. Khampasong Sanehah	Head of Information and Cultural Office, Hadxayfong District		X
5	08/11/2021	Ms. Khoundi Chanthachack	PAP Dry Port (affected tree/crops and land)		X
6	07/11/2021	Ms. Phimmasone Silimanotham	PAP Dry Port (affected tree/crops and land)	X	
7	03/11/2021	Mr. Xeo Chanthavong	PAP Dry Port (affected tree/crops and land)		X
8	03/11/2021	Ms Noulot	PAP Dry Port (affected tree/crops and land)		X
9	03/11/2021	Mr. Sounthone Kenbandith	PAP Dry Port (affected tree/crops and land)		X
10	03/11/2021	Mr. Somboun Sisouvanh	PAP Dry Port (affected tree/crops and land)		X
11	02/11/2021	Mr Xien	PAP Dry Port (affected tree/crops and land)		X
12	02/11/2021	Mr Sensack Silavong + Ms Phone	PAP Dry Port (affected tree/crops and land)		X
13	02/11/2021	Mr Chittasone Phanthavong	PAP Dry Port (affected tree/crops and land)		X
14	02/11/2021	Mr Ouang & Ms Khim	PAP Dry Port (affected tree/crops and land)		X
15	02/11/2021	Mr Souk Sinthavong	PAP Dry Port (affected tree/crops and land)		X
16	02/11/2021	Mr Somsack Vilaythong	PAP Dry Port (affected tree/crops and land)		X
17	01/11/2021	Mr Phetsamone Thoummanivong	PAP Dry Port (affected tree/crops and land)		X
18	01/11/2021	Mr Xayasack Keomanivong	PAP Dry Port (affected tree/crops and land)		X
19	01/11/2021	Ms Kongpheng Phetvilay	PAP Dry Port (affected tree/crops and land)		X
20	01/11/2021	Mr Bounpheng Sihalath	PAP Dry Port (affected tree/crops and land)		X
21	01/11/2021	Mr Lam Ngeun Soukpanya	PAP Dry Port (affected tree/crops and land)		X
22	01/11/2021	Mr Somphavanh Latsavong	PAP Dry Port (affected tree/crops and land)		X
23	01/11/2021	Ms Thing & Mr Bouathong	PAP Access Road		X
24	01/11/2021	Ms. Bounthavi Sounthone	PAP Access Road		X
25	31/10/2021	Mr Khampha Leenaher & Ms Loui	Relocated PAP Dry Port and ethnic minority member		X
26	29/10/2021	Ms. Sengla Chommana	PAP Dry Port (affected tree/crops) and ethnic minority member		X
27	29/10/2021	Mr Khampha	President Community Development and Environment Association		X

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#	Date	Stakeholder Name	Organisation / Relevance	FTF	Phone
28	28/10/2021	Mr. Sangkhom	Resettlement Committee (DPWT), Lao Thai Railway		X
29	28/10/2021	Mr. Khonesavanh	VLP		X
30	27/10/2021	MS. Thongkhoun Douangmany	Relocated PAP Dry Port	X	
31	26/10/2021	Mr. Khonesavanh	PAP Access Road		X
32	26/10/2021	Mr Xieng's wife	PAP Access Road		X
33	26/10/2021	Ms. Vimom	PAP Access Road		X
34	25/10/2021	Mr Tom	Relocated PAP Dry Port		X
35	22/10/2021	Mr. Somchai	Relocated PAP Dry Port		X
36	22/10/2021	Mr Soukaseum Bodhisan	Local CSO, Namjai Community Association		X
37	22/10/2021	Ms. One, the mother of Ms. Monlady	Relocated PAP Dry Port	X	
38	21/10/2021	Ms. Viengvang	Relocated PAP Dry Port		X
39	19/10/2021	Ms. Chansaweang	PAP Access Road		X
40	13/10/2021	Mr. Khonesavanh	Dongphosy Village Resettlement Committee	X	
41	14/10/2021	Mr. Chanthala	Resettlement Coordinator, VLP	X	
42	15/10/2021	Mr. Soukhan Vonglatsamy	Nakhouay Tai Village Resettlement Committee	X	
43	12/10/2021	Ms. Pheang	PAP Access Road		X
44	12/10/2021	Mr. Phothone	Lao Thai Railway Project Manager		X
45	22/10/2021	Ms. Lina	Secretary of Project Committee-Hatxayphong District	X	
46	22/10/2021	Mr. Thavyxay Xaypaseuth	Head of WTPO, Xaysettha District		
47	21/10/2021	Mr. Khamphan, Ms. Silivanh, Mr. Dethsamphan	Thanaleng Village Authority		X
48	20/10/2021	Ms. Keomany, Ms. Khambang, Mr. Khonesavanth	Dongphosy Village Authority		X
49	20/10/2021	Mr. Keoudone, Mr. Monekeo, Mr. Vixieng	Dongphonhae Village Authority		X
50	19/10/2021	Mr. Hounla, Mr. Tiengkham, Bounthavy	NakhouaTai Village Authority		X
51	18/10/2021	Mr. Bounpaseuth	Deputy Head of Xaysettha District Office	X	
52	15/10/2021	Mr. Bounthavy	Deputy Chief of Nakhouatai Village	X	
53	15/10/2021	Mr. Khonesavanh, Ms Phongpheth	Deputy Chief of Dongphosy Village	X	
54	14/10/2021	Mr. Vixieng	Deputy Chief of Dongphonhae Village	X	
55	27-29/10/2021 2-3/11/2021	Ms. Manola	Senior project coordinator/ coordinate with the head of the district cabinets		X

The questionnaire templates used for these consultations have been included in Appendix G.

2.2 DOCUMENTATION REVIEW

A desk-based review of available documentation was undertaken, including records of compensation payments, compensation rates, signed memoranda of agreement, meeting minutes, and maps. The documentation review formed the basis of the team's efforts to verify specific activities undertaken as part of the land acquisition process. Documents reviewed include the following:

- ✓ Preparatory Survey on Vientiane Logistics Park (VLP) Project commissioned by Japan International Cooperation Agency (JICA) in July 2015, with a cadastral map of the Project-affected households.
- ✓ Review of compensation documents of the Dry Port Project provided by VLP
- ✓ Compensation rates for infrastructure, land and plantations (2020)
- ✓ Documents provided by VLP for the Dry Port Project:
 - 2020 announcement of the encroachment cut-off date by the Governor of Vientiane Capital for the wider Vientiane Logistic Park covering the Dry Port and access road areas, prohibiting encroachment, selling,

- exchange, transfer of land use right, use of land and any construction or use of developments on the Project areas following the date
- Decision of Vientiane Capital on the establishment of the Resettlement Committee and its roles and responsibilities
 - Aid memoire on compensation of the relocated people from the dry port area
 - Aid memoire on compensation of the relocated people from the access road
 - Minutes of meeting in resolution of grievances
 - Timeline of Dry Port (2020)
- ✓ Documents provided by the Lao Thai Railway department:
- Inventory list of loss from the Railway Container Yard (RCY) project
 - Summary of compensation payments (2013-2021)

Where relevant, these documents are described throughout the study and included in the Appendices.

2.3 DATA LIMITATIONS

Several data limitations were identified throughout the study as explained below.

Clarity on Boundaries and Responsibilities Concerning Resettlement Impact

- ✓ The concession over the Dry Port's 55ha area was transferred between various parties in previous years, including the Thai-Lao railway project and its Railway Container Yard, while other developments own concessions directly adjacent to this area including the Chinese-Lao railway project and the Namtha real estate company. As a result, key stakeholders such as the resettlement committee members, village authorities, Project Company and PAPs were often unable to provide clear, consistent information concerning the responsible parties for the land acquisition activities conducted in the past, and the boundaries between the land parcels affected by the Dry Port Project as opposed to other developments in the area.
- ✓ As some households were affected by displacement across concession boundaries, they did not possess clear information on which developer was responsible for paying which portion of the compensation owed.

Collection of Documentation and Information

- ✓ The Project Company does not possess clear, detailed oversight and understanding of the land acquisition activities that took place prior to the transfer of the land concession to the Project in 2020, and instead is only aware of the resettlement cases for PAPs who filed grievances directly to the Project Company following transfer of the concession.
- ✓ Much of the Railway Container Yard and Thai-Lao railway projects' land acquisition documentation such as valuation rates used are missing or not available, due to factors including an office relocation in 2018 of the Thai-Lao railway project, and the fact that many of the land acquisition activities took place several years ago.
- ✓ Village offices that may potentially hold relevant documents stored were closed at the time of the meetings due to COVID-19.
- ✓ Electronic copies were not available for the majority of the documents discussed.
- ✓ The individual responsible for valuation of crops at the Thai-Lao railway project is deceased, and thus was unable to provide details of the valuation process.
- ✓ No socioeconomic census survey as part of the previous resettlement processes was previously conducted for the PAPs, resulting in lack of baseline data.

Communication and Stakeholder Engagement

- ✓ Due to ongoing COVID-19 restrictions on gatherings, public meetings to discuss the land acquisition process with multiple PAPs and local community members were not feasible. Our primary data collection methods were limited to private meetings, either on the telephone or FTF where possible.
- ✓ It proved to be challenging to pinpoint the precise locations of the previously affected land plots and the current location of the PAPs in some cases, due to the nature of phone meetings conducted with the majority of the PAPs.

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- ✓ Several PAPs previously affected by the dry port land acquisition have moved away from the local area and/or changed phone numbers, and are no longer contactable or refused to talk with the study team. Thus the displacement impact experienced and their current conditions and whereabouts could not be ascertained.
- ✓ For many PAPs, the dry port land acquisition displaced them from the area several years ago, thus their recollection of relevant events such as the amount of notice given prior to the cut-off date, compensation amount paid, and the number and types of meetings conducted were not clear. The compensation paid is an estimate in many cases.
- ✓ The income information provided by the PAPs was self-reported and was not verified through data such as tax records.
- ✓ Among the 116 PAPs affected by the RCY project, 94 PAPs could not be reached or refused to talk to the Land Review team, thus we have been unable to confirm whether they were affected by the Dry Port site displacement, or if their affected plot was situated outside of the 55ha Project area.
- ✓ Several PAPs at the access road site continued to remain unavailable for contact during the study process, as some were based in Thailand for the duration.

The findings detailed in this study reflect the abovementioned data limitations and the team's efforts to collect as much information as possible and cross-check them with other sources, where feasible.

3 LAND TENURE AND ACQUISITION SYSTEM IN LAOS

3.1 NATIONAL LEGISLATION ON LAND ACQUISITION

The national legislation pertaining to land acquisition and resettlement are listed below. Given that the RCY project undertook resettlement activities prior to the Sponsor's acquisition of the land concession for the Project area, the list specifies the laws that were applicable at the time of each resettlement process.

Table 3.1: National Legislation

Concession	Applicable Laws
RCY Project (2013-2020)	<ul style="list-style-type: none"> ✓ Decree No.192/PM of the Prime Minister on Compensation and Resettlement of Development Projects, dated 7 July 2005, concerned the compensation and resettlement of people affected by development projects. It defined principles, rules, and measures to mitigate adverse social impacts and to compensate damages that result from involuntary acquisition or repossession of land and fixed or movable assets, including change in land use, restriction of access to community or natural resources affecting community livelihood and income sources. It was later replaced by Decree No. 84 dated 05/04/2016 on Compensation and Resettlement Management in Development Projects. ✓ The Law on Handling of Petitions (Grievance Redress) No 07, dated 5 November 2005 was the previous Law that defined principles, regulations and measures relating to petitions and to dealing with the petitions of citizens or organisations. It was superseded by the 2015 Law on Handling of Petitions (Grievance Redress) No 035.
Dry Port Project (2020 onwards)	<ul style="list-style-type: none"> ✓ The Land Law dated June 2020 stipulates that all land in Lao PDR is the property of the national community, where the State represents the ownership holder and manages lands in a centralized and uniform manner across the country through land allocation plans, land use planning and land development. ✓ The State grants long-term and secured land use rights to Lao citizens as well as legal persons, collectives and organizations of Lao citizens. Article 8 provides that the State does not allow individuals, legal entities and organizations to take possession of and to encroach onto land. The illegal possession and encroachment of lands are subject to legal sanctions and confiscation of the land. In case there are building or activities on the land, the building shall be demolished and the activities ceased without any compensation from the State. ✓ Article 99 provides that a land title is the only main document that serves as legal evidence for land use rights. Note: However, Decree No. 84 listed below considers those who possess a legal land title, land use certificate or other acceptable documentation indicating their land use right to be eligible for compensation. ✓ Article 130 provides that the State acknowledges customary land use rights, defined as the acquisition of occupied and used lands through clearance, development, protection and regular use of the land for more than twenty years prior to implementation of this Law, and without document certifying the acquisition of the land but subjected to certification from village authorities regarding the continuous land occupation. ✓ Decree No. 84 on Compensation and Resettlement of People Affected by Development Projects of 2016 replaces Decree No.192/PM of the Prime Minister, dated 7 July 2005. It provides principles, regulations and standards on the management, monitoring of compensation of losses and the management of resettlement activities in order to properly and effectively implement development projects with the aims to ensure that the affected people are compensated, resettled and are assisted with permanent livelihood alternatives leading to improving of living conditions to be better off or to be at the same level as they were before. It also aims to ensure that the projects can contribute to the socio-economic development of the nation in a sustainable manner. It specifies that those with customary land use rights are eligible for compensation for loss of land provided that they have possessed the land use rights for a "long period of time". While

Concession	Applicable Laws
	<p>this period is not defined, it is assumed to be consistent with the twenty years as defined in the 2020 Land Law.</p> <ul style="list-style-type: none"> ✓ The Law on Handling of Petitions (Grievance Redress) No 035/President, revised and approved in 2015 provides objectives, principles and process of applying and handling different types of grievance, petition and complaints that may be raised by citizens or organizations to relevant authorities. The Law on Handling of Petitions, which has superseded the old version dated November 5, 2005, applies and protects rights and interest of all citizens and entities, state organizations, community and individuals with the aim to ensure justice, social security and order.
N/A – applicable throughout	<ul style="list-style-type: none"> ✓ Implementation Guideline for the Decree of the Prime Minister on Compensation and Resettlement of People Affected by Development Projects (No.2432/STEA, dated 11 November 2005) includes detailed procedures for the conduct of public consultation and other participatory processes, to inform affected people of the environmental and social impacts, and to assure their involvement in all aspects of the mitigation and compensation process, from planning to implementation. The guideline was adopted under the Decree 192, thus provisions contained that contradict the new Decree 84 are repealed. ✓ Public Involvement Guideline by MONRE, 2012 provides principles and process of engaging and consulting with stakeholders as part of project preparation, design and implementation. The public involvement process aims to ensure that stakeholders are adequately consulted and provided with opportunity to articulate their feedback and suggestions on project design and implementation, to avoid or mitigate potential impacts on their livelihoods and environment.

The below table lists the declarations, announcements and agreements pertaining to the Project concession that were issued by national or Vientiane Capital authorities. As further detailed in Section 4.1 and highlighted below, some of the declarations were issued in previous years when the land concession was held by other parties.

Table 3.2: Declarations Concerning Project Concession

Date	Declaration / Concession
Lao-Thai Railway Line	
20 April 1999	<p>Declaration No 0493 dated 20/04/1999</p> <ul style="list-style-type: none"> ✓ Issued by: Governor of Vientiane Capital ✓ Description: Confirmation of the RoW of the Lao-Thai Railway project as comprising the Dongphosy protected forest of Vientiane Capital and an area of 1,000ha in Hadxayfong and Xaysetha districts.
10 January 2000	<p>Declaration No. 069/MPWT dated 10/01/2000</p> <ul style="list-style-type: none"> ✓ Issued by: MPWT ✓ Description: Announcement of cut-off date prohibiting the construction of houses and permanent activities in the right-of-way (RoW) of the railway station Vientiane–Nongkhai railway station, which included the Dongphosy protected forest
Railway Container Yard project	
2 October 2013	<p>Land Title No 949 dated 2/10/2013</p> <ul style="list-style-type: none"> ✓ Issued by: MONRE ✓ Description: Land title for 83 ha for the Railway Container Yard project, a component of the Lao Thai Railway project's phase II managed by MPWT's Railway Department. Based on the request of MPWT No 1084/MPWT dated 10/08/2009.
5 August 2018	<p>Decision of the Minister of Public Works and Transport (MPWT) No 17407/PWT</p> <ul style="list-style-type: none"> ✓ Issued by: MPWT ✓ Description: Establishment of the committee for the survey of the encroachment into the 83ha of the Railway station in Dongphosy, Hadxayfong district.
Dry Port Project / VLP	
9 April 2020	<p>Announcement of Cut-Off Date</p> <ul style="list-style-type: none"> ✓ Issued by: Governor of Vientiane Capital

Date	Declaration / Concession
	<ul style="list-style-type: none"> ✓ Description: The cut-off date for the wider Vientiane Logistic Park covering the Dry Port and access road areas was announced, prohibiting encroachment, selling, exchange, transfer of land use right, use of land and any construction or use of developments on the Project areas following the date.
3 July 2020	<p>Concession Agreement for the VLP and Dry Port Project</p> <ul style="list-style-type: none"> ✓ Signed by: Ministry of Planning and Investment of Laos and VLP ✓ Description: Concession Agreement giving VLP the right to operate, under a PPP scheme, the Thanaleng Dry Port and the Vientiane Logistic Park for a period of 50 years.
31 December 2020	<p>Establishment of Resettlement Committee</p> <ul style="list-style-type: none"> ✓ Issued by: Governor of Vientiane Capital ✓ Description: Resettlement Committee established for the entirety of the Dry Port Project's footprint, including the main 55ha site and access road.

3.2 LAND TITLING AND TENURE SYSTEM

The Department of Land under Ministry of Natural Resources and Environment (MONRE) is the main governmental authority responsible for land administration. The new 2020 Land Law recognizes land uses rights of individuals, legal entities, collectives and organizations of Lao citizens and stipulates that these rights are to be managed through registration in land books, certification of land use, issuance of land titles and registration of transfer and changes of land use rights. The land title is the primary document that proves land use rights.

There are two land registration methods by which individuals can register the land which they are using lawfully. First is systematic land registration, which is carried out throughout a designated area where land allocation, zoning, or classification is required. Systematic registration confers a Land Title. Second, persons or entities can make application to certify their right to use certain land. Land certificates are issued certifying the temporary right to use agricultural or forest-land which is issued by district level authorities

During the past two decades, it has become a common practice in Laos for individuals to claim land ownership over plots that they do not legally own and sell such plots despite lacking a formal land title, after having their ownership certified by the village authorities. The process to obtain a land transfer certificate only required an agreement between the buyer and seller, payment of the land use tax and the certification of village authorities, often obtained through bribery. In this manner, some buyers were also able to have land titles issued by PONRE, using the land use tax payment or land certificate as evidence of their ownership.

Following the enactment of the 2020 Land Law, the requirements for formal land purchase are more widely known and thus this informal form of land transaction has reportedly become less common.

Within the four villages located in the vicinity of the Project area, privately held land plots cover nearly all areas, which are primarily agriculture land in the form of paddy fields, ranging from 0.8 to 2 ha. Most households have formal land titles for the village plots on which they reside.

While the 2020 Land Law (Article 99) states that a land title is the only main document that serves as legal evidence for land use rights, Decree No. 84 of 2016 does not limit eligibility for compensation to those with land titles. It states that those who possess a legal land title, land use certificate or other acceptable documentation indicating their land use right are eligible for compensation for affected plots.

The 2020 Land Law considers customary land use rights to be only applicable for those who have used and developed land through clearance, development, protection and regular use of the land for more than 20 years prior to implementation of the Law. The Project area was used and restricted for industrial purposes since 1999, with individuals encroaching on the area following the completion of the Lao-Thai Railway Line starting from 2009 as explained in Section 4.1. As a result, the Project's PAPs are not considered to meet the 20-year land usage criteria for customary land rights. The land title status of the PAPs affected by displacement are further detailed within Sections 4.3.1.3 and 4.3.2.3.

4 LAND REVIEW FINDINGS

This section details the land acquisition processes and displacement impacts that have taken place to date. It is followed by an analysis of this information for any deficiencies against national and international standards within Sections 5 and 6.

4.1 TIMELINE

The timeline for the land acquisition activities conducted to date is detailed below, based on information that was made available.

Table 4.1: Timeline of Land Acquisition Activities

Date	Event
Lao-Thai Railway Line	
4 May 1996	The Government of Vientiane Capital endorsed a Lao-Thai Railway line from the Thai-Lao Friendship Bridge in Vientiane Prefecture to the Houakhoua Village of Xaysetha District. The Government allocated this railway area to be under the management and use of Ministry of Public Works and Transport (MPWT).
1999	The feasibility study for the Lao Thai Railway (Thanaleng) phases I and II was prepared.
20 April 1999	The Governor of Vientiane Capital issued a declaration No 0493 dated 20/04/1999 on the RoW of the Lao-Thai Railway project, with the RoW confirmed as comprising the Dongphosy protected forest of Vientiane Capital and an area of 1,000ha in Hadxayfong and Xaysetha districts.
10 January 2000	MPWT issued a cut-off date through declaration No. 069/MPWT, prohibiting the construction of houses and permanent activities in the right-of-way (RoW) of the railway station Vientiane–Nongkhai railway station, which included the Dongphosy protected forest.
October 2006	Construction of the Lao Thai Railway commenced.
2009	Construction of the Lao Thai Railway was completed in 2008, and the line officially opened on 5 March 2009.
Following Completion of the Railway Line	
2010	Following completion of construction of the Lao Thai Railway line, local community members started to encroach into the RoW. In the first investigation conducted in 2010, there was a total of 93 plots that had been created through encroachment, of which 62 belonged to non-government officers and 31 to governmental officers.
2016	The second investigation was carried out which found 69 plots with houses with the residents present in the area.
2018	The third investigation found 291 plots that had been encroached, on which 100 plots had structures, 3 had single-storey terrace houses and 15 had no structures. There were 152 additional plots with no structures where the current land users could not be identified. This investigation concluded that the reason for the increased number of encroached plots was that the original users had divided the land into smaller plots and sold them to others.
Railway Container Yard (RCY) Project	
2 October 2013	MONRE issued the land title No 949 dated 2/10/2013 based on the request of MPWT No 1084/MPWT dated 10/08/2009, for the Railway Container Yard project, a component of the Lao Thai Railway project's phase II managed by MPWT's Railway Department, for 83 ha.

Date	Event
March 2015	MPWT carried out the detailed measurement survey and the inventory of loss list for the affected lands as part of the wider concession survey for the RCY project, which included the 55ha Project area. A total of 116 PAPs were affected for the overall concession. Information on the cut-off date used for this process was not available.
2015	The RCY project commenced making the compensation payments to PAPs in this period.
5 August 2018	Decision of the Minister of Public Works and Transport No 17407/PWT dated 5 August 2018 on the establishment of the committee for the survey of the encroachment into the 83ha of the Railway station in Dongphosy, Hadxayfong district.
VLP	
July 2015	JICA developed the preparatory survey on the VLP project which identified 13 PAPs ² within the VLP concession area.
2019	Memorandum of Understanding signed between Sitthi Logistics Laos (STL – predecessor of VLP) with the Government of Laos on feasibility studies and development of the VLP project.
10 March 2020	Agricultural plantation compensation unit rates for the Project established by the Department of Agriculture and Forestry.
11 March 2020	Structure compensation unit rates for the Project established by the DPWT.
17 March 2020	Land compensation unit rates for the Project established by the DONRE.
9 April 2020	The cut-off date for the wider Vientiane Logistic Park covering the Dry Port and access road areas was announced on 9 April 2020 by the Governor of Vientiane Capital, prohibiting encroachment, selling, exchange, transfer of land use right, use of land and any construction or use of developments on the Project areas following the date.
3 July 2020	Concession Agreement for the VLP and Dry Port Project signed by the Ministry of Planning and Investment of Laos and VLP, giving VLP the right to operate, under a PPP scheme, the Thanaleng Dry Port and the Vientiane Logistic Park for a period of 50 years.
31 December 2020	Resettlement Committee established by the Governor of Vientiane Capital for the entirety of the Dry Port Project's footprint, including the main site and access road.
December 2020	Payment of compensation amounts for the PAPs at the access road was initiated in this period.

² Additional PAPs were identified in subsequent years by VLP as detailed in Section 4.3.1.

4.2 LAND USE

4.2.1 Dry Port (55ha Project Footprint)

The dry port area is a governmental reserve forest under the administration of Nakoui Tai village of Xaysetha District and Dongphosi village of Hadxaifong district, with each village responsible for administering the land located within their boundaries (see Figure 4.1 below). In 1999, the Dongphosy protected area, in which the 55ha Project area is situated, was allocated for the RoW for the Thai Lao Railway project. Following completion of the railway line, local community members commenced encroaching into this area from 2009, with a 2018 study finding a total of 291 plots throughout the area allocated for the RoW as a result of the original encroachers dividing up their plots into smaller parcels and selling them onto others. In 2013, the land was allocated to the concession area of the Railway Container Yard (RCY) project under the Railway Department of Ministry of Public Works and Transport. In 2020, 55 ha of the RCY project's concession was transferred to the Dry Port Project.

Given the location of the Project area within Vientiane Capital's suburbs and lack of physical boundaries restricting public access, in recent decades local community members have encroached onto the area and sold the land to sellers including government officers, non-farm workers and merchants in Vientiane Capital, through the informal process as described above in Section 3.2. Those who had access to information on the planned development projects in the area such as the railway and Dry Port projects also took the opportunity to sell their land to others, witnessed by the village authorities. It is understood that most buyers were aware of the risks of acquiring land through this informal approach and still agreed to it, with the knowledge that they were not acquiring a legal land title through the transaction.

Previously, the area was primarily used for farming activities including pig-rearing, grazing land for other livestock, fishponds, and gardens with various trees and crops including rice, banana trees, and bamboo trees, with some residential houses also located in the area.

At the time of this report, given the ongoing construction works on site, no new encroachment has been identified within the dry port area.

The 55 hectares allocated for the Dry Port Project includes an overlap of 11.2 hectares with the 83 hectares previously granted for the RCY project, a component of the Lao Thai Railway project's phase II managed by MPWT's Railway Department. This is demonstrated in the below Figure 4.1, which shows the 83 hectares allocated to the Railway Department in orange, and the 11.2 hectares that overlaps the Dry Port's 55-hectare footprint shown in red.

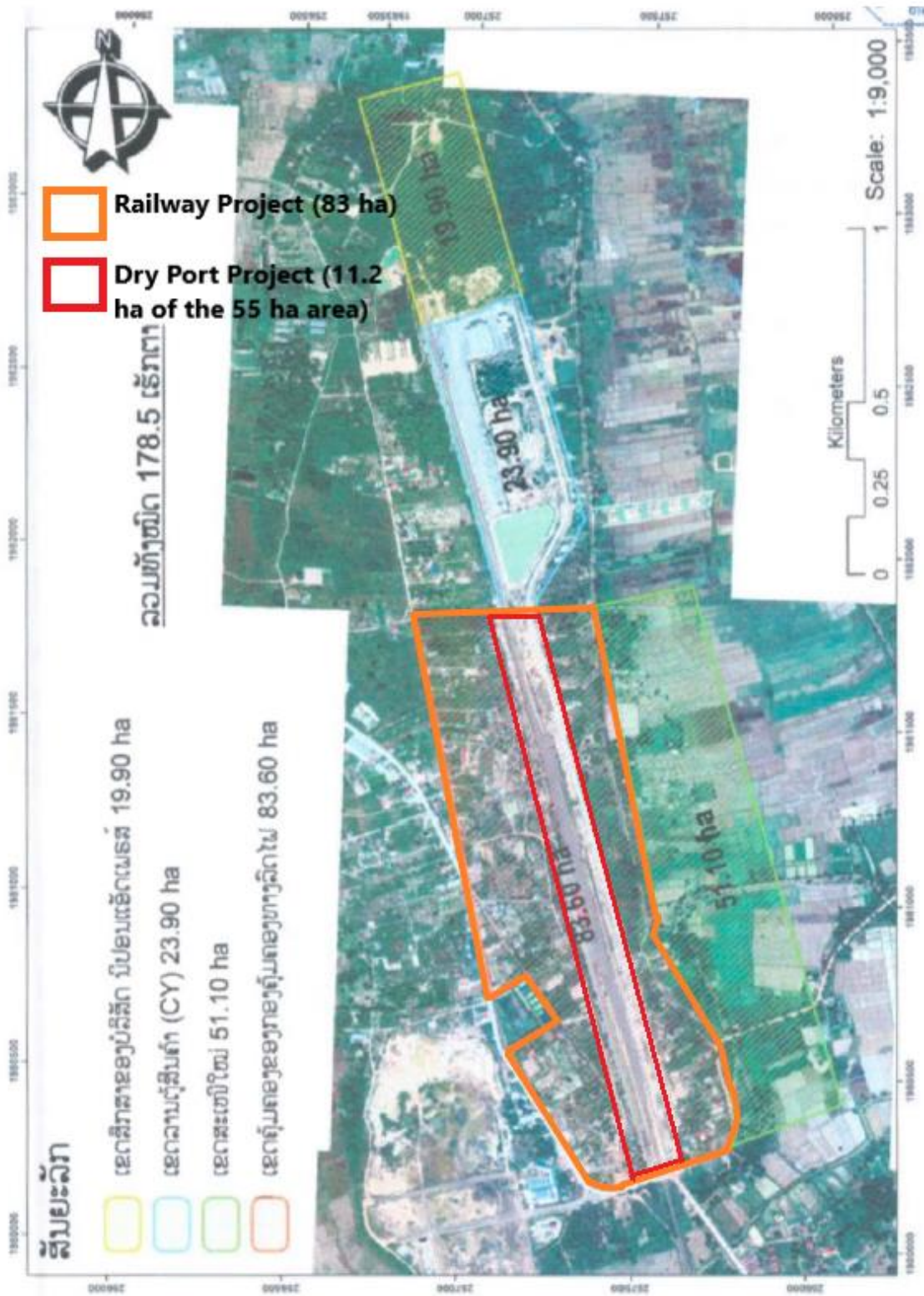


Figure 4.1: Overlap between Dry Port and Railway Project (RCY) Land Take

4.2.2 Access Road

The Project’s access road is also a government forest reserve area under the administration of Dongphosi village of Hadxaifong district, located to the south of the Project area. Previous use of the area included a mix of agricultural paddy fields and residential dwellings, used by 14 households. At the time of this report, no new encroachment has been identified within the access road area. Section 4.3.2 provides further information and mapping of the affected land plots and structures along the access road.

4.3 DISPLACEMENT IMPACT

The Project’s displacement impact, that we have been able to confirm through this study, comprises 32 PAPs at the 55 ha Dry Port site and 14 PAPs at the access road, as shown below in Figure 4.2. Further explanations of the cases are provided in the respective subsections.

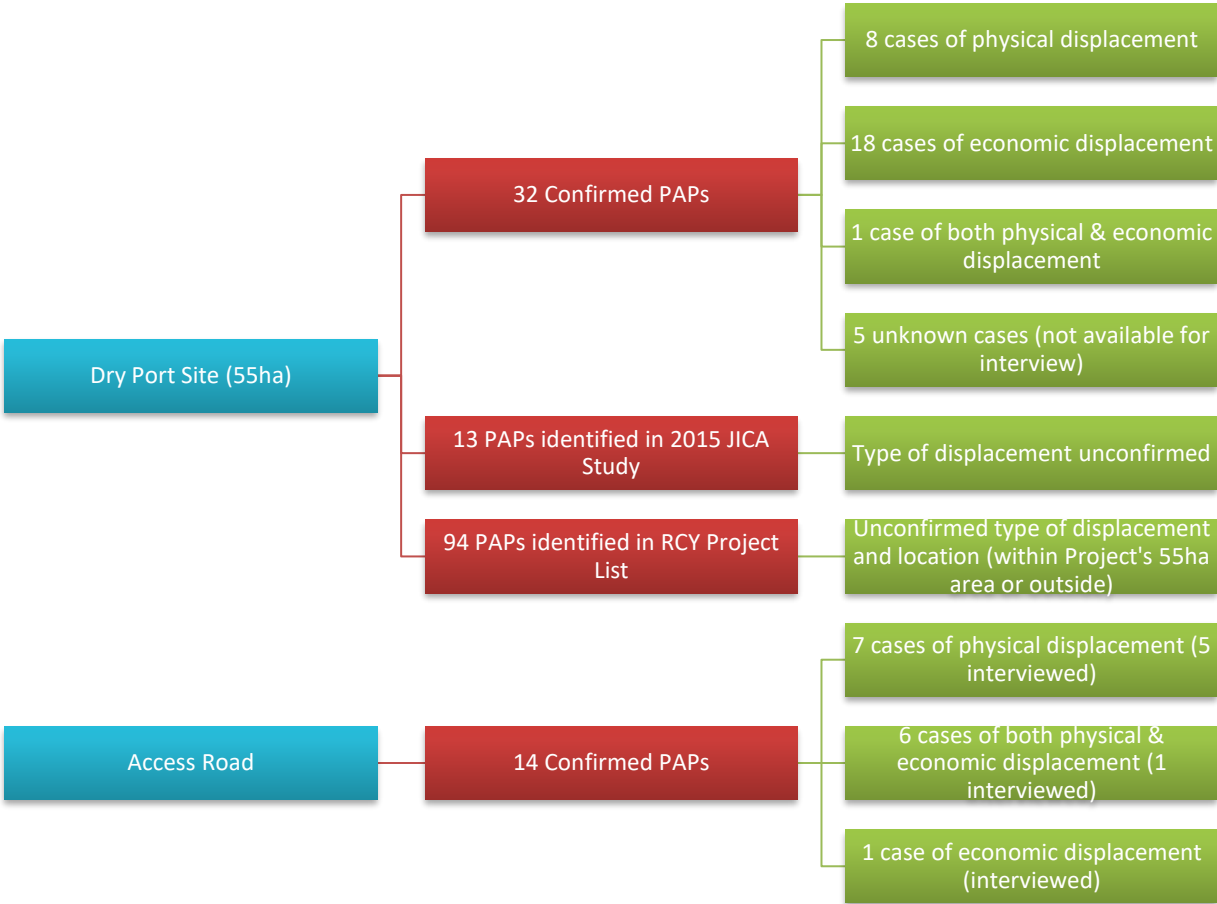


Figure 4.2: Overview of Project’s Displacement Impact

4.3.1 Dry Port (55ha Project Footprint)

4.3.1.1 Overview

The physical and economic displacement within the Dry Port’s 55ha area took place prior to the transfer of the concession to the Project. As a result, since 2014, other parties including the Lao-Thai railway project also encompassing the Railway Container Yard (RCY) project have taken part in the land acquisition and resettlement process through the government-led resettlement committee (further described in section 4.4.1). As part of this process, the RCY project undertook the asset inventory survey of the PAPs in March 2015, following which the Lao Thai Railway project made the compensation payments through the annual government budget allocated for this purpose, up until the transfer of the concession.

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Following transfer of the concession to the Dry Port Project, there was no comprehensive handover of information on the resettlement process or affected households between the two projects. However, we have been able to identify Project-Affected Persons (PAPs) as per the below list:

- ✓ **A.** The Project retrospectively identified a total of 10 PAPs who were previously displaced from the 55ha area by the RCY project, based on new grievances received concerning outstanding compensation payments. We were able to contact all 10 PAPs as part of this Land Review study.
- ✓ **B.** Japan International Cooperation Agency (JICA) conducted a preparatory survey on the Vientiane Logistics Park project in 2015, which identified a total of 13 PAPs.
- ✓ **C.** Through fieldwork, we were also able to identify an additional list compiled by the RCY project on all affected households within their overall concession, including but not limited to the 55ha in question. This list shows a total of 116 PAPs among which we were able to confirm that 22 were displaced by the RCY project from the Dry Port's 55ha area.
- ✓ **D.** Among the total of 116 PAPs included in the aforementioned list compiled by the RCY project, we were unable to get in touch with 94 of them, thus at this point it is unconfirmed how many of these 94 were displaced from the Dry Port 55ha area.

The PAPs identified are categorized and elaborated within Table 4.2 below.

We have been unable to confirm how many of the 13 households identified in the JICA study overlap with the PAPs who have already been identified by the Project or those included within the RCY project list. As a result, the 13 PAPs are excluded from our total number of confirmed PAPs.

Through primary data collection, we have verified a **total of 32 PAPs at the Dry Port Area** (among whom we were able to speak directly with 27), as per Columns A and C, and excluding Column B as explained in the above paragraph.

Table 4.2: Dry Port Displacement Impact per PAP Category

Description	A. # of PAPs identified by Project	B. # of PAPs identified by 2015 JICA Study on VLP	C. # of additional PAPs identified by RCY project and contacted	D. # of additional PAPs identified by RCY project but not contacted
# of PAPs	10	13	22	94
# of dwellings or other structures affected	10	N/A	5	N/A
# of crop lands affected (Most only have land tax receipts as evidence of their land use rights)	10	N/A	22	94
Total compensation amount paid (Lao Kip, or LAK)	1,103,055,150	54,718,400 (estimated)	1,077,862,012	3,217,978,400
Total compensation amount outstanding	N/A ¹	N/A	642,302,700	248,521,580
# of PAPs with outstanding compensation	6 ¹	N/A	2	28

¹ Given that the Project has resolved new grievances received concerning compensation payments on a case-by-case basis, the Project Company is not aware of how much compensation amount remains outstanding for the 55ha Project area.

Information on the total hectare area affected and the size of each affected land parcel were not maintained by the parties consulted for this study, thus this remains unconfirmed.

4.3.1.2 Impacts on Livelihoods and Living Standards

For the PAPs consulted who experienced only physical displacement, their livelihoods were not affected given that their employment was not reliant on the land plot. However, two households expressed dissatisfaction with the compensation payments provided, as they felt that it was insufficient to build a new house of similar quality and standard. Two PAPs indicated that they were promised the provision of a new land plot to replace the lost residential land but this has not yet been fulfilled, while another PAP stated that the land use certificate to replace the previous one that was promised had not yet been provided.

Land Review

For economically displaced PAPs who lost the land parcels used for commercial and/or subsistence agricultural use, most reported dissatisfaction with the compensation paid, considering it insufficient to replace the loss of income and acquire a new land plot, and thus resulting in lower income or living standards. This includes one household who lost income from the loss of the banana garden, in which although the bananas were compensated for, this livelihood activity was not replaced with an alternate, similar source of income. Another household experienced lower income due to loss of land used for subsistence crops for the family, while a second individual experienced loss of income due to displacement of the sugar cane farm that was situated on the affected parcel.

Five PAPs also stated that they had only received partial compensation to date with no updates provided by the applicable project developer, despite construction works having commenced on the land plots.

Since 2020 the Lao kip has continued to undergo significant devaluation and inflation in comparison to foreign currencies including the Thai baht, the currency in which most commodities in the Vientiane Capital area are imported and purchased. This means that the unit rates used in previous years are no longer in line with replacement cost and are now insufficient for PAPs who experienced delayed compensation payments, as well as those who waited to spend the compensation received, to acquire replacement land, housing and crops of similar value and standard.

Measures taken by PAPs in response to the impacts on their livelihoods and living standards have primarily entailed reduction of daily expenditures.

4.3.1.3 Land Title Status

As explained in Section 3.2, there are two land registration methods used in Laos, the first of which leads to the issuance of a land title, while the second method results in a land use certificate for temporary right to use of the land which can be obtained even without legal ownership of the land plot, often through bribery of village authorities and payment of the land use taxes.

The land title status of the affected households is listed below, showing that only four PAPs possess land titles for the affected parcel, with the majority only holding either a land use certificate (8) or land tax receipt (5). The remaining 10 did not specify the type of land documentation owned.

Table 4.3: Status of PAPs' Land Ownership Documentation for Affected Land

Type of Displacement Experienced by PAP	Land Title	Land Use Certificate	Land Tax Receipt	None / Not Specified
Economic Displacement	4	4	1	9
Physical Displacement	0	3	4	1
Both	0	1	0	0
Total	4	8	5	10

4.3.1.4 Location of PAPs

Figure 4.3 below shows the location of 19 affected land parcels that we were able to confirm through direct consultations with the PAPs, as an approximate indication of the dispersal of land parcels that were in use within the 55ha area.

This is followed by Figure 4.4, which shows the current location of six PAPs still residing in the vicinity of the Project area that we were able to confirm through consultation. Four of these six households have relocated in proximity to the Project site, and we understand that they are hoping to receive further compensation from the additional developments in the area such as the Lao-China Railway project through this relocation.

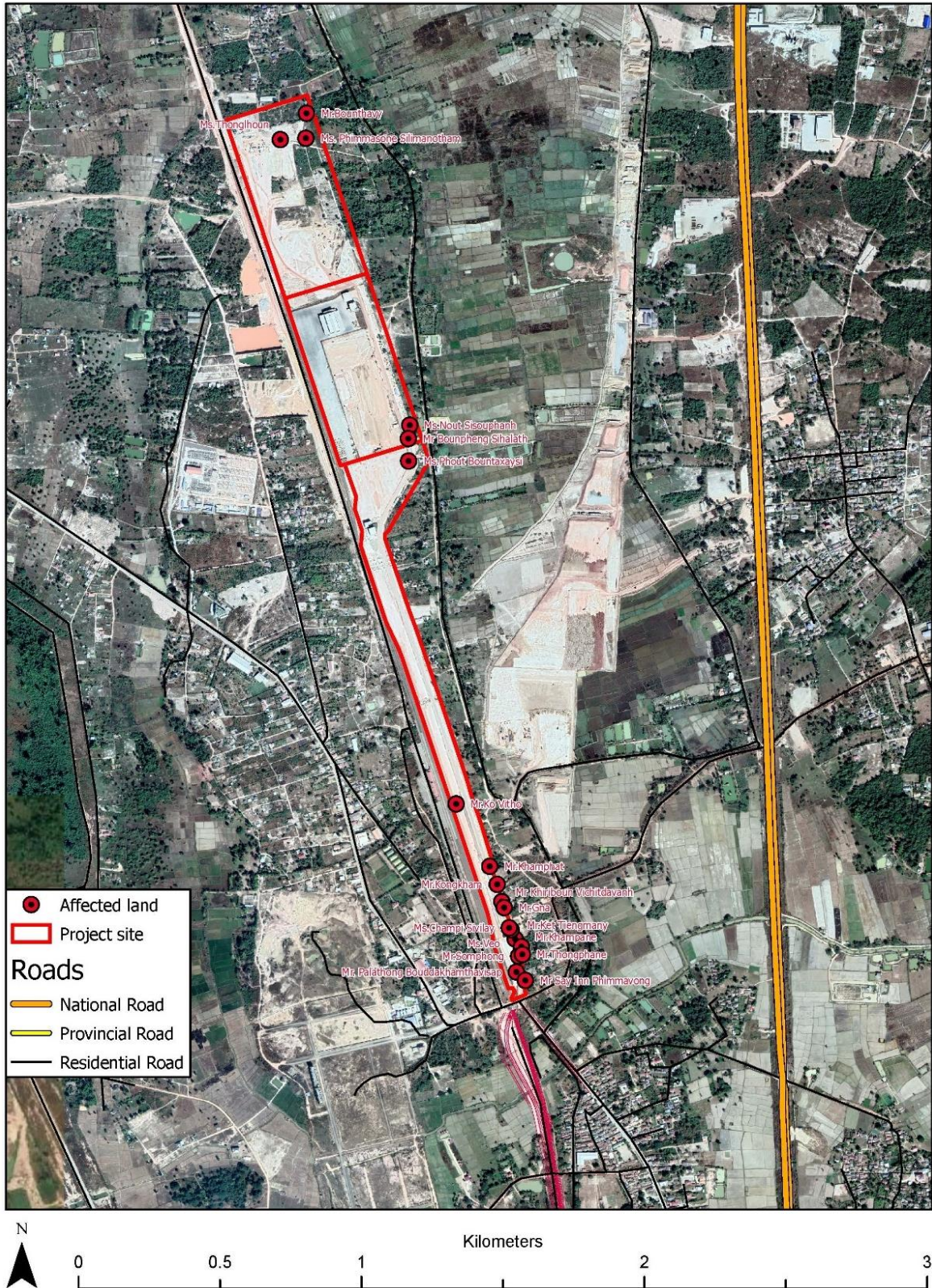


Figure 4.3: Map of Affected Land Plots at Dry Port

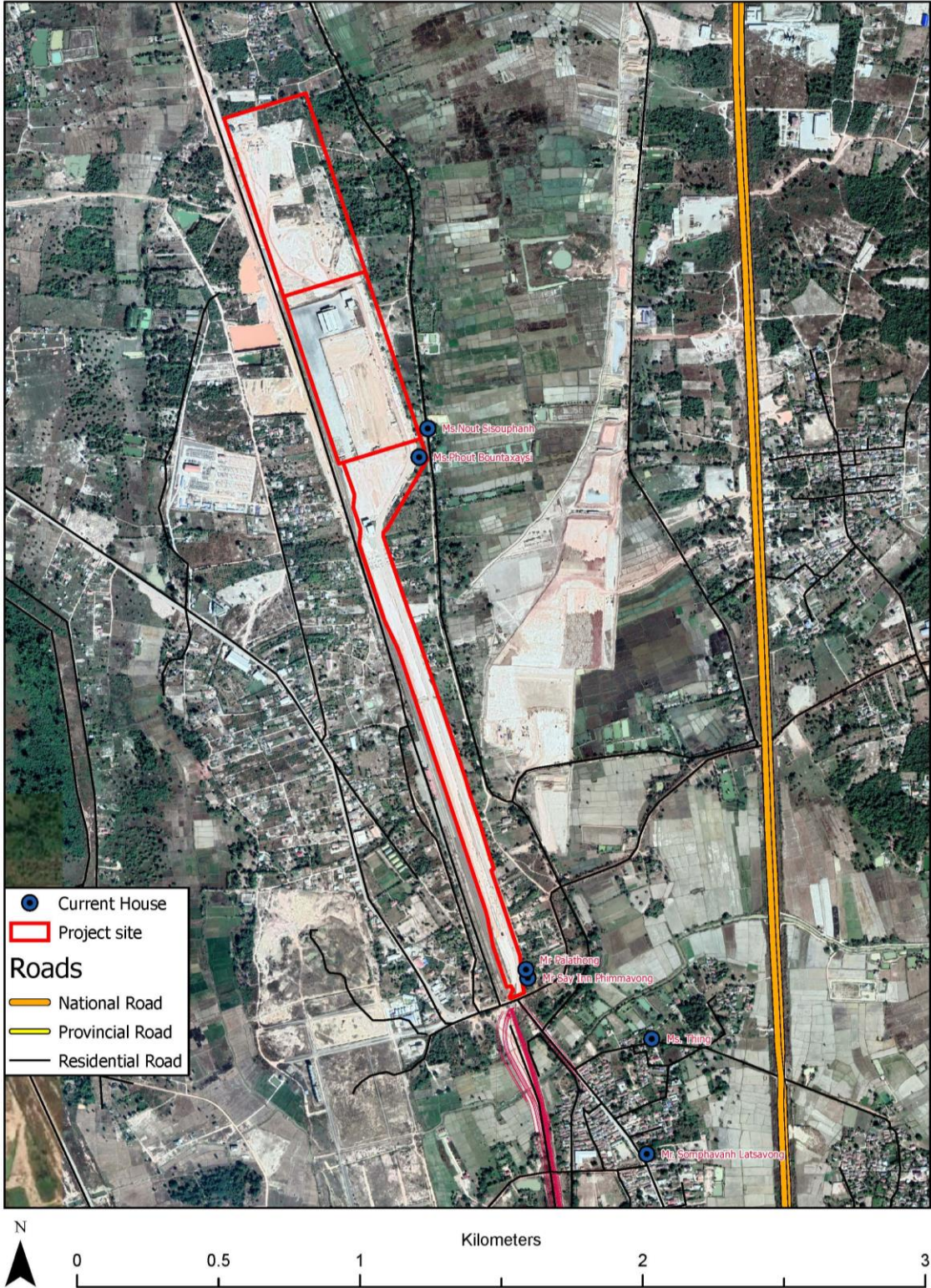


Figure 4.4: Map of PAPs Currently Located in Vicinity of Project Area

4.3.2 Access Road

4.3.2.1 Overview

In total, 14 PAPs were affected by Project displacement within the access road area, among which 1 experienced economic displacement only in the form of loss of cropland or rice fields, 7 experienced physical displacement, and the remaining and the remaining 6 experienced both physical and economic displacement with loss of their dwelling and agricultural land, as shown in Table 4.4 below.

Table 4.4: Access Road Displacement Impact

Description	Number / Amount
# of PAPs	14
# of houses or other structures affected	7
# of crop lands affected	14
# of rice fields affected	3
Total compensation amount paid (LAK)	1,351,494,292
Total compensation amount outstanding (LAK)	817,964,000
# of PAPs with outstanding compensation	2

4.3.2.2 Impacts on Livelihoods and Living Standards

For the five PAPs consulted who experienced physical displacement, their livelihoods were not affected given that their employment was not reliant on the land plot. However, three households indicated feeling dissatisfied with the compensation payments provided, as they felt that it was insufficient to build a new house of similar quality and standard.

For one PAP who experienced both physical and economic partial displacement, having relocated to a new house in the unaffected portion of her land parcel, she indicated that the smaller size of the available land parcel meant that she had to reduce her poultry livestock from approximately 80 to 15, thus reducing the commercial income gained from the chickens. An economically displaced PAP also stated that the loss of the house she owned that had been used as a rental source of income resulted in a reduction of the household income. This particular house was not compensated for as the Project stated that it would not be affected by the Project activities, however the homeowner chose to sell the house given its proximity to the construction works and concern for the health and safety of her family members who were residing at the dwelling. This matter is considered to be the result of the Project's insufficient assessment of the community health and safety impacts of its construction activities and lack of adequate engagement with local residents regarding their concerns.

Similar to the PAPs at the 55ha dry port area, the devaluation of the Lao kip currency has adversely affected the affordability of replacement land, housing and crops, particularly for those who experienced delayed compensation payments or waited to spend the compensation received.

Measures taken by PAPs in response to the impacts on their livelihoods and living standards have primarily entailed reduction of daily expenditures, and selection of new housing that they perceive to be of lower quality to their previous dwelling.

4.3.2.3 Land Title Status

The land title status of the affected households is listed below, showing that five out of the seven PAPs possess land titles for the affected parcel, with the remaining two holding a land use certificate.

Table 4.5: Status of PAPs' Land Ownership Documentation for Affected Land

Type of Displacement	Land Title	Land Use Certificate	Land Tax Receipt	None / Not Specified
Economic Displacement	1	0	0	0
Physical Displacement	4	1	0	0
Both	0	1	0	0
Total	5	2	0	0

4.3.2.4 Location of PAPs

Figure 4.5 below shows the location of the affected land parcels that we were able to confirm, through direct consultations with the PAPs. This is followed by Figure 4.6, which shows the current location of seven PAPs still residing in the vicinity of the Project area that we were able to confirm through consultation.

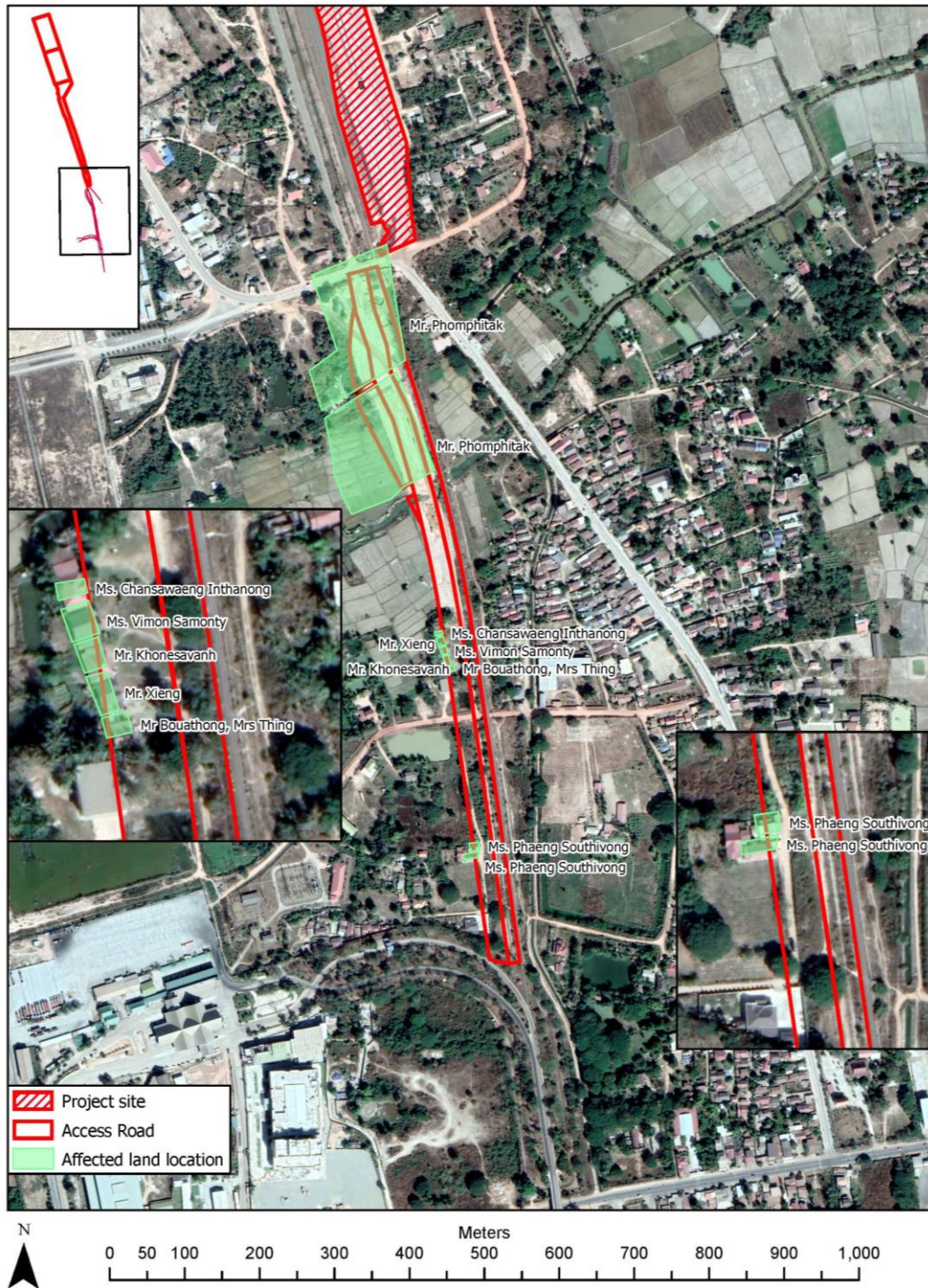


Figure 4.5: Map of Affected Land Plots at Access Road

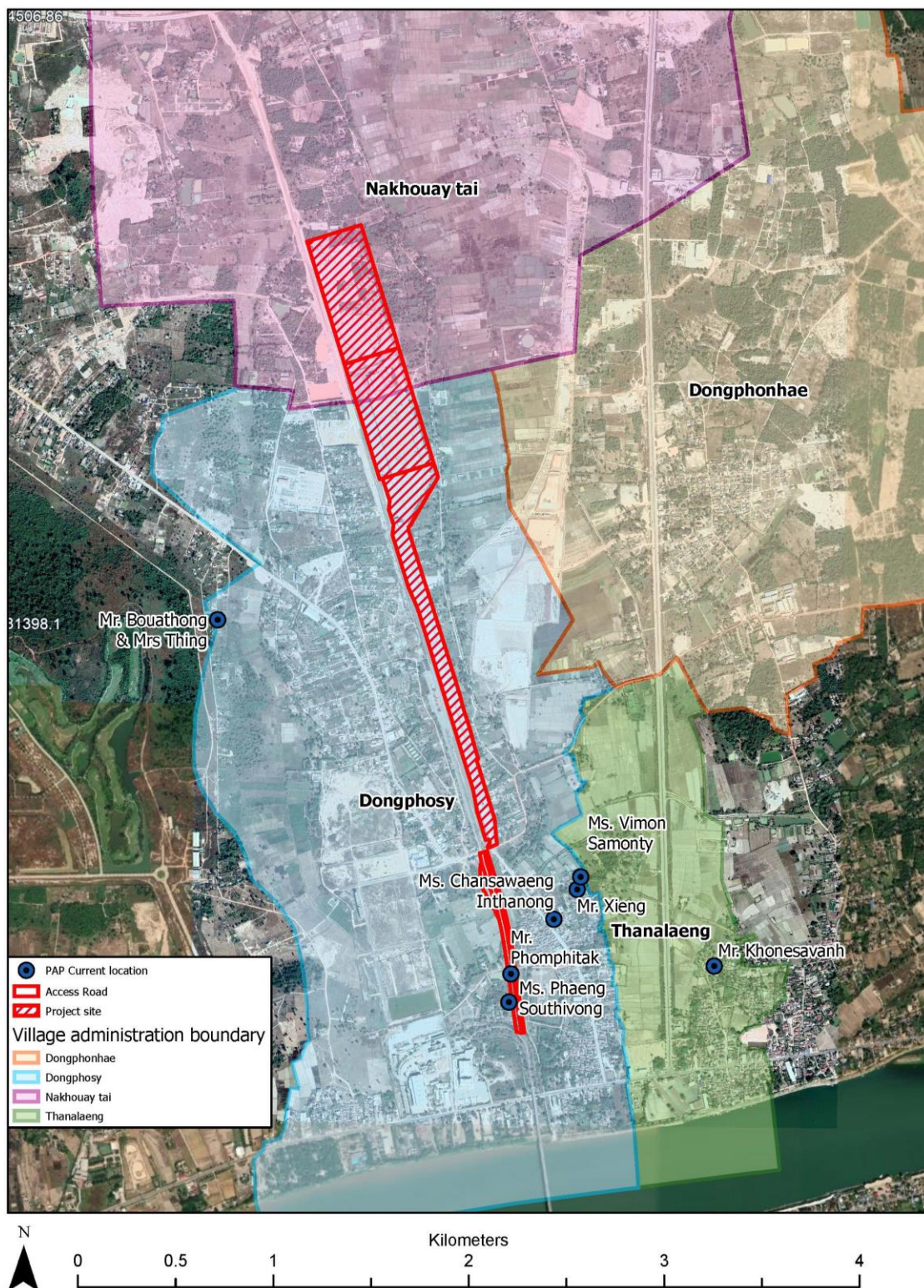


Figure 4.6: Current Location of PAPs Affected by Access Road Displacement

4.3.3 Transmission Line

In December 2021, we were made aware of one case of resettlement that was required for relocation of an electric pole for the Project's transmission line. The affected plot entailed 36 m² of unused land, thus no physical displacement took place. A meeting was conducted with the affected landowner on 26 July 2021, and a compensation agreement was signed on 5 October 2021 by the Resettlement Committee and landowner, for the total compensation amount of 23 million LAK. Based on information provided, we do not have specific concerns regarding the process undertaken to acquire this land parcel.

4.3.4 Socioeconomic Characteristics of PAPs

There were no socioeconomic survey or census conducted as part of the land acquisition process. We have been able to obtain the following information on the 34 PAPs interviewed as part of this Land Review, which we consider can be extrapolated to the remaining PAPs who are assumed to possess similar demographic characteristics and socioeconomic conditions.

4.3.4.1 Households & Livelihoods

The main livelihood activities among the group include rice paddy farming for which fields throughout the Vientiane Capital area are rented by the users, daily labour within the local villages and non-farm work for which they commute to central Vientiane, at locations such as retail establishments, schools, police stations and governmental offices. Monthly household incomes vary widely, ranging from 1 million to 40 million LAK.

Among the 34 PAPs, only a minority (9) possessed a formal land title for the affected plot, with the others holding land use certificates (10) or land tax receipts (5), with the remaining individuals not providing a response.

Among the PAPs who provided household information, household size ranged from 2 to 9 individuals, with 26 households headed by men and 7 by women. Several households increased in size during the Covid-19 pandemic as family members and relatives moved in together to share expenditures or as a result of job loss, with many reporting a decrease in income and livelihood opportunities due to the pandemic.

4.3.4.2 Vulnerable Groups

Among the four local villages, the average poverty rate (households earning less than 240,000 LAK/person per month) is 1.6%, significantly lower than the national average of 18%.³ Higher incidences of poverty are largely associated with specific types of vulnerable households as shown in the below table, which also displays the number of vulnerable PAPs identified through this study. Within the 34 interviewed PAPs, none reported an income lower than the poverty rate, with the lowest reported income being equivalent to the national minimum wage of 1.1 million LAK per month. At the access road site, one household had multiple members with physical disabilities, while two others had elderly members. At the 55ha dry port site, one household is headed by a single mother.

Table 4.6: Vulnerability Categories and PAPs Identified

Category	# of PAPs
Head of household that is unemployed and has attained a low level of education.	0
Elderly woman or single mother as head of household	1
Insufficient access to agricultural land	0
Daily labourer as head of household, earning less than minimum wage (1.1 million LAK/month)	0
Household with member suffering from drug addiction	0
Households with members with disabilities	1
Households with elderly members	2
Total	4 (12% of 34)

³ <https://www.worldbank.org/en/country/lao/publication/lao-pdr-poverty-profile-and-poverty-assessment-2020>

No specific efforts were made by the Project or previous parties to identify vulnerable PAPs and take their characteristics into consideration as part of the land acquisition process, such as the compensation valuation and consultation activities. However, given the socioeconomic information available on the 34 consulted PAPs and the low number of vulnerable households identified, rates of vulnerabilities among all PAPs are likely to be similarly low.

4.3.4.3 Ethnic Minorities

Among the 34 PAPs consulted, two individuals at the dry port were identified as belonging to ethnic minority groups, one Hmong and the other Phounoi. Given that they are well-integrated into mainstream Lao society, speaking fluent Lao, having resided in the area for decades, and in one instance being married to a Lao spouse, these two individuals are not considered to experience particular vulnerabilities as a result of their ethnicity. In addition, there are no ethnic minority groups present in the area with collective attachment to the local lands or natural resources, thus IFC PS7 on Indigenous Peoples is considered to be non-applicable in the context of the Project's land acquisition process.

4.3.5 Confirmed Displacement Impact

The types of displacement impact that we have been able to confirm through direct consultation with 34 PAPs are shown in Table 4.7.

Table 4.7: Confirmed Displacement Impact

Site	Physical Displacement	Economic Displacement	Both	Total
Dry Port	8 (including 1 partial)	18	1 (partial economic)	27
Access Road	5	1 (partial)	1	7
Total	13	19	2	34

All displacement impact was permanent. The partial impacts refer to cases in which only part of the land was affected, enabling the PAP to continue to use the remainder of the dwelling or land parcel for agricultural use. However, one PAP at the access road felt obliged to sell her house situated along the road despite lack of physical displacement impact, due to safety concerns for her family members who were residing in this dwelling at the time.

All PAPs identified as affected by physical displacement have relocated from the affected land parcel, including those who have partial outstanding compensation payments.

Two PAPs, both at the dry port's 55ha footprint, indicate having experienced previous displacement as a result of the encroachment of the Namtha Real Estate Company onto their land parcels:

One PAP at the dry port's 55ha site previously experienced economic displacement and loss of her pig farming livelihood in 1998, due to the encroachment of the Namtha Real Estate Company onto her land parcel (DP1 in Table 4.8).

Another is awaiting outstanding compensation payments from Namtha Real Estate Company for previous resettlement that resulted in physical displacement on her land parcel, part of which was located on Namtha concession and the remaining part within the Dry Port concession (DP23 in Table 4.8).

From discussions with Resettlement Committee representatives, we also understand that some of the households affected by the Project have also experienced displacement as a result of the Lao-China railway project, which has faced allegations of displacing homes without completion of the compensation payments.⁴

No cumulative resettlement impact from loss of multiple land parcels due to Project displacement was identified.

The details available on the 34 PAPs interviewed for this study are provided below. Where the interviewee did not provide the requested information, this is shown with a "-" in the cell.

⁴ <https://www.rfa.org/english/news/laos/rail-06172021143750.html>

Land Review

Table 4.8: Details of PAPs Interviewed for Land Review

#	PAP Interviewed	Current Location	Displacement Type	Affected Assets	Land Ownership	Relocated? (for PD)	# of HH members	Head of HH	Income Source	Average Monthly Income (LAK)	Compensation Paid	Compensation Date	Changes to livelihood / living standards?
AR1	Ms. Pheang Southivong	Dongphosy	Physical & Economic	Dwelling, adjacent grocery shop, and land used for chicken rearing	Land use certificate	Yes (to new house located on same affected plot) ⁵	8	F	Varied; daily labor; grocery sales; chickens	6 million	168 million	May 2021	Yes: Lower income. New house has insufficient space for raising chickens so supply has decreased from 80 to 15.
AR2	Ms. Chansaweang Inthanong	Thatluang	Physical	Dwelling that family members resided in (PAP's main home is located in village)	Land title	Yes	4	F	Restaurant; rental income	15 million	330 million	April 2021	Yes: Lower income due to loss of rental house. The affected dwelling was previously inhabited by family members. The Project said the structure was not affected, but it was unsafe to live by the access road so sold the house and moved them into her second house that used to be rented out for income.
AR3	Ms. Vimon Xamonti	Dongphosy	Physical	Dwelling	Land title	Yes	2	F	Cleaner	3.5 million	268 million	2019	Yes: Insufficient compensation. Amount not enough to build new house of similar standard
AR4	Mr. Xieng	Dongphosy	Physical	Dwelling	Land use	Yes	4	M	Daily worker	3 million	130 million	2019	Yes: Insufficient

⁵ The individual decided to relocate to the unaffected portion of her land parcel after receiving the cash compensation for the affected portion.

Land Review

#	PAP Interviewed	Current Location	Displacement Type	Affected Assets	Land Ownership	Relocated? (for PD)	# of HH members	Head of HH	Income Source	Average Monthly Income (LAK)	Compensation Paid	Compensation Date	Changes to livelihood / living standards?
					certificate								compensation. Amount not enough to build new house of similar standard
AR5	Mr. Khonesavanh	Thanaleng	Physical	Dwelling	Land title	Yes	4	M	Daily worker	3 million	238 million	2019	Yes: Insufficient compensation. Amount not enough to build new house of similar standard which the PAP estimated would cost about 300 million LAK.
AR6	Ms Thing	Dongphosy	Physical	Dwelling	Land title	Yes	4	M	Business owner	1.8 million	118 million	February 2021	No. But compensation was delayed
AR7	Ms Bounthavi	Dongphosy	Economic (partial)	Agricultural land (paddy fields) for subsistence, partially affected	Land title	Yes	4	F	Primary school principal	2.5 million	23 million	2020-2021	No. Productivity has not changed but production area decreased. But still waiting for land compensation
DP1	Ms. Viengvang	Saphanthong Tai	Economic	Agricultural land; Commercial fruit trees; bamboo bush; ground water supply; structure for pig barn; fencing	Land title	N/a	7	M	Retired government officer	4.5 million	Not yet paid	Not yet paid	No. Compensation currently under negotiation as she disagreed with rate
DP2	Monlady SENGPHACHANH	Nakhou Tai	Physical	Commercial rice fields;	Land use certificate	Yes (New plot will be	5	M	Daily worker;	15 million	56 million	December 2020	Yes: Insufficient compensation.

Land Review

#	PAP Interviewed	Current Location	Displacement Type	Affected Assets	Land Ownership	Relocated? (for PD)	# of HH members	Head of HH	Income Source	Average Monthly Income (LAK)	Compensation Paid	Compensation Date	Changes to livelihood / living standards?
				cattle grazing area		affected by Lao Chinese railway project so will have to move again soon)			farming (off-site)				Amount not enough to build new house of similar standard.
DP3	Mr. Somchai Sengphachanh	Nakhou Tai	Physical	Dwelling	Land use certificate	Yes	4	M	Farming (off-site)	7 million	20 million	December 2020	Yes: Was promised new land plot within 3 months but this has not been provided.
DP4	Mr. Tom & Ms Aii	Nakhou Tai	Physical	Dwelling	Land use certificate	Yes	4	M	Farming (off-site); daily labor	1.6 million	20 million	December 2020	Yes: Was promised new land plot of replacement value within 3 months in addition to the cash compensation paid, but this has not been provided.
DP5	Ms. Thongkhoun Doungmany	Saphanthong Tai	Economic	Fishpond, partly used for commercial use	Land use certificate	N/a	5	F	Son's salary	4 million	12 million	2020	Yes: Lower income. Due to loss of fish pond and not received full compensation yet even though Project is using land.
DP6	Ms. Sengla Chommanam	Phonesavang	Economic	Banana trees, bamboo bushes, partly commercial use. Shallow	None	N/a	5	F	Retirement; family salary	5.5 million	37 million	2017	Yes: Lower income. Lost income from banana garden and didn't receive compensation for well

Land Review

#	PAP Interviewed	Current Location	Displacement Type	Affected Assets	Land Ownership	Relocated? (for PD)	# of HH members	Head of HH	Income Source	Average Monthly Income (LAK)	Compensation Paid	Compensation Date	Changes to livelihood / living standards?
				water well									
DP7	Mr Say Inn Phimmavong	Dongphosy	Physical (partial)	Dwelling kitchen is affected	Land tax receipt	No (partial impact)	5	M	Police; poultry raising, rice farming (off-site)	33 million	33 million	July 2021	None
DP8	Mr Khampha Leenahue, Ms. Loui	Namong, Xaythani District	Physical	-	-	-	-	-	Retired police-	-	-	-	None
DP9	Mr Bounphet Sihalath	Dongphosy	Physical & Economic (partial)	Part of agricultural land used for banana trees and rice cultivation; farm hut. Relative lives on land	Land use certificate	Yes	4	M	Daily labor	4 million	71 million	2020	None, but not satisfied with compensation amount
DP10	Mr Somphavanh Lardsavong	Dongphosy	Economic	Crops	-	N/a	9	M	Government officer	10 million	3.2 million	2016	None
DP11	Mr. Lamngern Soukpunya	Thamuang	Economic	Land and crops		N/a	3	M	Petrol station business owner	40 million	11 million	2013-2014	None, but not satisfied with compensation amount
DP12	Mr. Somsak Vilaythong	Nongtha Nuea	Economic	Rice fields, trees	Land tax receipt	N/a	6	M	Furniture factory owner	35 million	40 million	2016-2017	None, but not satisfied with compensation amount
DP13	Mr Phetsamone Thoummavong	Chommany	Economic	Fruit trees	Land title	N/a	5	M	Crop sales	-	7 million	2014-2015	None
DP14	Mr Seo	Nakhou Tai	Economic	Residential land (unused)	Land use certificate	N/a	4	M	Retail trade	3 million	Not yet paid	Not yet paid	None
DP15	Mr Ouang + Ms Khim	Nakhou Tai	Physical	Dwelling	Land tax receipt	Yes	6	M	Daily labor	2 million	20 million	2018	Yes – new land bought is also being

Land Review

#	PAP Interviewed	Current Location	Displacement Type	Affected Assets	Land Ownership	Relocated? (for PD)	# of HH members	Head of HH	Income Source	Average Monthly Income (LAK)	Compensation Paid	Compensation Date	Changes to livelihood / living standards?
													affected by a projet
DP16	Somboun Sisouvanh	Nakhou Tai	Economic	Residential land (unused)	-	N/a	8	M	Retired government officer	2.7 million	17 million	2016	None
DP17	Ms Souk Sinthavong	Nongphaya	Economic	Sugar cane farm	Land use certificate	N/a	6	M	Retail trade	4 million	25.6 million	2019	Yes: Insufficient compensation amount; loss of farmland
DP18	Mr Sayasack Keomany	Nonsavang	Economic	Banana (subsistence and commercial), agar wood trees, teakwood, industrial tree as investment	Land use certificate	N/a	4	M	Ministry of Justice	4.2 million	31 million	2016	Yes: Lower income. Due to loss of trees. 2 of 3 plots not yet compensated. Only compensated for crops.
DP19	Mr. Phoukhong & Ms Khoundee	Phonthanh	Economic	Crops, land	Land title	N/a	5	M	Director of state bank; restaurant owner	8 million	36 million	2020	No, but not satisfied with compensation amount; insufficient to buy new plot
DP20	Ms. Phimmasone Silimanotham	Phontongsavath	Economic	Banana and fruit trees for subsistence; land	Land title	N/a	7	M	Retired government officers; consultants	30 million	196 million	2017	No
DP21	Mr Chittakone Phanhavong	Phonpapao	Economic	Crops and structures	-	N/a	6	M	Police, grocery sales	10 million	77 million	2017-2018	Yes: Loss of income due to loss of subsistence crops. Incomplete compensation – 2 of 3 plots not yet compensated.
DP22	Ms Phout & Mr Chan Phanh	Dongphosy	Physical	Dwelling	Land tax receipt	Yes	5	M	Farmer (off-site)	1 million	56 million	2017-2018	No. However new land use certificate

Land Review

#	PAP Interviewed	Current Location	Displacement Type	Affected Assets	Land Ownership	Relocated? (for PD)	# of HH members	Head of HH	Income Source	Average Monthly Income (LAK)	Compensation Paid	Compensation Date	Changes to livelihood / living standards?
													not issued as promised to replace old one
DP23	Ms Noud Sisomphan	Dongphosy	Physical	Dwelling	Land tax receipt	Yes	3	M	Security guard; grocery sales	4 million	80 million	2017-2018	No. But some compensation is still outstanding. Previously half from Namtha real estate company and half from RCY project
DP24	Ms. Kongpheang Phetvilay	Thamuang	Economic	Crops and trees	-	N/a	6	F	Workshops	2.5 million	4 million	Not yet	No. But compensation not yet received
DP25	Mr. Seansack Silavong + Ms Phone	Nong Ping	Economic	Crops and trees	-	N/a	5	M	Police officer	3 million	12 million	2018	No. But only received 12 of 18 million LAK that he signed for
DP26	Mr Sounthone Kenbandith	Phonesavang	Economic	Crops and trees	-	N/a	3	M	Government officer	2.9 million	Not yet received	Not yet	No
DP27	Ms Nouloth	Sengsavang	Economic	Land and crops	-	N/a	4	M	Government officer	2 million	16 million	2016	No. But only received compensation for 1 of her 2 plots

4.4 LAND ACQUISITION PROCESS AND METHODOLOGIES

4.4.1 INSTITUTIONAL ROLES & RESPONSIBILITIES

The resettlement process at both sites was government-led, through establishment of the Resettlement Committee as detailed below.

As part of the land acquisition process for the RCY project, the previous concessionaire for the 55ha area, a resettlement committee was in place which is no longer active given the transfer of the concession to the Dry Port Project in 2020. However, the village authority members and technical staff that were part of this previous group also belong to the Resettlement Committee established by the Governor of Vientiane Capital for the entirety of the Dry Port Project's footprint, including the main site and access road, on 31 December, 2020. The Committee is composed of 13 members as shown below.

Table 4.9: Resettlement Committee Members

Member	Role
Vice Governor of VT Capital	Chairperson
Chief of Xaysetha District	Head of the Committee
Chief of Hadxayfong District	Deputy Head of the Committee
Deputy Director of PONRE	Member
Deputy Director of Planning and Investment Department VT Capital	Member
Deputy Director of VT Capital Cabinet	Member
Deputy Director of Agriculture and Forestry Department VT Capital	Member
Deputy Director of Public Works and Transport Department VT Capital	Member
Deputy Head of DONRE, Xaysetha District	Member
Deputy Head of DONRE, Hadxayfong District	Member
Representative from VT Capital Assemble	Member
Head of Dongphosi Village	Member
VLP Representative	Member

The resettlement committee is responsible for the following:

- ✓ Coordinate with relevant parties for the development of the budget, monitoring and supervision of the compensation process
- ✓ Coordinate with the Ministry of Public Works and Transport, District and village authorities for land acquisition activities including land surveys and measurements, data collection on affected lands, structures and crops and consultations with PAPs
- ✓ Inspect land, structure and agriculture displacement impact according to national law.
- ✓ Conduct consultations with the PAPs on the project objectives, land acquisition process and compensation payments.
- ✓ Submit request to Governor of Vientiane Capital for approval of compensation unit rates for land, structure and agricultural crops.
- ✓ Coordinate with Project Company to follow up on the compensation payments.
- ✓ Resolve all resettlement grievances received.
- ✓ Provide periodic reporting to the relevant District Governors with a summary of activities.

The respective offices nominated the technical staff to assist in tasks as relevant, as follows:

- ✓ Detailed measurement surveys (DMS) were carried out by officials from three government sectors: PONRE for land valuations and measurements, Provincial Agriculture and Forestry Office (PAFO) for crop and tree valuations, and the Department of Public Works and Transport for the valuation of structures.
- ✓ Village authorities were responsible for the consultations with the PAPs and reception, mediation and resolution of grievances received.
- ✓ VLP is responsible for making the compensation payments as the Project Company.

4.4.2 Asset Valuation & Compensation Payments

4.4.2.1 Valuation Rates

Asset valuations were conducted by the Resettlement Committee according to compensation rates set by the relevant Vientiane Capital authorities, specifically land unit cost as per the Department of Natural Resources and Environment, agricultural plantation values as per the Department of Agriculture and Forestry, and infrastructure values established by the Department of Public Works and Transport to include residential dwellings, storage structures, farm buildings, fences and wells. The rates were determined based on the average of the governmental and market rates, with deduction of depreciation value or deduction of value of the remaining unused construction materials not taken into account. While the unit rates used are considered to be in line with the prevailing replacement value at the time of valuation, due to the significant devaluation and inflation that the Lao kip has experienced since 2020, the unit rates for PAPs whose compensation payments were delayed are considered to be below replacement value. This is further discussed within Section 6 of this report.

The valuation rates used for the Dry Port from March 2020 onwards were as follows (detailed rates are provided in Appendix B). The PAPs whose assets were assessed prior to this period did not have their unit rates revaluated as part of this process. However, the compensation rates received by PAPs who submitted grievances to the Dry Port Project were revaluated as part of the grievance resolution process (refer to Section 4.6), with the higher 2020 rates being applied.

Land

As stated in Section 4.3.4, most PAPs do not own a formal land title to the affected plot, being only in possession of a land use certificate or tax receipt. Only those with a land title were eligible for compensation for loss of land. The rates are categorised according to the type of road that the parcel is located on, as shown below in Table 4.10.

Table 4.10: Land Unit Cost & Compensation Rates Per Road Type, 17 March 2020

#	Village	Main road	Access road	No access road
1	Dongphosy	270,000/m ²	150,000/m ²	80,000/m ²
2	Thanaleng	270,000/m ²	150,000/m ²	80,000/m ²
3	Dongphonhae	270,000/m ²	150,000/m ²	80,000/m ²

PAPs with formal land titles who experienced partial loss of land have not received an updated land title for the remaining part of their land, as the area is expected to be affected by other development projects in the vicinity. It is our understanding that the Project expects the applicable project developers to provide them with the land title once the displacement impact is confirmed. Project developers are required to provide the land use rights documentation for PAPs and incur all expenses associated with this process, as per Article 8 of the Decree 84 of 2016 on Compensation and Resettlement Management, however the Project does not have a specific procedure or plan in place to follow up on this process and confirm provision of land titles to the PAPs.

Structures

The unit rates of structures used for the Project valuations from 2020 onwards are classified according to low, medium and high categories, with a range of unit rates per each category based on the type and style of the structures:

- ✓ **Low:** House/structure without many components, i.e. incomplete structures or structures under construction
- ✓ **Middle:** House/structure without some components, i.e. structures partially completed
- ✓ **High:** House with completed components, i.e. fully constructed and completed structures

This categorisation can be contested by the PAPs, following which a structure may be upgraded or downgraded by a maximum of one level. The valuation of structures does not deduct for the depreciation value or deduct the value of the remaining unused construction materials.

The rates used for affected structures that were appraised in previous years are not available.

Table 4.11: Structure Unit Cost & Compensation Rates, 11 March 2020

#	Description	Unit	Low	Medium	High
A	Shacks	m ²	133,000 – 137,180	149,265 – 154,328	166,250 – 171,475
B	Single-storey house	m ²	668,800 – 2,660,000	752,400 – 2,992,500	836,000 – 3,325,000
	Two-storey house	m ²	1,026,000 – 2,660,000	1,154,250 – 2,992,500	1,282,500 – 3,325,000
D	Terraced house	m ²	646,000 – 2,133,320	726,750 – 2,399,985	807,500 – 2,666,650
E	Kitchen, veranda, balcony, garage, paddy field shack, livestock pens, shops	m ²	266,000 – 380,000	299,250 – 427,500	332,500 – 475,000
F	Toilets	m ²	266,000 – 1,064,000	299,250 – 1,197,000	332,500 – 1,330,000
G	Rice storage shed	m ²	60,800 – 722,000	68,400 – 812,250	76,000 – 902,500
H	Storage building	m ²	266,000	299,250	332,500
I	Farm	m ²	266,000 – 1,121,760	299,250 – 1,261,980	332,500 – 1,402,200
J	Fencing/wall	metre	4,000 – 166,440	118,367 -187,245	131,519 – 208,050
K	Water well	m ²	152,000	171,000	190,000

Agricultural Plantations

Agricultural, industrial and fruit trees and crops are valued according to the below rates, with unit rates ranging widely according to type of species.

Table 4.12: Agricultural Plantations Unit Cost & Compensation Rates, 10 March 2020

#	Description	Age	Unit	Unit Rate
A	Commercial tree (teak, etc)	Years	Tree	8,000 – 200,000
B	Fruit trees	Less than / greater than 5 years	Tree	20,000 – 300,000
C	Crops	Season / year	Cluster / hectare / tree / m ³	7,000 – 21,120,000
D	Bamboo	-	Cluster	250,000 – 300,000

Any trees or crops not included in the list are calculated based on similar plants listed, and certified by District's Agriculture and Forestry Committee.

4.4.2.2 Dry Port

As the Dry Port concession was initially allocated to the Railway Container Yard project of the Railway Department, the Ministry of Public Works and Transport previously carried out the detailed measurement survey and the inventory list of loss for the affected lands as part of the wider concession for the RCY project, which included the 55ha Project area, in March 2015 (as shown in Appendix D).

The affected land plots are legally owned by the government as a governmental forest reserve, thus PAPs were only compensated for developments located in the affected area including structures, trees and crops.

4.4.2.3 Access Road

In 2020, the Dry Port Project commenced the detailed measurement survey and the inventory list of loss for the affected lands located within the affected access road area. The land plots are legally owned by the government as a governmental forest reserve, thus PAPs were only compensated for developments located in the affected area including structures, trees and crops.

4.4.2.4 Compensation Payments

Cash compensation was paid to all PAPs. At the dry port site, as of October 2021, compensation had been paid to most households by the Lao government since 2015 through the government budget allocated each year to the Lao Thai Railway Project. we have been able to identify 13 PAPs who are awaiting outstanding payments.

At the access road, compensation payments commenced in December 2020. At the time of this report, 12 have received their compensation, while two are currently in the process of negotiation with the Resettlement Committee as they have claimed that insufficient or inaccurate unit rates were used in determining their compensation.

Compensation payments were made through a combination of cash (for amounts lower than 100 million LAK, cheques and bank transfers).

The majority of PAPs received cash compensation only. However, two PAPs indicated that they were promised the provision of a new land plot to replace the lost residential land but this has not yet been fulfilled, in addition to the cash compensation. Another PAP stated that the land use certificate to replace the previous one that was promised has not yet been provided. It is unclear what criteria were used to determine which PAPs would be eligible to receive in-kind compensation in addition to cash payments.

4.4.3 Resettlement and Livelihood Restoration Support

No livelihood restoration support was provided to the PAPs as part of the resettlement process, and no disturbance or transportation allowance was provided to those who were required to relocate from the Project area. All PAPs who experienced physical displacement received a rental allowance of 500,000 LAK per month, for either a 6-month or 12-month period, with the duration differing based on the negotiations conducted for each case. Based on current housing market trends, this amount is considered sufficient by the land review team to acquire a standard, single-story terrace house in the suburban areas of Vientiane Capital.

According to Resettlement Committee members, transport and house demolition allowances were also provided to PAPs who were physical displaced, however the PAPs were not aware of such allowances being included as part of the compensation amounts that they received and we were unable to find evidence of the allowances being incorporated into the compensation payments.

4.4.4 Notice Periods

The cut-off date for the wider Vientiane Logistic Park covering the Dry Port and access road areas was announced on 9 April 2020 by the Governor of Vientiane Capital, prohibiting encroachment, selling, exchange, transfer of land use right, use of land and any construction or use of developments on the Project areas following the date. This written notice (see Appendix C) was provided to the local village authorities to be disseminated to the community members. The Resettlement Committee also made use of loudspeaker vans to announce the information in the local villages.

Subsequent to the announcement of the cut-off date, completion of the asset valuations and compensation payment, the PAPs were also given an advance notice period of 7 to 14 days to vacate from the affected area through direct communication via phone or FTF meetings. Some PAPs reported having to move out earlier, due to construction activities commencing on their land parcel prior to the end of the notice period.

4.5 STAKEHOLDER ENGAGEMENT AND CONSULTATION

Throughout the resettlement process, the Resettlement Committee and the relevant project developer (RCY project and Dry Port Project) organized public consultation sessions with the district and village authorities as well as the PAPs on the project objectives and its impacts before carrying out the detailed measurement surveys. These included public meetings at the local temples, announcement of the key information via loudspeaker vans, individual meetings where needed such as for disabled PAPs with limited mobility, and telephone calls to reach additional PAPs. Meeting minutes were developed for key meetings (see Appendix F). Subsequent additional meetings were organized by the village authorities and with each PAP to individually discuss the impacts and compensation costs and process, however formal meeting minutes were not recorded for such events.

PAPs consulted by our team as part of the Land Review were generally familiar with the Resettlement Committee and key contacts to reach in case of queries, and confirmed that multiple meetings and phone discussions were held to provide them with updates on the land acquisition process and the compensation payments to be provided. The majority of PAPs interviewed however did not indicate having a good understanding of how their assets were valued and compensation rates calculated, suggesting that the valuation process and unit compensation rates were not explained to a sufficient degree prior to payment of the compensation amounts.

The PAPs reported receiving no additional contact from the applicable project developer following completion of the compensation payments and vacating of the area.

Comprehensive records on the consultations and meetings conducted as part of the resettlement process are not available, thus we were unable to confirm the exact date, location, number and types of attendees and topics discussed for each session.

4.6 RESETTLEMENT GRIEVANCES

As established within the Governor of Vientiane Capital's agreement confirming the creation of the Resettlement Committee, all grievances are to be submitted to the Dry Port Project by the PAPs through the village authority representatives on the Resettlement Committee. The case is then communicated to the district members, if it cannot be resolved at the village level. The discussion held with the PAP to resolve the case is recorded within minutes of meetings, with one example shown in Appendix E.

There have been 8 grievances received to date, among which 6 have been resolved. All grievances concern dissatisfaction with the compensation unit rates either previously provided by the RCY project or by the Dry Port Project. As part of their rationale for raising grievances, PAPs have noted the differences between the unit cost offered by different projects, e.g., in one instance the Chinese railway project valued the unit rate of a land parcel of 210,000 LAK per square meter (located outside the Project footprint), while the Dry Port Project valued a land parcel of similar quality located along the feeder roads at 150,000 LAK per square meter. The claims were resolved through negotiation, with higher compensation amounts being accepted by the PAPs to resolve the matter. The two outstanding grievances concern negotiation processes that are still ongoing to reach an agreement with the PAPs.

Table 4.13 below details the grievances submitted to date. As grievances are only recorded when the Resettlement Committee meeting is held to discuss the claim received, details of when the grievance was submitted are not available for most cases.

Table 4.13: Resettlement Grievances Received

#	Site	Date Received	Claimant	Issue	Date Consulted	Date Resolved
1	Dry port	Not available	Ms Viengvanh Sisouphanthong	Compensation rates used for affected land parcel The land parcel was previously valued by the RCY project and she disagrees with the unit rate used. Resettlement Committee will provide her with documents on compensation for all PAPs with land titles for review.	26/08/2021	Open
2	Access road	Not available	Ms Bounthavi Sounthone	Compensation rates used for affected land and crops She requested a higher compensation amount for the affected rice crops and land. She received compensation for the rice for a 3-year production period in November 2021; the land compensation is pending.	4/06/2021 & 25/11/2021	Open
3	Dry Port	12/11/2020	Mr Khampha Leenaher	Compensation rate used for affected land Disagreed with the compensation as valued by the RCY project. Ultimately, the PAP agreed to receive an additional 150 million LAK, a land plot of 20x40m and a one-year rental allowance of 6 million LAK. The land plot has not yet been allocated to him.	23/12/2020	23/12/2020
4	Access road	Not available	Mr Say Inn Phimmavomg	Compensation rates used for structure, trees and crops Disagreed with compensation amount provided by RCY project. VLP negotiated with him to agree on a higher amount for the affected house and crops. As only part of his house was affected, he continues to reside in the same location.	23/07/2021	23/07/2021
5	Access	Not	Mr. Palatthong	Compensation rates used for structure,	26/07/2021	26/07/2021

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#	Site	Date Received	Claimant	Issue	Date Consulted	Date Resolved
	road	available		trees and crops Disagreed with compensation amount provided by RCY project. VLP negotiated with him to agree on higher amounts for all affected assets.		
6	Dry Port	Not available	The family of Mr Boun Oum Sengphachanh	Compensation rates used for structures Five family members of a PAP who previously received compensation and relocated still live on the affected land parcel. VLP negotiated to offer them compensation and a 10x20m plot of land to each household, and the members agreed to relocate. They are still waiting to receive the new land plots.	12/09/2020	12/09/2021
7	Access road	Not available	Mr Phomphiphack	Compensation rates used for land and crops The PAP agreed with the higher compensation amount proposed by VLP for the affected land and crops.	25/11/2020	25/11/2020
8	Access road	Not available	Ms Chansaveang	Compensation rates used for land, structure and crops The PAP agreed with the higher compensation amount proposed by VLP for the affected structure, land and crops.	26/04/2021	26/04/2021

Grievances appear to be resolved in a satisfactory manner for the PAPs, with the cases closed following the PAPs' agreement with the higher compensation rates offered in each instance. However, given the lack of information on the date of receipt, the amount of time taken to close out the cases is unclear. There is no systematic procedure in place for recording, tracking and monitoring all grievances received, and no specific timeframe to be followed for resolution of claims.

Two NGOs active in the area including CDEA (Community Development and Environment Association) and Namjai Community Association interviewed for this study confirmed that while no protests or strikes have occurred against infrastructure projects in the local areas (which was confirmed through an internet search of local news sites), they were aware of multiple community members' complaints and dissatisfaction regarding land and asset compensation offered by the various infrastructure projects, indicating that this has been an issue that has been re-occurring within the local area for some time.

5 COMPLIANCE WITH NATIONAL LAW

As referenced in Section 3.1, Decree No. 84 of 2016 provides the key principles and standards concerning resettlement planning, relocation assistance, livelihood restoration, replacement value, monitoring and other aspects. The provisions are considered to be in general alignment with the requirements of IFC PS5.

However, given that the initiation of the land acquisition process and asset valuation studies for the dry port site took place prior to enactment of this Decree, the majority of the Decree's requirements have not been implemented throughout the Project's resettlement process, as aspects such as the asset valuation studies were not undertaken for a second time or revaluated to comply with the new legislation.

There also exists lack of clear division of responsibilities among the project developers present in the area, regarding responsibilities for payment of the outstanding compensation amounts from the land acquisition that occurred under the previous concession over the 55ha held by the Railway Container Yard project. Currently, the Dry Port Project is making outstanding compensation payments only for the PAPs that come forward to file a grievance regarding their case, rather than undertaking a proactive identification of all outstanding cases.

Table 5.1 below details the applicable components of Decree No. 84, identifying the gaps against IFC PS5 requirements. The third column elaborates on the Project's level of compliance with the requirements of the Decree. Corrective actions for the gaps identified against national law are addressed in the Supplemental Action Plan in Section 7.

Table 5.1: Gap Analysis between National Legislation and IFC PS5

IFC PS5	Decree No. 84 (2016) and Gaps Against IFC PS5	Project Gaps with National Law
<p>Compensation and Benefits for Displaced Persons IFC PS5 requires that displaced persons are provided with prompt and effective compensation at full replacement cost for losses of assets attributable directly to a project. Replacement cost does not take depreciation into account in terms of valuing assets.</p>	<p>Decree No. 84 requires PAPs to be compensated and assisted to improve or maintain their pre-project incomes and living standards, and are not made worse off than they would have been without the project.</p> <p>The compensation shall be in the form of land, material or money for the land, agricultural products, livestock and incomes that are affected by development projects based on the compensation value.</p> <p>Article 9 requires the project developer to coordinate with the resettlement committee for valuation and assessment of replacement costs, based on the valuation of the government, market rates or average value applicable for the type of asset and location.</p> <p>If a PAP with legal document of land ownership loses either part or all of their land plot, the developer must bear the cost of issuance of the new land title on the remaining part of the land for partial impact, and new land plot allocated in the case of full impact. In the case of full impact, if appropriate replacement land cannot be allocated or the new plot has a lower replacement value, the developer must compensate with other means based on the replacement value.</p> <p>In case of partial or whole loss of structures, the project developer must compensate the loss with replacement cost of that structure without deduction of depreciation value or value of the remaining unused construction materials.</p> <p>While Decree No. 84 does not explicitly define the timeframe under which compensation must be paid, Article 155 of the 2019 Land Law states that payment of compensation for damages caused by land acquisition shall be paid before the land take is to take place.</p> <p>The national requirement is considered to be generally aligned to IFC PS5.</p>	<p>The Project's Resettlement Committee made use of the average of the governmental and market rates in determining the unit costs. This rate was then negotiated between the PAPs and Committee.</p> <p>Several PAPs (11 of 34 interviewed) claimed that replacement value was not taken into account in the determination of their unit rates and the compensation amount received was insufficient.</p> <p>Some PAPs have also reported having to move out earlier, due to construction activities commencing on their land parcel prior to the end of the notice period.</p> <p>The Project is considered to be non-compliant with national requirements, due to the lack of support provided to PAPs to improve or maintain pre-displacement incomes and living standards, and the initiation of construction activities prior to completion of the notice period and compensation payment process.</p>
<p>Eligibility for Compensation IFC PS5 considers eligible for compensation those who have formal legal rights to the land;</p>	<p>PAP who do not possess a legal land title, land use certificate or other acceptable documentation indicating their land use right, including customary and traditional land use right, only provides the right to claim compensation for their lost assets</p>	<p>PAPs received compensation for the loss of structures, trees and crops as per the valuated unit costs.</p>

IFC PS5	Decree No. 84 (2016) and Gaps Against IFC PS5	Project Gaps with National Law
<p>those who do not have formal legal rights to land, but have a claim to such land; and those who do not have recognizable legal right or claim to the land.</p>	<p>such as house/structures, trees and/or crops, and not land. The State acknowledges customary land use rights, defined as the acquisition of occupied and used lands through clearance, development, protection and regular use of the land for more than twenty years prior to implementation of the 2020 Land Law, and without document certifying the acquisition of the land but subjected to certification from village authorities regarding their continuous land occupation.</p> <p>The national requirement is considered to be generally aligned to IFC PS5.</p>	<p>Only those with land titles are entitled to receive Project land compensation. This is considered a gap against national law, which entitles those with land use certificates or other acceptable documentation indicating their land use right to compensation for the loss of land, and does not limit the required evidence to land titles.</p> <p>The 2020 Land Law considers customary land use rights to be only applicable for those who have used and developed land for more than 20 years. Given that the Project area was used and restricted for industrial purposes since 1999, with individuals encroaching following completion of the Lao-Thai Railway Line starting from 2009, the Project's PAPs are not considered to meet the criteria for customary land rights.</p> <p>The Project is considered to be non-compliant with national requirements, as only those with land titles were eligible for land compensation, excluding others with different documentation such as land use certificates.</p>
<p>Loss of Community Facilities Public structures such as schools, clinics and religious buildings need to be compensated for the cost of purchasing or building a replacement structure with an area and quality similar to or better than those of the affected structure including labor and transaction costs.</p>	<p>In case of loss of the infrastructure and community utilities, the project developer must restore it to the pre-project level status and must pay special attention to the loss of cultural, religious and traditional infrastructure of local people.</p> <p>The national requirement is considered to be generally aligned to IFC PS5.</p>	<p>The Project previously required the relocation of a graveyard located in Nakhouay Tai village. The Project Company compensated the village authorities for the cost of organising the ritual ceremony for relocation of the site.</p> <p>The Project is considered to be compliant with national requirements.</p>
<p>Resettlement and Livelihood Restoration Planning and Implementation Development of a census and determination of who will be eligible for compensation and assistance, and implementation of a Resettlement Action Plan (RAP) or Livelihood Restoration Plan (LRP).</p>	<p>Before project implementation or before the signing of a concession project, project owners must work in coordination with the resettlement committee to prepare the resettlement and compensation plans and complete their implementation within 24 months of the official approval. If the developer cannot complete the compensation within this timeframe, this could be extended to another 12 months, in which case the compensation cost must be revaluated for reconsideration.</p> <p>In parallel with the establishment of resettlement plan, a livelihood rehabilitation plan is required to be developed.</p> <p>The national requirement is considered to be generally aligned to IFC PS5.</p>	<p>No RAP or LRP have been developed, and there is currently no standardized recordkeeping system in place to track the total number of PAPs, types of displacement that occurred, and the amount of compensation provided and pending.</p> <p>Several PAPs are awaiting outstanding compensation payments from previous displacement impact caused by the RCY project (located within the overlap between the RCY project and the Dry Port Project's 55ha site). Their compensation costs have not been revaluated to date.</p>

IFC PS5	Decree No. 84 (2016) and Gaps Against IFC PS5	Project Gaps with National Law
		The Project is considered to be non-compliant, as no resettlement or compensation planning document was developed.
<p>Cut-Off Date In the absence of host government procedures, the client will establish a cut-off date for eligibility. Information regarding the cut-off date will be well documented and disseminated throughout the project area.</p>	<p>The date of approval of the compensation plan shall be deemed as the date of registration of the rights of affected people. The PAPs must acknowledge that any activity taking place on the affected land plots after the date of registration of their eligibility for compensation will not be subject to compensation, unless the schedule of the resettlement and compensation plan implementation is extended from the original 24 months. There are no specific timelines recommended for the notice period to be given for vacating the affected land.</p> <p>The national requirement is considered to be generally aligned to IFC PS5.</p>	<p>A cut-off date was announced by the Governor of Vientiane Capital on 9 April 2020 and disseminated appropriately to local communities.</p> <p>The cut-off date appears to have been disclosed adequately in line with national requirements, however some PAPs were forced to relocate due to the start of construction works which indicates lack of adequate communication between parties.</p>
<p>Economic Displacement In the case of projects involving economic displacement only, the client will develop a Livelihood Restoration Plan to compensate affected persons and/or communities and offer other assistance that meet the objectives of this Performance Standard.</p> <p>Transitional support should be provided as necessary to all economically displaced persons, based on a reasonable estimate of the time required to restore their income-earning capacity, production levels, and standards of living.</p>	<p>In carrying out the livelihood rehabilitation plan, the project owner must conduct an assessment of the livelihood situations of the affected people in the periods before, during and after the implementation of the livelihood rehabilitation plan. The level of livelihood conditions of the affected households must be upgraded or at least to be in the same original level. Compensation for the revenue losses experienced during the relocation period is also required.</p> <p>The national requirement is considered to be generally aligned to IFC PS5.</p>	<p>No livelihood restoration assessment or plan has been developed for the Project.</p> <p>The Project is considered to be non-compliant.</p>
<p>Physical Displacement If physical relocation is required, displaced persons must be provided with assistance during relocation and residential housing, housing sites and/or agricultural sites to at least equivalent standards as the previous site.</p>	<p>The project owner must provide additional assistance for the relocated PAPs throughout the transitional period for at least three years. This includes provision of transition support that includes food, consumer goods and loss of income during the transition period for the relocated PAPs, and additional allowances for transportation costs to move to new locations based on their preferences.</p> <p>The national requirement is considered to be generally aligned to IFC PS5.</p>	<p>The households experiencing physical displacement impact received a 6-to-12 months allowance for rental housing. There was no additional support such as food supplies, transportation costs or compensation for loss of income during the transition period.</p> <p>The Project is considered to be non-compliant, as compensation for loss of income was not provided, only for loss of land, assets and crops.</p>
<p>Vulnerable Groups Particular attention to be paid to vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children.</p>	<p>The Decree defines vulnerable people as those who are more vulnerable to poorer conditions as a result of development project impact, including the disabled, elderly, children and widowed heads of households.</p> <p>There must be special attention to address the needs of the vulnerable groups who are affected by the development project in order for these groups to overcome poverty and to be in better livelihood conditions.</p>	<p>The displacement impact on households with vulnerable members has not been assessed as part of the resettlement planning and implementation processes.</p> <p>The Project is considered to be non-compliant as vulnerability</p>

IFC PS5	Decree No. 84 (2016) and Gaps Against IFC PS5	Project Gaps with National Law
	<p>The national requirement is considered to be generally aligned to IFC PS5.</p>	<p>was not taken into account.</p>
<p>Consultation and Disclosure Displaced persons are to be provided timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning, implementing, and monitoring resettlement.</p>	<p>Article 5 requires the compensation and resettlement process to be carried out in compliance with the following principles:</p> <ul style="list-style-type: none"> ✓ Protection of the rights and legitimate benefits of affected people; ✓ Ensure equality, correctness, transparency, disclosure and fairness; and ✓ Ensure coordination, consultation and participation between the project owner, affected people, state agencies and other relevant stakeholders. <p>The national requirement is considered to be generally aligned to IFC PS5.</p>	<p>Consultations with each household was conducted on various occasions to notify them of the requirement to vacate the land, conduct the asset valuation, and arrange the compensation payments.</p> <p>However, following the consultations conducted to discuss compensation payments, several PAPs report not having been consulted throughout the compensation payment process with relevant updates on their cases.</p> <p>The Project is considered to be non-compliant as clear, ongoing consultations do not appear to have been undertaken with PAPs throughout the compensation payment process.</p>
<p>Grievance Mechanism Appropriate and accessible grievance mechanisms to be established to address specific concerns about compensation and relocation.</p>	<p>Affected people are entitled to request to related authorities to solve their request or complaint according to the procedures stipulated in Article 24:</p> <ul style="list-style-type: none"> ✓ Submit a request to the project's compensation and resettlement teams. ✓ If the claimant does not agree with the solution proposed by these bodies, either party is entitled to file a request to the Provincial or City Committee for Compensation and Resettlement. ✓ If the party does not agree with the settlement, they are entitled to make a request to the government through the study and proposition of the Ministry of Natural Resources and Environment for the final consideration. ✓ If the party does not agree with the government's settlement, they are entitled to make a request for justice to the National Assembly or to a court according to the judicial process. <p>The national requirement is considered to be generally aligned to IFC PS5, however it does not require the establishment of a grievance register to track and resolve claims, and specific timeframes for resolution of grievances, as per international best practice.</p>	<p>PAPs are able to submit grievances and claims related to the resettlement process directly to the Project Company or Resettlement Committee.</p> <p>The Project is considered to be generally compliant.</p>
<p>Monitoring and Evaluation The client will establish procedures to monitor and evaluate the implementation of a Resettlement Action Plan or Livelihood Restoration Plan and take corrective action as necessary.</p>	<p>As per Article 27, the project owner must set up a management unit of compensation and resettlement to take charge of monitoring and examination. The unit is obliged to make reports to the state audit-inspection organizations concerning the monitoring and examination of the implementation of the plan for compensation, allocation and relocation, and rehabilitation of people's livelihood of the development project as stipulated in the overall plan, at established each period.</p> <p>The national requirement is considered to be generally aligned to IFC PS5.</p>	<p>No monitoring activities have been conducted or planned for the resettlement process.</p> <p>The Project is considered to be non-compliant due to lack of monitoring conducted to date.</p>



6 GAPS IDENTIFIED AGAINST IFC PS5 REQUIREMENTS

This section identifies and assesses the gaps between the resettlement process carried out to date for the Project and the IFC PS5 requirements. The gaps have been assessed against the following risk rankings.

Risk Ranking	Definition
Minimal	<ul style="list-style-type: none"> ✓ The IFC PS5 requirement has been applied to a sufficient degree and/or no outstanding concerns or risks exist at this stage.
Low	<ul style="list-style-type: none"> ✓ A good understanding of the impact based on the information gathered and the sensitivity of the affected households or communities is in place. The deficiency identified can be easily addressed through development of management and mitigation plans or procedures.
Medium	<ul style="list-style-type: none"> ✓ The deficiency or gap identified will or could cause a challenge to the project development, permit/licence application and/or meeting IFC PS5 requirements, and present risks for the Project Company, affected stakeholders and/or Lenders. ✓ There is lack of understanding of the impact based on the information gathered and the sensitivity of the affected households or communities. Further investigation/assessment may be necessary as the information gaps and/or mitigation measures required are more complex.
High	<ul style="list-style-type: none"> ✓ The deficiency or gap will or could cause significant impacts to local communities and the Project may find it challenging to address the gap and mitigate the impact. It may present significant risks for the Project Company, affected stakeholders and/or Lenders. ✓ There is lack of understanding of the impact based on the information gathered and the sensitivity of the affected households or communities. ✓ Further investigation/assessment is required, potentially entailing significant amount of additional data collection, and/or feasible mitigation measures are limited and difficult to implement.

Table 6.1: Gap Analysis

IFC PS5 Provisions	Description & Gaps Identified	Assessment of Risk
<p>Project Design</p> <p>Feasible alternative project designs will be considered to avoid or minimize physical and/or economic displacement, while balancing environmental, social, and financial costs and benefits, paying particular attention to impacts on the poor and vulnerable.</p>	<p>The dry port site was selected for various factors including its proximity to the Container Yard of the Vientiane Logistics Park and connectivity to the Lao-Chinese and Lao-Thai railway projects, to facilitate consolidation, transport, import and export of goods through Laos, Thailand, China, and Vietnam. There is no indication that selection of the site took into consideration potential displacement impacts and efforts to minimize them.</p> <p>The placement of the access road was limited by the need to directly connect the dry port to the Mekong River port and make use of existing road infrastructure.</p>	<p>Low</p> <p>Due to the importance of connectivity to other infrastructure in the vicinity including the VLP and railway projects, alternative project locations to minimize displacement impacts were limited. Given that much of the resettlement process has already been undertaken, we consider that the lack of consideration of alternative project designs to minimize displacement presents a low risk.</p>
<p>Compensation and Benefits for Displaced Persons</p> <ul style="list-style-type: none"> IFC PS5 requires that displaced persons are provided with prompt and effective compensation at full replacement cost for losses of assets attributable directly to a project. If physical relocation is required, displaced persons must be provided with assistance during relocation and residential housing, housing sites and/or agricultural sites to at least equivalent standards as the previous site. Replacement cost does not take depreciation into account in terms of valuing assets. <p>If the residual of the asset being taken is not economically viable,</p>	<p>Timelines</p> <p>Among the 34 interviewed PAPs, 9 claimed that they have outstanding compensation payments that have been delayed.</p> <p>Replacement Cost</p> <p>Compensation was provided to PAPs for the value of the affected assets including crops, land plots and housing through the use of the average of governmental and market unit rates. As part of the valuation, deductions were not made for depreciation value or value of the remaining unused construction materials.</p> <p>The unit rates used are considered to be in line with the prevailing replacement value at the time of valuation. However, since 2020 the Lao kip has continued to undergo significant devaluation and inflation⁶ in comparison to foreign currencies including the Thai baht, the currency in which most commodities in the Vientiane Capital area are imported and purchased. This means that the unit rates used in previous years are no longer in line with replacement cost and are now insufficient for PAPs who experienced delayed compensation payments, as well as those who waited to spend the compensation received, to acquire replacement land, housing and crops of similar value and standard.</p> <p>As a result, the unit rates for PAPs who received delayed payments are considered to be below replacement value.</p>	<p>High</p> <p>The delays in payment and incomplete compensation payments made are key gaps that must be addressed through timely communication of accurate information and provision of payments to the applicable PAPs.</p> <p>As per PS5 requirements, the Project holds responsibility for the devaluation of unit rates and replacement value that occurred due to the delay in compensation payments. This presents a significant risk for the living standards of PAPs who experienced delays in payments.</p> <p>The lack of clear, consistent criteria used to determine provision of in-kind compensation in addition to cash payments is a deficiency within the land acquisition process. However, the risk presented by this issue going forward is considered low given that the majority of the cash compensation has been paid.</p>

⁶ <https://laotiantimes.com/2021/11/17/lao-kip-drops-to-15-year-low>

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IFC PS5 Provisions	Description & Gaps Identified	Assessment of Risk
<p>compensation and assistance must be provided as if the entire asset had been taken.</p>	<p>Compensation Options Most PAPs received cash compensation only via bank transfers, cash or cheques, with the exception of two PAPs who indicated awaiting the provision of new land plots to replace the lost residential land as agreed in the compensation agreements. It is unclear what criteria were used to determine which PAPs would be eligible to receive in-kind compensation in addition to cash payments.</p>	
<p>Security of Tenure IFC PS5 requires provision of adequate housing with security of tenure⁷ at resettlement sites. Physically displaced persons with no recognizable legal right to the land they occupy are entitled to adequate housing with security of tenure. For those who lack rights over the land they occupy, non-land assets also need to be retained, replaced, or compensated for; relocation take place with security of tenure; and lost livelihoods be restored.</p>	<p>PAPs with formal land titles were provided with land titles for new land plots, however at least two indicated still awaiting the land titles as promised in their compensation agreements. Those without land rights documentation, as well as those with only land use certificates or land tax receipts, were not eligible for compensation for loss of land nor provision of security of tenure through issuance of a land title at their new plots. PAPs whose non-land assets such as houses were affected were not provided with specific support to obtain security of tenure for alternative structures, or resettlement assistance to restore their living standards at suitable alternative sites.</p>	<p>High PAPs who are not in possession of formal land titles did not receive support to obtain security of tenure following displacement. As the lack of adequate security of housing and/or land places these PAPs in a precarious state, this is considered a key risk.</p>
<p>Eligibility for Compensation IFC PS5 considers eligible for compensation those who have formal legal rights to the land; those who do not have formal legal rights to land, but have a claim to such land; and those who do not have recognizable legal right or claim to the land.</p>	<p>All PAPs including those without formal land rights over the affected plots were eligible for compensation for the affected assets including structures, crops and rice fields. Compensation for loss of land and replacement land titles were only provided to those possessing formal land titles. The majority of PAPs, who only possess a land use certificate or tax receipt, are thus ineligible for land compensation.</p>	<p>Medium While the Project's eligibility criteria takes into account land users without formal land rights in provision of compensation for loss of assets, only those with land titles are entitled to receive land compensation. This is considered a gap against national law, which entitles those with land use certificates or other acceptable documentation indicating their land use right to compensation for the loss of land, and does not limit the required evidence to land titles.</p>

⁷ Security of tenure means that resettled individuals or communities are resettled to a site that they can legally occupy and where they are protected from the risk of eviction.

Land Review

IFC PS5 Provisions	Description & Gaps Identified	Assessment of Risk
		<p>The lack of support for acquiring formal and titles for PAPs who only possessed a land use certificate or tax receipt for the affected parcel has resulted in difficulties for the PAPs in securing new land plots.</p> <p>The support needed to ensure PAPs are able to secure sufficient, alternative housing is discussed in the “Physical Displacement” row below.</p>
<p>Physical Displacement In the case of physical displacement, the client will develop a Resettlement Action Plan that covers, at a minimum, the applicable requirements of this Performance Standard regardless of the number of people affected.</p>	<p>For those affected by physical displacement, compensation was provided for the value of the dwelling, and a 6-to-12-month rental housing allowance was provided for the rental value of a single-storey terrace house. However, no assistance was provided to identify and relocate to new housing.</p>	<p>High As noted in the “Security of Tenure” row above, the lack of assistance to identify and relocate to adequate new housing for PAPs constitutes a significant gap that will require additional consultations, to determine whether PAPs’ current housing is of appropriate and sufficient standard, and what type of support is required for the PAPs to obtain sufficient new housing.</p>
<p>Economic Displacement In the case of projects involving economic displacement only, the client will develop a Livelihood Restoration Plan to compensate affected persons and/or communities and offer other assistance that meet the objectives of this Performance Standard.</p>	<p>No livelihood restoration support was offered to the PAPs who lost access to the agricultural croplands and rice fields used as a source of income or source of subsistence crops. While Covid-19 also played a role in the reduced income of many PAPs, several indicated that the economic and/or physical displacement resulted in loss of income due to loss of plants, crops, fishponds and land, without any additional support being provided by the Project.</p>	<p>High The lack of livelihood restoration support comprises a significant gap that will require corrective measures, to assess the current socioeconomic status of the PAPs and determine the need for additional livelihood support.</p>
<p>Resettlement and Livelihood Restoration Planning and Implementation Development of a census and determination of who will be eligible for compensation and assistance, and implementation of a Resettlement Action Plan (RAP) or Livelihood Restoration Plan (LRP).</p>	<p>No RAP or LRP have been developed to date. There is currently no standardized recordkeeping system in place to track the total number of individuals and households affected, types of displacement that occurred, the amount of compensation provided, the PAPs’ current conditions and whereabouts, and any outstanding grievances and claims.</p> <p>Socioeconomic census surveys were not conducted to capture the PAPs’ baseline status with regards to income and living standards. Asset valuations were conducted by government officials according to compensation rates set by the relevant authorities (refer to</p>	<p>High The lack of socioeconomic baseline data collection is a key gap, which hinders the ability of the Project to monitor and evaluate the resettlement impact on PAPs’ socioeconomic and living standards without the availability of baseline indicators for comparison.</p>

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IFC PS5 Provisions	Description & Gaps Identified	Assessment of Risk
<p>Cut-Off Date In the absence of host government procedures, the client will establish a cut-off date for eligibility. Information regarding the cut-off date will be well documented and disseminated throughout the project area.</p>	<p>section 4.4.2). A cut-off date was announced by the Governor of Vientiane Capital on 9 April 2020, prohibiting encroachment, selling, exchange, transfer of land use right, use of land and any construction or use of developments on the Project areas following the date. This written notice was provided to the local village authorities to be disseminated to the community members. PAPs consulted confirmed that advance notice was provided about the cut-off date and date for vacating the area. A notice period ranging from 7 to 14 days was also provided to PAPs following completion of compensation payments, requiring them to vacate the area. Some PAPs reported having to move out earlier, due to construction activities commencing on their land parcel prior to the end of the notice period. We consider that this was the result of oversight and lack of proper communication between parties on the start of construction works, rather than an attempt by the Project to forcibly evict the land users.</p>	<p>Low The cut-off date was communicated to the local communities to a sufficient degree. However, the lack of physical boundaries at the dry port site to restrict public access continues to present the risk of future encroachment, which may require the displacement of opportunistic settlers who are ineligible for compensation from the site at a later date. The start of construction activities prior to the completion of the notice period is an additional gap that needs to be rectified through enforcement of oversight of contractors carrying out construction works. Given the completion of the construction works at this stage however, this is considered a low risk with regards to future re-occurrences.</p>
<p>Vulnerable Groups Particular attention to be paid to vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children.</p>	<p>Among the 34 PAPs interviewed, one household had multiple members with physical disabilities, while two others had elderly members and one household is headed by a single mother, for a total of four vulnerable households or 12%. This indicates that rates of vulnerabilities among all PAPs are likely to be similarly low. However, the displacement impact on households with vulnerable members has not been assessed as part of the resettlement planning and implementation processes, to determine whether they exacerbated the vulnerabilities and challenges experienced by the PAPs.</p>	<p>Medium The lack of socioeconomic census surveys conducted to identify vulnerabilities within the PAPs and integrate them into the resettlement process is a key gap. For the dry port site, due to the current advanced stage of the resettlement process and the fact that many of the PAPs have moved away from the local area, it would be challenging to retroactively identify vulnerable PAPs to address the deficiency. At the access road site, given the low total number of affected households (14), and the ongoing compensation negotiation processes, incorporation of PAPs' vulnerabilities in the determination of support to be provided is considered more feasible.</p>
<p>Community Engagement</p>	<p>Consultations with each household was conducted on various occasions to notify them of the requirement to vacate the land,</p>	<p>Medium</p>

Land Review

IFC PS5 Provisions	Description & Gaps Identified	Assessment of Risk
<p>Displaced persons are to be provided timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning, implementing, and monitoring resettlement.</p>	<p>conduct the asset valuation, and arrange the compensation payments (refer to section 4.5 for more details).</p> <p>The majority of PAPs interviewed expressed lack of knowledge of the valuation methodology used to calculate the compensation rates that they received, with none being familiar with the transport and house demolition allowances that Resettlement Committee members stated were provided. While this is partly attributed to the fact that the processes were undertaken several years ago for many PAPs, it may also indicate that the valuation rates and compensation methodologies used to determine the payment amounts were not communicated to PAPs to a sufficient degree.</p> <p>The stakeholder engagement process following relocation has been inadequate. Several PAPs have not been consulted throughout the compensation payment process with relevant updates, with two households for instance pending further information on the new land plots that they were promised to replace the loss of housing.</p>	<p>Given that several years have passed since many of the PAPs underwent the resettlement process, it may be difficult and unpractical to provide clearer information on the valuation and compensation methodologies at this stage. It is however still recommended to disseminate clear messages to the local communities, to minimise re-occurrence of future grievances related to the compensation payments received.</p>
<p>Grievance Mechanism Appropriate and accessible grievance mechanisms to be established to address specific concerns about compensation and relocation.</p>	<p>PAPs are able to submit grievances and claims related to the resettlement process directly to the Project Company or Resettlement Committee. Among the eight claims received to date, two are currently open.</p> <p>There is no systematic procedure for recording, tracking and resolving grievances received, and no specific timeframe to be followed for resolution of claims.</p> <p>PAPs interviewed were generally aware of the grievance mechanism in place, having reportedly been informed by the Resettlement Committee during the land acquisition process. However, while many expressed dissatisfaction with their compensation payments, they were skeptical of the usefulness of the mechanism. Reasons for not making use of the mechanism include considering it to be likely a waste of their time, or preferring to resolve any claims through informal discussions. This indicates that the mechanism has not been sufficiently demonstrated to PAPs in terms of its usefulness and ease of use.</p>	<p>High</p> <p>Given the grievances that remain open, and the lack of a documented grievance mechanism in place to record, escalate, track and resolve grievances, the development and implementation of a comprehensive grievance mechanism procedure, and disclosure of the procedure to PAPs, are key actions that will require close collaboration with the Resettlement Committee.</p>
<p>Monitoring and Evaluation The client will establish procedures to monitor and evaluate the implementation of a Resettlement Action Plan or Livelihood</p>	<p>No monitoring activities have been conducted or planned for the resettlement process.</p>	<p>High</p> <p>The lack of oversight of the PAPs' socioeconomic standards following resettlement is a significant gap. As previously referenced, a comparison of current standards</p>

Land Review

IFC PS5 Provisions	Description & Gaps Identified	Assessment of Risk
Restoration Plan and take corrective action as necessary.		against the baseline status will be challenging, nevertheless a systematic follow-up of the PAPs' current living standards is required.
<p>Private Sector Responsibilities Under Government-Managed Resettlement</p> <p>Where land acquisition and resettlement are the responsibility of the government, the client will collaborate with the responsible government agency to achieve outcomes that are consistent with this Performance Standard.</p>	The Project Company has not undertaken a detailed review of the government-led resettlement process. This Land Review document has been developed as the supplemental action plan to address the gaps identified in the above rows.	<p>Medium</p> <p>As much of the resettlement process has been completed, with many PAPs having moved out of the local area or not being traceable, there may be challenges in implementing the corrective actions identified within this study.</p>

7 SUPPLEMENTAL ACTION PLAN

The below supplemental action plan has been developed to address the gaps identified and the risks presented by these deficiencies, as detailed in the previous section.

Table 7.1: Supplemental Action Plan

#	Topic	Action	Responsibility	Timeframe	KPI	Estimated cost
1	Resources	<p>Expand upon the roles and responsibilities of the Sponsor's Resettlement Coordinator role, to manage the follow-up and resolution of outstanding resettlement compensation payments and grievances. Additional responsibilities to include:</p> <ul style="list-style-type: none"> ✓ Coordination and communication with relevant parties including the Resettlement Committee, other developments in the area including the railway projects, village authorities and PAPs ✓ Track compensation payments for all PAPs on an ongoing basis and communicate with PAPs as needed, including gathering information on cases from previous years for comprehensive overview of displacement impact ✓ Manage appointment of external consultants to conduct in-depth monitoring of PAPs' socioeconomic status and develop livelihood restoration plan ✓ Develop the entitlement matrix summarising the eligibility criteria and compensation rates used to date, for consistent approach to compensation cases going forward ✓ Follow up on all resettlement grievances received in collaboration with Resettlement Committee, to ensure that investigation and provision of responses are conducted according to established timeframes, and outcomes are clearly communicated to the claimant <p>Additional support staff will be appointed should it be needed to adequately undertake the above tasks in line with international requirements. Ideally, the additional staff will have prior, relevant experience working on resettlement matters on a project of similar scope to international standards.</p>	Project Company	Q2 2022	Resettlement Manager appointed	TBC (cost dependent on Project Company's resourcing decisions)
2	Compensation	Develop a register to track all outstanding compensation payments, including the current status, schedule of remaining payments, amounts paid to date, amount to be paid, and cases under negotiation.	Project Company	Q1 2022	Development and ongoing update of compensation	TBC

#	Topic	Action	Responsibility	Timeframe	KPI	Estimated cost
		Update the tracker on an ongoing basis.			tracker	
3	Compensation	<p>As part of the compensation tracker, identify the following:</p> <ul style="list-style-type: none"> ✓ Cases of compensation payments that were or will be delayed or late, and collaborate with the Resettlement Committee to decide on whether a top-up amount can be provided to account for the devaluation of the Lao kip in the 2020-2022 period. ✓ Cases of PAPs who did not receive compensation for loss of land due to only possessing land use certificates or tax receipts for the affected plot, to determine whether additional compensation or support can be provided to account for the land loss. 	Project Company Resettlement Committee	Q2 2022	Identification of cases eligible for additional compensation and support	TBC
4	Grievance Mechanism	<p>In collaboration with the Resettlement Committee, develop a formal, written resettlement grievance mechanism, with clear details on:</p> <ul style="list-style-type: none"> ✓ Timeframes for acknowledgement and resolution of grievances received ✓ Availability of mechanism for submission of any queries, concerns, grievances, and complaints related to previous and ongoing resettlement processes and decisions ✓ Roles and responsibilities for receipt and resolution of grievances <p>Disclose this mechanism to the local communities and PAPs with available contact details through both written notices and private communication, e.g. via WhatsApp or telephone calls. The mechanism will be available to receive all grievances concerning previous and ongoing resettlement processes linked to the Dry Port Project and PAPs will be encouraged to make use of it for any relevant complaints, claims or concerns.</p>	Project Company Resettlement Committee	Q2 2022	Resettlement grievance mechanism developed and disclosed	TBC
5	Grievance Mechanism	<p>In collaboration with the Resettlement Committee, develop and maintain resettlement grievance register with details on the case number, date received, name of claimant if available, topic, current status, outcome of investigation, date resolved and confirmation of PAP's satisfaction with outcome.</p> <p>The register is to be used to record all grievances received including verbal submissions, and monitor resolution as per established timeframes.</p>	Project Company Resettlement Committee	Q2 2022	Grievance register developed and updated	TBC
6	Consultation	In collaboration with the Resettlement Committee, develop consultation strategy to minimise grievances concerning	Project Company	Q2 2022	Consultation strategy	TBC

Land Review

#	Topic	Action	Responsibility	Timeframe	KPI	Estimated cost
		<p>compensation payments and clarify key information such as valuation rates used and provision of new land plots for PAPs. Methods may include:</p> <ul style="list-style-type: none"> ✓ Public Q&A session to address general outstanding queries on compensations, land plots, valuation, timeframes, etc. ✓ Development of flyer with key information such as valuation methodologies used, timeframes for relocation and payment of outstanding compensation amounts and LRP programmes <p>The strategy must be carefully developed and managed to ensure that further communication with local communities does not raise the risk of community-level protests against the Project, and to minimise the possibility of opportunistic claimants alleging historical displacement impact.</p>	Resettlement Committee		developed	
7	Encroachment	Put up clear signage at the dry port and access road locations with information on future encroachment and their ineligibility for resettlement support and compensation, to discourage opportunistic settlers.	Project Company	Q1 2022	Signage posted	TBC
8	Notice Periods	Develop and disclose a protocol for construction activities, prohibiting the initiation of any activities prior to completion of the notice period for the given land parcel. Disclose this to all contractor personnel.	Project Company	Q1 2022	Protocol developed and disclosed to all contractors and site managers	TBC
9	Monitoring	<p>For the access road site, commence quarterly monitoring of the PAPs' socioeconomic status following resettlement, looking at indicators including:</p> <ul style="list-style-type: none"> ✓ Current status of PAPs with regards to: ✓ Income levels ✓ Standard of housing ✓ Expenditures ✓ Livelihood activities ✓ Status of vulnerable PAPs in terms of access to livelihoods, services and comprehensive information on the compensation payment and relocation processes ✓ Corrective actions to address gaps identified on ongoing basis <p>The monitoring will make use of the primary household data on the</p>	Project Company	Q2 2022	Quarterly monitoring reports developed	TBC

#	Topic	Action	Responsibility	Timeframe	KPI	Estimated cost
		<p>PAPs collected as part of this study, to minimise consultation fatigue for the PAPs.</p> <p>The recruitment of an external consultant with the relevant resettlement expertise is highly recommended for this process to ensure that the monitoring is conducted to an acceptable standard.</p>				
10	Livelihood Restoration	<p>Based on outcomes of first quarterly monitoring report, develop livelihood restoration plan (LRP), for identification of livelihood restoration measures that are appropriate for the PAPs. The scope of the LRP will be broadened to include all PAPs at the access road area, and any PAP that can prove previous displacement impact from the 55ha dry port area, to ensure that both those that were recently and previously displaced can benefit from the additional support.</p> <p>The LRP is to include the following components:</p> <p>Project Description including areas affected by displacement</p> <p>Legal Framework, with national and international requirements on land acquisition, compensation and livelihood restoration support</p> <p>Displacement Impact, with general information on the PAPs including number of PAPs per different impact categories at both sites, such as physical, economic or both types of displacement, and loss of dwelling, farmland, and other structures.</p> <p>Eligibility Criteria for participation in the LRP programmes, including the evidence required to prove displacement impact in previous years (e.g., Signed agreements, land use certificates, land titles) and the cut-off date for claiming eligibility to avoid opportunistic claimants.</p> <p>Consultation with PAPs, including a description of the methodology for consultation to be applied throughout the LRP process, such as group meetings and focus group discussions with key demographic groups including vulnerable households. It will also include a proposed schedule for undertaking the consultations with PAPs. The LRP will emphasize the importance of documentation of the process.</p> <p>The consultations will aim to find out which PAPs are interested in obtaining livelihood restoration support, and the types of activities that would be suitable based on their priorities and interests.</p> <p>LRP Programme, detailing the process for identifying the most</p>	Project Company	Q2 2022	LRP developed	TBC

#	Topic	Action	Responsibility	Timeframe	KPI	Estimated cost
		<p>appropriate and practical LRP programmes for PAPs, including assessment of PAPs' needs, priorities and interests concerning livelihoods and socioeconomic standards, proposed options for LRP activities, and selection criteria to be considered in the identification and selection of implementation partners.</p> <p>Types of LRP activities to be considered can include agricultural extension support, lines of credit, training and capacity building in industries of interest for the PAPs.</p> <p>The section will also consider potential, appropriate community investment programmes as complementary support for PAPs in local communities, in collaboration with village leaders. Such programmes may include support for local education and health institutions and road infrastructure improvements.</p> <p>Roles and Responsibilities, including a description of the processes for organizational arrangements, responsibilities and roles at the institutional and individual levels. The Resettlement Manager is expected to manage implementation of the LRP, with external implementation partners with the relevant technical expertise being employed where needed for development and implementation of the LRP programmes.</p> <p>Grievance Redress Mechanism, including a description of the options available to PAPs for grievance redress they may have about the LRP process, the identification of eligible participants, implementation of the activities and any other grievances relating to the LRP.</p> <p>Budget and Funding Arrangements, including description of the sources of funding for implementation of the LRP and cost estimates including for monitoring of the LRP activities.</p> <p>Monitoring Arrangements, including a mechanism for monitoring the implementation of the LRP programmes, with clarification of the roles of the implementation partners, PAPs, and Resettlement Committee and Resettlement Manager in the monitoring process. In this section, a template will be also presented for monitoring indicators to be used based on the types of LRP programmes identified.</p> <p>Implementation Schedule, to establish clear timelines for development and implementation of the LRP, including the</p>				

#	Topic	Action	Responsibility	Timeframe	KPI	Estimated cost
		announcement of the cut-off date for eligibility, consultations to be conducted and timelines for identifying LRP programmes and relevant implementation partners.				
11	LRP Disclosure	<p>Once developed, the draft LRP will be disclosed to the PAPs and local village leaders through the Resettlement Committee. With oversight by the Resettlement Committees, the Resettlement Manager will:</p> <ul style="list-style-type: none"> ✓ Undertake a public disclosure process to ensure the PAPs are aware of the key contents of the LRP and are encouraged to provide feedback; ✓ Ensure that all PAPs, including vulnerable groups, have convenient access to the document and means to provide comments, and; ✓ Compile comments received and incorporate them into the LRP accordingly as needed. 	Project Company Resettlement Committee	Q3 2022	LRP disclosed to PAPs and comments received	TBC
12	Audit	<p>Following completion of the compensation payments and livelihood restoration measures, appoint external consultant to conduct independent audit of the access road resettlement process. The audit will assess aspects including:</p> <ul style="list-style-type: none"> ✓ Types of compensation provided and adequacy in terms of replacement value, and timeframes for payment ✓ Compensation (e.g., sufficient to cover replacement costs of lost assets, housing conditions, compensation/entitlements, income restoration and livelihood sustainability measures) ✓ Level of participation of PAPs in decisions regarding compensation rates and options for livelihood restoration ✓ Adequacy of replacement housing in terms of physical structure, location, and access to resources and services ✓ Effectiveness of livelihood restoration measures in achieving acceptable living standards for PAPs ✓ Measures taken to protect vulnerable PAPs ✓ Adequacy of the grievance redress process and outcomes ✓ Monitoring and evaluation process and outcomes. ✓ Key additional actions needed 	Project Company External Consultant	TBC	Audit report developed Corrective actions implemented	TBC

REFERENCES

Decree No. 84 on Compensation and Resettlement of People Affected by Development Projects of 2016

Implementation Guideline for the Decree of the Prime Minister on Compensation and Resettlement of People Affected by Development Projects (No.2432/STEA, dated 11 November 2005)

JICA, 2015, Preparatory Survey on Vientiane Logistics Park (VLP) Project (PPP Infrastructure Project) In Lao P.D.R.

Land Law dated June 2020

Law on Handling of Petitions (Grievance Redress) No 035/President, revised and approved in 2015

Public Involvement Guideline by MONRE

Appendix A

Establishment of Resettlement Committee for Lao-Thai Railway Project by Governor of Vientiane Capital, 6 January 2015 (In Lao)

Doc. No. P0026924-1-H2 Rev. 1 - February 2022





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 ເລກທີ 00141
 ວັນທີ 11/1/2015

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ຂໍ້ຕົກລົງ

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- ອີງຕາມ ມາດຕາ 13,14 ພວດ IV ຂອງກົດໝາຍວ່າດ້ວຍການປົກຄອງທ້ອງຖິ່ນສະບັບເລກທີ 03/ສພຊ, ລົງວັນທີ 21/10/2003.
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- ອີງຕາມ ການສະເໜີຂອງກະຊວງໂຍທາທິການ ແລະ ຂົນສົ່ງ ສະບັບເລກທີ 01075/ຍທຂ, ລົງວັນທີ 10/12/2014.

ເຈົ້າຄອງນະຄອນຫຼວງວຽງຈັນຕົກລົງ:

ມາດຕາ 1: ເຫັນດີແຕ່ງຕັ້ງຄະນະກຳມະການສະເພາະກິດ ເພື່ອໄກ່ເກ່ຍ, ແກ້ໄຂການຊົດເຊີຍທີ່ດິນ, ສິ່ງປຸກສ້າງ, ຜົນລະປູກ ແລະ ສິ່ງກົດຂວາງ ໃນໂຄງການກໍ່ສ້າງລານຕູ້ສິນຄ້າ (CY) ຢູ່ສະຖານນິລົດໄຟທ່ານາແລ້ງ, ບ້ານດົງໂພສີ, ເມືອງຫາດຊາຍຟອງ; ບ້ານນາຄວາຍໃຕ້, ເມືອງໄຊເຊດຖາ ແລະ ກໍ່ສ້າງຫ້ອງການ, ເຮືອນພັກພະນັກງານ ຢູ່ບ້ານຄຳສະຫວາດ, ບ້ານໂນນຫວາຍ, ເມືອງໄຊເຊດຖາ, ຊຶ່ງປະກອບມີບັນດາທ່ານດັ່ງນີ້:

- | | | |
|---------------------------|--|-------------------|
| 1. ທ່ານ ແກ່ນ ວໍລະສານ | ຮອງເຈົ້າເມືອງຫາດຊາຍຟອງ | ເປັນຫົວໜ້າ |
| 2. ທ່ານ ພຸດທະພອນ ໂຄດປັນຍາ | ຮອງເຈົ້າເມືອງໄຊເຊດຖາ | ເປັນຮອງຜູ້ປະຈຳການ |
| 3. ທ່ານ ຈັນທອນ ໄຊຍະກອນ | ຫົວໜ້າໂຄງການກໍ່ສ້າງທາງລົດໄຟເຊື່ອມຕໍ່ລາວ-ໄທ ໄລຍະ II | ເປັນຮອງ |
| 4. ທ່ານ ບຸນຊົມ ຊົງວິໄລ | ຮອງຫົວໜ້າພະແນກຊັບພະຍາກອນທຳມະຊາດແລະສິ່ງແວດລ້ອມ | ເປັນຮອງ |
| 5. ທ່ານ ບົວວັນ ແກ້ວວິຈິດ | ຮອງຫົວໜ້າຄະແໜງຈັດສັນແລະພັດທະນາທີ່ດິນ | ເປັນຄະນະ |
| 6. ທ່ານ ສຸພິນ ໂສມາຍາ | ຫົວໜ້າຫ້ອງການຊັບພະຍາກອນ ເມືອງໄຊເຊດຖາ | ເປັນຄະນະ |
| 7. ທ່ານ ນະຄອນເພັດ ຄຳຕັນ | ຫົວໜ້າຫ້ອງການຊັບພະຍາກອນ ເມືອງຫາດຊາຍຟອງ | ເປັນຄະນະ |
| 8. ທ່ານ ທະວີໄຊ ໄຊປະເສີດ | ຫົວໜ້າຫ້ອງການ ຍທຂ ເມືອງໄຊເຊດຖາ | ເປັນຄະນະ |

9. ທ່ານ ສົມລິດ ຈອມສີແສງເພັດ	ສະພາແຫ່ງຊາດເຂດເລືອກຕັ້ງທີ 1	ເປັນຄະນະ
10. ທ່ານ ແສງອາລຸນ ພິມມະເທບ	ຫົວໜ້າຫ້ອງການ ຍທຂ ເມືອງຫາດຊາຍຟອງ	ເປັນຄະນະ
11. ທ່ານ ສິດທິພອນ ບຸບຜາວັນ	ຫົວໜ້າພະແນກນິຕິກຳ, ກະຊວງ ຍທຂ	ເປັນຄະນະ
12. ທ່ານ ສະແຫວງ	ນາຍບ້ານນາຄວາຍໃຕ້	ເປັນຄະນະ
13. ທ່ານ ຄອນສະຫ້ວນ	ຮອງນາຍບ້ານດົງໂພສີ	ເປັນຄະນະ
14. ຜູ້ຕາງໜ້າ ສານນະຄອນຫຼວງ	ນະຄອນຫຼວງວຽງຈັນ	ເປັນຄະນະ
15. ຜູ້ຕາງໜ້າ ຫ້ອງການ ປກສ	ນະຄອນຫຼວງວຽງຈັນ	ເປັນຄະນະ

ມາດຕາ 2: ສິດ ແລະ ໜ້າທີ່ຂອງຄະນະກຳມະການມີ:

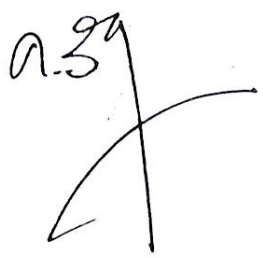
- ປະສານສົມທົບກັບ ກະຊວງ ຍທຂ, ອຳນາດການປົກຄອງບ້ານ, ເມືອງ ແລະ ພາກສ່ວນທີ່ກ່ຽວຂ້ອງ ເຮັດວຽກແນວຄິດກັບປະຊາຊົນ ຜູ້ທີ່ຖືກຜົນກະທົບຢູ່ໃນເຂດໂຄງການດັ່ງກ່າວ ໃຫ້ຮັບຮູ້ເຂົ້າໃຈ ແລະ ໃຫ້ຄວາມຮ່ວມມືປະກອບສ່ວນເຂົ້າໃນໂຄງການ.
- ມີໜ້າທີ່ກວດກາການເວນຄືນທີ່ດິນ ສິ່ງປຸກສ້າງ ແລະ ຜົນລະປູກໃຫ້ຖືກຕ້ອງຕາມລະບຽບກົດໝາຍ ແລະ ຄວາມເປັນຈິງ ເພື່ອສະເໜີເຈົ້າຄອງນະຄອນຫຼວງວຽງຈັນ ອະນຸມັດລາຄາຫົວໜ່ວຍຊົດເຊີຍທີ່ດິນ, ສິ່ງປຸກສ້າງ ແລະ ຜົນລະປູກ.
- ສົມທົບກັບເຈົ້າຂອງໂຄງການ ຕິດຕາມກວດກາການເບີກຈ່າຍເງິນຊົດເຊີຍທີ່ດິນ, ສິ່ງປຸກສ້າງ ແລະ ຜົນລະປູກຕາມການອະນຸມັດ ຂອງ ທ່ານ ເຈົ້າຄອງນະຄອນຫຼວງວຽງຈັນ.
- ເຮັດໜ້າທີ່ໄກ່ເກ່ຍ, ແກ້ໄຂບັນຫາ, ປະຕິບັດການຊົດເຊີຍໃຫ້ຖືກຕ້ອງສອດຄ່ອງກັບການອະນຸມັດຂອງເຈົ້າຄອງນະຄອນຫຼວງວຽງຈັນ. ແລະຕາມລະບຽບກົດໝາຍ ໃຫ້ມີຄວາມສະຫງົບ.
- ສະຫຼຸບລາຍງານການຈັດຕັ້ງປະຕິບັດວຽກງານໃຫ້ຂັ້ນເທິງເປັນແຕ່ລະໄລຍະເພື່ອຮັບຊາບ ແລະ ຂໍ້ທິດຊີ້ນຳ.
- ແຕ່ງຕັ້ງໜ່ວຍງານຊ່ວຍວຽກ ເພີ່ມຕື່ມໄດ້ ຕາມຄວາມຈຳເປັນຕົວຈິງ.

ມາດຕາ 3: ສຳລັບງົບປະມານໃນການໃຊ້ຈ່າຍຕ່າງໆ ເຂົ້າໃນການເຄື່ອນໄຫວ ວຽກງານແມ່ນມອບໃຫ້ ກົມທາງລົດໄຟ ກະຊວງ ຍທຂ ເປັນຜູ້ ຮັບຜິດຊອບ.

ມາດຕາ 4: ຫ້ອງການປົກຄອງ, ພະແນກຊັບພະຍາກອນທຳມະຊາດ-ສິ່ງແວດລ້ອມ, ອົງການປົກຄອງເມືອງ ໄຊເຊດຖາ, ເມືອງຫາດຊາຍຟອງ ແລະ ທຸກພາກສ່ວນທີ່ກ່ຽວຂ້ອງຈົ່ງຮັບຊາບ ແລະ ພ້ອມກັນຈັດຕັ້ງປະຕິບັດໃຫ້ໄດ້ຮັບຜົນດີ, ມີປະສິດທິພາບສູງ.

ມາດຕາ 5: ຂໍ້ຕົກລົງສະບັບນີ້ ມີຜົນສັກສິດນັບແຕ່ມີລົງລາຍເຊັນເປັນຕົ້ນໄປ.

ເຈົ້າຄອງນະຄອນຫຼວງວຽງຈັນ



Appendix B
**Compensation Unit Rates for Land,
Structures and Crops - Dry Port Project
(2020)**

Doc. No. P0026924-1-H2 Rev. 1 - February 2022





Lao People's Democratic Republic
Peace Independence Democracy Unity Prosperity

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Vientiane Capital
Department of Natural Resources and Environment

No. 2967/DNRE.VTC
Date 17 MAR 2020

Land Unit Cost compensation

- Pursuant to the Ministerial Agreement of Ministry of Natural Resources and Environment No. 3171/MONRE, dated 01 August 2017 on right and obligation of Department of Natural Resources and Environment Province/Vientiane Capital;
- Pursuant to the Decree on Compensation and Relocation from development project No. 84/GO, dated 05 May 2016;
- Pursuant to the Governor Agreement of Vientiane Capital on assigning Committee to create, protect and clarify Draft Agreement on Project Reservation Area and Estimate of unit cost compensation to affected people from Thanaleng Dry Port and Vientiane Logistic Park Development Project, No. 0837/GVTC, dated 18 September 2019.

Director of Department of Natural Resources and Environment, Vientiane Capital has agree:

Acceptance of Land Unit Cost compensated to affected people from Thanaleng Dry Port and Vientiane Logistic Park Development Project consist of 3 villages: Dongphosy, Thanaleng and Dongphonhae, Hadxayfong District, Vientiane Capital based on confirmation of village authorities and from result of survey, public consultation of related committees together with affected people from Thanaleng Dry Port and Vientiane Logistic Park Development Project in Hadxayfong District, Vientiane Capital are as below:

No.	Village Name	Road Type			
		National road	Main road	Access road	No access road
		1	2	3	4
1	Dongphosy		270.0000	150.000	80.000
2	Thanaleng		270.0000	150.000	80.000
3	Dongphonhae		270.0000	150.000	80.000

This table of Land Unit Cost compensation only use for affected people from Thanaleng Dry Port and Vientiane Logistic Park Development Project.

That is why, Department of Public Works and Transport, Vientiane Capital agree on using this unit cost table for implementation of this project.

Director of Department

(Sign and Seal)

Bountharm PHOUTHAVONGSA



Lao People's Democratic Republic
Peace Independence Democracy Unity Prosperity

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Vientiane Capital
Department of Public Works and Transport

No. 1642/DPWT.VTC
Date 11 MAR 2020

Structure Unit Cost compensated to affected people by Thanaleng Dry Port and Vientiane Logistic Park Development Project

- Pursuant to the Notification of Implementation Committee, Decree No. 194/PM, Central Government No. 0161/SC.194 on re-inspection method on cost of house, structure and house interior properties which transferred into right of Government servant pursuant to Decree No. 194/PM, Central Government dated 12 November 1994;
- Pursuant to the Agreement of Governor of Vientiane Capital on assigning Committee to create, protect and clarify Draft Agreement on Project Reservation Area and Estimate of unit cost compensation to affected people from Thanaleng Dry Port and Vientiane Logistic Park Development Project, No. 0837/GVTC, dated 18 September 2019.

Department of Public Works and Transport, Vientiane Capital

(On behalf of Compensation Committee)

1. Structure Unit Cost compensated to affected people from Thanaleng Dry Port and Vientiane Logistic Park Development Project are as below:

N o	Description	Unit	Low	Medium	High
Built Assets					
A	Shacks				
1	Round timber frame, bamboo walls, grass roofing or Bamboo roofing	m ²	133,000	149,265	166,250
2	Round timber frame, bamboo walls, metal sheet roofing	m ²	133,001	149,265	166,251

3	Sawn timber frame, timber walls, metal sheet roofing or Bamboo roofing	m ²	137,180	154,328	171,475
B	Single-storey house				
1	Timber frame, plank walls, metal sheet roofing	m ²	668,800	752,400	836,000
2	Timber frame, plank walls, fibre cement roofing	m ²	668,800	752,400	836,000
3	Timber frame, brick walls, metal sheet roofing	m ²	646,000	726,750	807,500
4	Timber frame, brick walls, fibre cement roofing	m ²	1,672,000	1,881,000	2,090,000
5	Concrete frame, cement block walls, metal sheet roofing	m ²	1,710,000	1,923,750	2,137,500
6	Concrete frame, cement block walls, fibre cement roofing	m ²	2,033,760	2,287,980	2,542,200
7	Concrete frame, brick walls, metal sheet roofing	m ²	2,036,040	2,290,545	2,545,050
8	Concrete frame, brick walls, fibre cement roofing	m ²	2,432,000	2,736,000	3,040,000
9	Concrete frame, brick walls, cement tile roofing	m ²	2,660,000	2,992,500	3,325,000
C	Two-storey house				
1	Stilt frame, plank walls, metal sheet roofing	m ²	1,026,000	1,154,250	1,282,500
2	2-storey timber house, metal sheet roofing	m ²	1,026,000	1,154,250	1,282,500
3	2-storey timber house, fibre cement roofing	m ²	1,080,000	1,215,000	1,350,000
4	2-storey timber house, cement tile roofing	m ²	1,254,000	1,410,750	1,567,500
5	Masonry lower floor with timber top floor, metal sheet roofing	m ²	1,672,000	1,881,000	2,090,000
6	Masonry lower floor with timber top floor, fibre cement roofing	m ²	1,950,160	2,193,930	2,437,700
7	Masonry lower floor with timber top floor, cement tile roofing	m ²	2,052,000	2,308,500	2,565,000
8	2-storey reinforced Concrete house, fibre cement roofing	m ²	2,363,600	2,659,050	2,954,500
9	2-storey reinforced Concrete house, cement tile roofing	m ²	2,584,000	2,907,000	3,230,000
10	Lao traditional modern house	m ²	2,660,000	2,992,500	3,325,000
D	Terraced house				
1	Single-storey timber building, metal sheet roofing	m ²	646,000	726,750	807,500
2	Single-storey timber building, fibre cement roofing	m ²	653,600	735,300	817,000

3	Single concrete building, metal sheet roofing	m ²	646,000	726,750	807,500
4	Single concrete building, fibre cement roofing	m ²	1,596,000	1,795,500	1,995,000
5	Single concrete building, cement roofing	m ²	2,056,560	2,313,630	2,570,700
6	2-storey concrete house, metal sheet roofing	m ²	1,140,000	1,282,500	1,425,000
7	2-storey concrete house, fibre cement roofing	m ²	2,008,680	2,259,765	2,510,850
8	2-storey concrete house, cement roofing	m ²	2,133,320	2,399,985	2,666,650
E	<i>Kitchen, veranda, balcony, garage, paddy field shack, hay shed, animal pens, and shops</i>				
1	Round timber frame, metal sheet roofing	m ²	266,000	299,250	332,500
2	Sawn timber frame, concrete floors, metal sheet roofing	m ²	266,000	299,250	332,500
3	Sawn timber frame, concrete floors, fibre cement roofing	m ²	304,000	342,000	380,000
4	Steel frame, concrete floors, fibre cement roofing		342,000	384,750	427,500
5	Steel frame, concrete floors, aluzinc roofing	m ²	380,000	427,500	475,000
F	<i>Toilets</i>				
1	Standard soak pit toilet	m ²	266,000	299,250	332,500
2	Brick construction with metal sheet roof	m ²	304,000	342,000	380,000
3	Brick construction, metal sheet roof	m ²	1,064,000	1,197,000	1,330,000
G	<i>Rice storage sheds</i>				
1	Round timber frame, bamboo walls, metal sheet roofing	m ²	60,800	68,400	76,000
2	Sawn timber frame, timber walls, metal sheet roofing	m ²	722,000	812,250	902,500
H	<i>Storage building</i>				
1	Timber frame, metal sheet roof	m ²	266,000	299,250	332,500
2	Timber frame, aluminium sheet roof	m ²	266,000	299,250	332,500
I	<i>Farm</i>				
1	Timber frame, metal sheet roof	m ²	266,000	299,250	332,500
2	Steel frame, metal sheet roof	m ²	304,000	342,000	380,000
3	Steel frame, fibre cement roof	m ²	1,121,760	1,261,980	1,402,200
4	Steel frame, aluminium sheet roof	m ²	1,121,760	1,261,980	1,402,200

J	Fences				
1	Full masonry wall	ml	105,215	118,367	131,519
2	Mixed masonry wall	ml	166,440	187,245	208,050
3	Concrete fence post	ml	35,000		
4	Timber fence post	post	12,000		
5	Barbed wire	ml	800		
6	Steel net	ml	4,000		
K	Water supply				
1	Well	ml	152,000	171,000	190,000
2	Deep-well for family	Unit	3,040,000	3,420,000	3,800,000

❖ Remarks:

1. Low: House without many components;
2. Middle: House without some components;
3. High: House with completed components;
4. If there is without too many components need to separate pieces of material cost according to unit cost of building construction and maintenance of Department of Public Works and Transport, Vientiane Capital No. 2016/ DPWT.VTC, dated 13/06/2016.

Table of Structure Unit Cost compensation to affected people participation in Thanaleng Dry Port and Vientiane Logistic Park Development Project.

That is why, Department of Public Works and Transport, Vientiane Capital agree on using this table for implementation.

Director of Department of Public Works and Transport, Vientiane Capital

(On behalf of Compensation Committee)

(Sign and Seal)

Soulivanh PHOMMAHAXAY



Lao People's Democratic Republic
Peace Independence Democracy Unity Prosperity

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Vientiane Capital
Department of Agriculture and Forestry

No. 1046/DAF.VTC
Date 10 MAR 2020

Plantation Unit Cost compensated to affected people by Thanaleng Dry Port and Vientiane Logistic Park Development Project

- Pursuant to the Law on Agriculture, No. 01/98 NA, dated 10 October 1998;
- Pursuant to Ministerial Agreement of Agriculture and Forestry on right and obligation of Department of Agriculture and Forestry, Vientiane Capital No. 3926/AF, dated 04 September 2017;
- Pursuant to the Decree on Compensation and Relocation from development project No. 84/GO, dated 05 May 2016;
- Pursuant to the Governor Agreement of Vientiane Capital on assigning Committee to create, protect and clarify Draft Agreement on Project Reservation Area and Estimate of unit cost compensation to affected people from Thanaleng Dry Port and Vientiane Logistic Park Development Project, No. 0837/GVTC, dated 18 September 2019.

To be validated on implementation on Thanaleng Dry Port and Vientiane Logistic Park, Vientiane Capital, Department of Agriculture and Forestry Vientiane Capital has identified Unit Cost compensation of plantation to affected people from this project are as below:

No.		Age	Unit	Unit Rate (LAK)
A	Industrial tree			
1	Dalbergia cochinchensis	1-3 Years	tree	80,000
		4-6 Years	tree	120,000
		7-10 Years	tree	150,000
2	Afzelia xylicarpa, Rosewood	1-3 Years	tree	30,000

		4-6 Years	tree	50,000
		7-10 Years	tree	100,000
3	Teak	1-3 Years	tree	30,000
		4-7 Years	tree	50,000
		8-12 Years	tree	100,000
		13-18 Years	tree	120,000
		19-25 Years	tree	150,000
		26-33 Years	tree	250,000
		34-45 Years	tree	350,000
		4	Agarwood	1-3 Years
4-7 Years	tree			45,000
8-12 Years	tree			50,000
13-18 Years	tree			60,000
19-25 Years	tree			70,000
26-33 Years	tree			100,000
5	Eucalyptus, Acacia, Flam-boyant	1-3 Years	tree	8,000
		4-7 Years	tree	20,000
		8-12 Years	tree	30,000
		13-18 Years	tree	40,000
		19-25 Years	tree	50,000
		26-33 Years	tree	80,000
6	Rubber trees	1 Year	tree	28,000
		2 Years	tree	38,000
		3 Years	tree	53,000
		4 Years	tree	68,000
		5 Years	tree	83,000
		6 Years	tree	98,000
		7 Years Up	tree	200,000
B	Fruit tress			

1	Pomelo tree	Less than 5 Year	tree	50,000
		5 Year Up	tree	130,000
2	coconut tree	Less than 5 Year	tree	100,000
		5 Year Up	tree	240,000
3	Sour, sweet marian plum tree	Less than 5 Year	tree	50,000
		5 Year Up	tree	100,000
4	Lemon tree	Less than 5 Year	tree	150,000
		5 Year Up	tree	240,000
5	Guava tree	Less than 5 Year	tree	100,000
		5 Year Up	tree	100,000
6	Lychee, rambutan, dragon fruit, durian fruit	Less than 5 Year	tree	50,000
		5 Year Up	tree	100,000
7	Jackfruit tree	Less than 5 Year	tree	50,000
		5 Year Up	tree	200,000
8	Jujube tree	Less than 5 Year	tree	50,000
		5 Year Up	tree	100,000
1	Tamarind tree	Less than 5 Year	tree	50,000
		5 Year Up	tree	104,000
2	Orange tree	Less than 5 Year	tree	50,000
		5 Year Up	tree	200,000

3	Longan, spodilla tree	Less than 5 Year	tree	50,000
		5 Year Up	tree	300,000
4	Wild palm tree	Less than 5 Year	tree	50,000
		5 Year Up	tree	150,000
5	Eggfruit, gooseberry, starfruit tree	Less than 5 Year	tree	300,000
		5 Year Up	tree	100,000
6	Papaya tree	Less than 3 Year	tree	60,000
7	Burmese grape tree	Less than 5 Year	tree	39,000
		5 Year Up	tree	130,000
8	Oilnut tree	Less than 5 Year	tree	20,000
		5 Year Up	tree	45,000
9	Sugar apple tree	Less than 5 Year	tree	30,000
		5 Year Up	tree	170,000
10	Cainito tree	Less than 5 Year	tree	39,000
		5 Year Up	tree	200,000
11	Red cotton tree	2 Year Up	tree	100,000
12	Avocado tree	Less than 5 Year	tree	150,000
		5 Year Up	tree	300,000
C	Crops			
1	Banana tree		Cluster	50,000
2	Sugar cane		Cluster	10,000

3	Pineapple		tree	7,000
4	Rice	(1 season/Year)	hectare	10,340,000
5	Rice	(2 season/Year)	hectare	21,120,000
6	Lac		m3	10,000
V.	Bamboo			
1	Bambusa arundinacea		Cluster	250,000
2	Bambusa blumeana		Cluster	300,000
3	Dendrocalamus asper		Cluster	250,000

That is why, Department of Agriculture and Forestry, Vientiane Capital agree on using this unit cost table for implementation of this project.

Remarks:

1. For rice is compensated in yield for 3 years, if cultivation in 2 seasons is multiple by 2 as loss of opportunity;
2. If there are any decorated trees or trees not included in the list is calculated based on similarity plant in the list above and certified by Committee of District.

Director of Department

(Sign and Seal)

Vadsana SICHALERN

Appendix C

Vientiane Capital Announcement of Encroachment cut-off Date

Doc. No. P0026924-1-H2 Rev. 1 - February 2022





ນະຄອນຫຼວງວຽງຈັນ

ເລກທີ: 009 /ຈນວ
ວັນທີ: ໑ ເມສາ 2020

ແຈ້ງການ

ເຖິງ: - ທ່ານເຈົ້າເມືອງຫາດຊາຍຝອງ ນະຄອນຫຼວງວຽງຈັນ.
- ທ່ານເຈົ້າເມືອງໄຊເສດຖາ ນະຄອນຫຼວງວຽງຈັນ.
- ທ່ານຫົວໜ້າພະແນກການ-ອົງການລັດທຽບເທົ່າ ຂັ້ນນະຄອນຫຼວງວຽງຈັນ.
- ບັນດາຜູ້ອຳນວຍການບໍລິສັດ, ຫ້າງຮ້ານ, ການຈັດຕັ້ງ ຕະຫຼອດຮອດປະຊາຊົນ, ພະນັກງານ, ທະຫານ, ຕໍາຫຼວດ ທີ່ໃຊ້ດິນຢູ່ອ້ອມຂ້າງເຂດບ້ານນາຄວາຍໃຕ້, ບ້ານຊຽງດາ, ເມືອງໄຊເສດຖາ; ບ້ານດົງໄພສີ, ບ້ານທ່ານາແລ້ງ ແລະ ບ້ານດົງໄພແຮ່ ເມືອງຫາດຊາຍຝອງ.
ເລື່ອງ: ຫ້າມບໍ່ໃຫ້ປຸກສ້າງ, ຕໍ່ເຕີມ, ຊື້-ຂາຍ, ຊວດຈໍາ ຫຼື ໂອນສິດໃຊ້-ສິດນໍາໃຊ້ທີ່ດິນ, ຈົກໜອງນໍ້າ, ຈົກດິນຂາຍ ຢູ່ເຂດສະຫງວນຂອງໂຄງການພັດທະນາທ່າບົກ-ທ່ານາແລ້ງ ແລະ ເຂດໂລຊິດສະຕິກ ນະຄອນຫຼວງວຽງຈັນ (ແບບຄົບວົງຈອນ) ໃນຂອບເຂດບ້ານນາຄວາຍໃຕ້, ບ້ານຊຽງດາ ເມືອງໄຊເສດຖາ; ບ້ານດົງໄພສີ, ບ້ານທ່ານາແລ້ງ ແລະ ບ້ານດົງໄພແຮ່ ເມືອງຫາດຊາຍຝອງ.

- ອີງຕາມ ຂໍ້ຕົກລົງຂອງເຈົ້າຄອງນະຄອນຫຼວງວຽງຈັນ ສະບັບເລກທີ 0388/ຈນວ, ລົງວັນທີ 29 ພຶດສະພາ 2019 ວ່າດ້ວຍການແຕ່ງຕັ້ງຄະນະຮັບຜິດຊອບລົງສຶກສາ ແລະ ສໍາຫຼວດຄວາມເປັນໄປໄດ້ ໃນການລົງທຶນພັດທະນາໂຄງການທ່າບົກ-ທ່ານາແລ້ງ ແລະ ເຂດໂລຊິດສະຕິກ ນະຄອນຫຼວງວຽງຈັນ;
- ອີງຕາມ ຂໍ້ຕົກລົງຂອງເຈົ້າຄອງນະຄອນຫຼວງວຽງຈັນ ສະບັບເລກທີ 0535/ຈນວ, ລົງວັນທີ 12 ກໍລະກົດ 2019 ວ່າດ້ວຍການຮັບຮອງເຂດສໍາຫຼວດ ເພື່ອການສຶກສາ ແລະ ສໍາຫຼວດຄວາມເປັນໄປໄດ້ ໃນການລົງທຶນພັດທະນາໂຄງການທ່າບົກ-ທ່ານາແລ້ງ ແລະ ເຂດໂລຊິດສະຕິກ ນະຄອນຫຼວງວຽງຈັນ;
- ອີງຕາມ ໜັງສືສະເໜີຂອງບໍລິສັດ ສິດທິ ໂລຈິສຕິກ ລາວ ຈໍາກັດ ສະບັບເລກທີ 088/ສທລ, ລົງວັນທີ 18 ມີນາ 2020;
- ອີງຕາມ ແຈ້ງການຂອງຫ້ອງວ່າການສຳນັກງານນາຍົກລັດຖະມົນຕີ ສະບັບເລກທີ 443/ຫສນຍ, ລົງວັນທີ 02 ເມສາ 2020.

ເຈົ້າຄອງນະຄອນຫຼວງວຽງຈັນ ອອກແຈ້ງການ ດັ່ງນີ້:

1. ຫ້າມບໍ່ໃຫ້ປຸກຄົນ, ນິຕິປຸກຄົນ ແລະ ການຈັດຕັ້ງ ຕະຫຼອດຮອດພະນັກງານ, ທະຫານ, ຕໍາຫຼວດ ແລະ ພະນັກງານບໍານານເຂົ້າໄປປຸກລຸກ ຫຼື ກະທໍາການໃດໆ ຢູ່ເຂດສະຫງວນຂອງໂຄງການພັດທະນາທ່າບົກ-ທ່ານາແລ້ງ ແລະ ເຂດໂລຊິດສະຕິກ ນະຄອນຫຼວງວຽງຈັນ (ແບບຄົບວົງຈອນ) ໃນຂອບເຂດບ້ານນາຄວາຍໃຕ້, ບ້ານຊຽງດາ ເມືອງໄຊເສດຖາ; ບ້ານດົງໄພສີ, ບ້ານທ່ານາແລ້ງ ແລະ ບ້ານດົງໄພແຮ່ ເມືອງຫາດຊາຍຝອງ.

Appendix D

Inventory of Loss for Railway Container Yard Project - Dongphosy and Nakhoui Tai Villages (13 March 2015)

Doc. No. P0026924-1-H2 Rev. 1 - February 2022



Lao People's Democratic Republic
Peace Independence Democracy Unity Prosperity

List name of Owner Land, Land Clearing Compensation Values, Buildings, Crop and Others Development in a Train zone CY, Dongphosy Village Forest Conservation
Dongphosy village

No.	Name and Surname	Telephone No.	Actually village	Impected Land by project(m2)	Compensation Values					Buildings	Border area development (kip)	Grand Total	Remark	
					Clearing land fees		Fruits tree (kip)	Industries tree (kip)	Falling-growing plants (kip)					Others development(kip)
					Rice land (kip)	Garden land (kip)								
I Family agrees														
1	Mr. Phetbouaphanh + Mrs Nongnout	020 5471 0119		1,945		875,250	3,482,000	3,240,600	100,000		10,710,000	18,407,850		
2	Mr. Souligna Xaysana	020 9558 4488		237		108,650	237,000				3,150,000	3,493,650		
3	Mr. Southep Daravanh	020 5560 5690	Thanaleng	1,892		47,287,500		8,575,000			12,420,000	68,282,500		
4	Mr. Douang Phommason	020 7758 5045		1,173		527,850	474,000	1,815,000			8,820,000	11,636,850		
5	Mr Ort Phettoula		Thanaleng	1,493		671,850	987,500	1,890,000	390,000		8,050,000	11,989,350		
6	Ms. Choummaly Sisavanh	020 5898 1738	Nakhouantay	548	13,700,000							15,919,400		
7	Ms Champy Sivily	020 5569 8109	Dongphosy	294		132,300	1,276,500				4,900,000	6,308,800		
8	Ms. Meng Phettoula	020 5577 4026	Dongphosy	2,400		1,080,000	1,856,000	1,010,000			5,600,000	9,556,000		
9	Mr. Leun Thammavongsa	020 9684 5503	Dongphosy	676		304,200	495,000				240,000	1,039,200		
10	Mr. Bounchanh Xaboundith	020 5653 4742	Thanaleng	2,746		1,235,700		3,950,000	4,609,600	300,000	9,730,000	19,825,300		
11	Mr. Somphavanh Ladsavong	020 5540 4154	Dongphosy	223		100,350	158,000	240,000			3,080,000	3,578,350		
12	Mr. LamNgeun Soukpanya	020 5550 3124	Thamouang	267		6,675,000	44,500	300,000			4,200,000	11,219,500		
13	Mr. Anousack	020 2222 0131	Phonsavad	2,785		1,253,250	906,900	1,123,200			11,060,000	14,345,350		
14	Mr. Oula Sisavanh	020 5431 4824	Dongphosy	768		19,200,000	1,199,000	80,000		4,813,000	2,304,000	27,596,000		
15	Mr. Bounngang Phetnakhone	021 2310 848	Thanaleng	24		10,800					3,360,000	3,370,800		
16	Mr. Bounpheng Sihalad (Lo)	020 5483 9976		2,434		60,850,000	871,522	682,000	1,350,000	7,894,000	2,764,800	74,412,322		
17	Mr. Somphong Sormavong+Mrs Noy	020 5568 5420	Thaphalanxay	449		202,050		1,140,000	374,500		58,500,000	66,236,550		
18	Ms. Dong	020 5573 3474	DongsangHinh	2,400		1,080,000	1,975,000	150,000	1,150,000		6,790,000	11,145,000		
19	Ms. Kongpheng	020 5642 1864	Thamouang	1,110		499,500	339,500		525,000		3,339,600	4,703,600		
20	Ms. Khamphanh Chantha	020 9981 8300	Dongphonhai	6,400		2,880,000	21,280,000				13,358,400	37,518,400		
21	Ms. Nout			6,078		151,950,000	1,790,000	600,000		5,461,000	2,764,800	162,565,800		
22	Mr. Xayyasack Keomanivong	020 9999 0758	Nonsavang	5,349		2,407,050	15,000,000		400,000		3,360,000	21,167,050		
	Total			41,691	13,700,000	299,329,300	54,603,822	24,795,800	8,899,100	300,000	76,668,000	126,021,600	604,317,622	
II Family disagrees														
1	Mr. Sai-In		Dongphosy	1,643		739,350	1,524,500	913,000	1,196,000		138,102,860	2,600,000	145,075,710	
2	Mr. Palatthong Bouddakham		Dongphosy	1,168		525,600	5,377,500	1,481,000	200,000		283,105,800	9,870,000	280,559,900	
3	Ms. Keopphet Viphavanh	020 5566 4113	Phanxay(Xamneu)	1,196		538,200		150,000			8,330,000	9,018,200		
4	Ms. Senglar Chormmana	020 5570 0914	Phonsavang	23,184		10,432,800	592,500	650,000			20,720,000	32,395,300		
5	Ms. Senglar			2,040		918,000	592,000	650,000			240,000	2,400,000		
6	Ms. Somboun Chanthida	020 5551 5296	Chomphet Tai	701		17,525,000					240,000	17,765,000		
7	Mr, Phetsamone Thoummavong	020 5540 5169	Chommany	3,182		1,431,900	1,975,000		800,000		3,360,000	7,566,900		
8	Mr. Khamphet Phettoulad	020 5577 4026	Thanaleng	1,826		821,700	592,500	4,200,000	150,000		9,870,000	15,041,700		
9	Ms. Phout	020 5898 1738	Dongphosy	1,045		26,125,000	3,117,000	6,058,000	770,000	19,300,000	1,500,000	56,870,000		

10	Ms. Manisavanh	020 5561 5916	Nonsavang	1,090		859,050	18,685,000	3,121,200	250,000			21,960,000	44,875,250	
	ລວມ			37,894		59,916,600	31,843,500	17,223,200	3,366,000		420,508,660	78,710,000	611,567,960	
III Pending Family (unable to contact)														
1	Ms. Kinnalone	020 2442 5523	Hatdokkeo	873		392,850	395,000					595,000	1,382,850	
2	Mr. Kammeung+Mrs, Khoundy Chant	020 5562 1368	Phonthanh	686		306,700							308,700	
3	Mr. Kammeung+Mrs, Khoundy Chant	020 5562 1368	Phonthanh	216		5,400,000							5,400,000	
4	Mr. Sengkeo+Mrs Siphone	020 9777 7571	Sikhay thong	1,080		486,000	495,000	620,000				20,580,000	22,181,000	
5	Mr. Somsack Vilaithong	020 5551 6864-5	Nongthanuea	6,163		2,773,350		28,812,000				15,750,000	47,335,350	
6	Ms. Veomany Insixiengmay	030 941 7183	Dongphosy	362		162,900	158,000					5,390,000	5,710,900	
7	Mr. Vongxay Sisomphou+Mrs. Som	020 5480 4477	Dongphosy	800		360,000	11,850,000	11,250,000				5,950,000	29,410,000	
8	Don't know owner			379		170,000	1,050,100	675,200	356,000			6,370,000	8,621,300	
9	Don't know owner			800		360,000	1,000,000	1,000,000				2,800,000	5,160,000	
10	Mr. Thavone	020 5611 8162		683		307,350	1,422,000	624,000				7,630,000	9,983,350	
11	Mr. Noun			2,026		911,700	3,397,000					10,850,000	15,158,700	
12	Mr. Chanphone		Dongphosy	614		276,300	592,500					240,000	1,108,800	
13	Ms. Som			479		215,550	121,700	785,180				6,020,000	2,122,430	
14	Ms. Sounthone			303		136,350						5,320,000	5,456,350	
15	Mr. Khamphouang			317		142,600	790,000					5,320,000	6,252,600	
16	Don't know owner			438		197,100						2,600,000	2,797,100	
17	Mr. My			1,177		529,650						2,600,000	3,129,650	
18	Mr. Ko			706		317,700						2,600,000	2,917,700	
19	Mr. Kongkham			706		317,700						2,600,000	2,917,700	
20	Mr. Kongsy			706		317,700						2,600,000	2,917,700	
21	Ms. Noubang Xayyakoummane		Dongphosy	4,459		2,006,550	13,746,000	5,041,500				13,790,000	20,794,050	
22	Mr. Leung			1,129		506,050	23,900					8,750,000	9,281,950	
23	Mr. Seng + Mrs Seng			1,110		499,500						7,420,000	7,919,500	
24	Ms. Noy	020 5555 5928		724		325,800	158,000	3,330,000				6,510,000	10,323,800	
25	Ms. Toukta			3,027		77,675,000						77,675,000	77,675,000	
26	Ms. Toukta			1,815		49,000,000						49,000,000	49,000,000	
27	Don't know owner			273		122,850						122,850	122,850	
28	Mr. Phet			4,359		1,965,500						1,965,500	1,965,500	
29	Mr. Seng			1,340		603,000	1,185,000	300,000					2,088,000	
30	Ms. Keo			1,581		711,450	458,000	678,000				240,000	2,087,450	
31	Ms. Keo			4,335		1,950,750	157,000					10,850,000	12,957,750	
32	Mr. LamNgeun Vatthanalay	020 2241 5860	Dongphosy	2,003		901,350	1,896,000	9,933,000				4,340,000	17,070,350	
33	Mr. Visienh			800		360,000	1,000,000	1,000,000				280,000	2,640,000	
	ລວມ			46,469		150,713,300	40,895,200	64,048,880	356,000			138,185,000	394,198,380	
	Grand Total I+II+III			126,054	13,700,000	509,959,200	127,342,522	106,067,880	12,621,100	300,000	497,176,660	342,916,600	1,610,083,962	

Date: 13/03/2015

ຫົວໜ້າຄະນະກຳມະການສະເພາະກິດ
Vice Governor of District

Governor Village

Communittees

1

Reported by

2

ແກ່ນ ວໍລະສານ

ຜູ້ບັນ ນະໄພວົງສ

3

Lao People's Democratic Republic
Peace Independence Democracy Unity Prosperity

List name of Owner Land, Land Clearing Compensation Values, Buildings, Crop and Others Development in a Train zone CY, Dongphosy Village Forest Conservation
Nakhouan village

No.	Name and Surname	Telephone No.	Actually village	Impected Land by project(m2)	Compensation Values						Buildings	Border area development (kip)	Grand Total	Remark
					Clearing land fees		Fruits tree (kip)	Industries tree (kip)	Falling-growing plants (kip)	Others development(kip)				
					Rice land (kip)	Garden land (kip)								
I Family agrees														
1	Mr. Souk Sinthavong	020 5550 8549	Nongphaya	3,568		1,605,600		2,000,000	1,000,000			21,000,000	25,605,600	
2	Mr. Oung+Mrs. Khom	020 9702 2975	Nakhouantai	315		141,750			2,000,000			21,600,000	23,741,750	
3	Mr. Bounsong Sensena	020 5994 2212	Nakhouantai	1,137		511,650			2,656,000				3,167,650	
4	Mr. Phouvieng Keoviseth	020 5542 7563	Dongpaleam	287		129,150						1,540,000	1,669,150	
5	Mr. Sithang	020 2227 4499	Donkoi	13,836		6,226,200			1,450,000			5,400,000	13,076,200	
6	Mr. Sensack Silavong+Mrs Phone	020 9999 2634	Phonpapao	1,548		696,600		400,000				11,200,000	12,296,600	
7	Mr. Thongsavanh Vongsavath	020 9980 0617	Phontorsavad	42,013		18,905,850	8,400,000	79,000,000				64,400,000	170,705,850	
8	Mrs. Bounphet +Mr. Bounthieng	020 2826 6160	Khamhoung	6,208		2,793,600	15,000,000	3,000,000	2,000,000			11,000,000	33,793,600	
9	Mr. Khounmala Boutsaseng	020 5565 6326	Phonkheng	5,308		2,531,700	1,200,000		430,000			5,461,000	9,622,700	14,834,000
10	Mr. Chittasone Phanthavong	020 9996 2569	Phonpapao	11,943		5,375,250	300,000				71,680,000		77,355,250	
11	Mr. Chittasone Phanthavong	020 9996 2569	Phonpapao	2,569		1,156,050			2,560,000				3,716,050	
12	Mr. Chittasone Phanthavong	020 9996 2569	Phonpapao	1,400		630,000			3,200,000				3,830,000	
13	Ms. Phimmasone Sirimanotham	020 5549 9584	Phontorngsavad	3,524		176,200,000		240,000	5,849,840			14,000,000	196,289,840	
14	Mr. Inphone Khamsayyavong	020 9996 3024	Phonsa-at	2,688		1,209,600	2,960,000	12,000,000					16,169,600	
15	Mr. Inphone Khamsayyavong	020 9996 3024	Phonsa-at	2,653		1,193,850	1,975,000	4,000,000					7,168,850	7,175,000
16	Mr. Xiene	020 5562 7304	Dongphohai	975		438,750		3,160,000	6,000,000		13,998,750	4,400,000	13,998,750	3,760,000
17	Mr. Panyaphone Onmany	020 5540 3305	Phontorngsavad	4,498		177,960,000	1,185,000	2,175,000				62,730,000	244,050,000	
18	Ms. Manisavanh Vilay	020 5561 5916	Nonsavad	1,909		859,050	35,580,000	5,942,000				8,250,000	50,631,050	
	Total			106,379		398,564,650	66,600,000	111,917,000	27,145,840		71,680,000	230,961,000	906,888,490	
II Family disagrees														
1	Mr. BounOum Sengpachanh	020 9504 5813	Nakhouantai	2,124		955,800	7,476,000	100,000	240,000		192,000,000	9,981,600	210,753,400	199,816,000
2	Mr. Sichanh Phouangsanty	020 9982 6427	Nakhouantai	988		444,600					66,840,000	25,000,000	92,284,600	38,034,000
3	Mr. Phonxay Douangphaket	020 9996 3095	Nakhouankang	503		226,350					71,700,000	15,000,000	86,926,350	3,588,000
4	Mr. Seo Chanthavong	020 5427 2743	Nakhouankang	593		266,850	4,412,000	60,000	180,000		210,000,000	15,000,000	229,918,850	
5	Ms. Thongkhoun Douangmany (Mr.	020 2224 2339	Saphanthong	16,170		7,276,500							7,276,500	
6	Ms. Thongkhoun Douangmany (Mr.	020 2224 2339	Saphanthong	6,579		2,960,550			3,660,000			5,680,000	12,500,550	
7	Ms. Onchanh Vilaysone (Lay)	020 2311 0944	Nakhouantai	315		141,750			1,130,000			50,000,000	51,271,750	
8	Ms. Inpeng Vongsa	020 5599 8004	Nakhouantai	8,215		3,696,750		150,250,000	9,500,000			40,425,000	203,871,750	
9	Mr. Viengkhone+Mrs. Phonmany	020 5555 4489	Nakhouantai	6,333		2,849,850	86,000,000	3,000,000	2,385,000		117,600,000	14,400,000	226,234,850	56,975,000
10	Mr. Khampha LeunaHeu	020 9851 7351	Nakhouantai	19,020		8,559,000	12,371,000	18,147,500	9,760,000		88,800,000	39,284,000	176,921,500	81,605,000
11	Mr. Phoutsady Southammavong	020 9811 4733	Nakhouantai	2,065		929,250	8,294,500	5,150,000	5,430,000		230,700,000	16,380,000	266,883,750	
	Total			62,905		28,307,250	118,553,500	176,707,500	32,485,000		977,640,000	231,150,600	1,564,843,850	
III Pending Family (unable to contact)														
1	Ms. Noulot	020 9996 3603	Phonsavanhtai	883		397,350							397,350	

2	Ms. Noulot	020 9996 3603	Phonsavantai	321		16,050,000						16,050,000	
3	Ms Onsy Aly	020 9620 4932	Nakhouantai	231		103,250				43,200,000		43,303,250	32,000,000
4	Mr. Sounthone Kenbandith	020 5542 8495	Phonsavang	10,001		4,500,450					10,500,000	15,000,450	
5	Mr. Somboun Sisouvanh	020 9706 7869	Nakhouantai	307		138,450	27,378,000	250,000	1,925,000		12,450,000	17,635,450	
6	Mr. Phonpaseuth Sorphabmixay	020 5561 9059	Hongkaikao	1,606		722,700					1,600,000	2,322,700	
7	Mr. Si-amphay Boualapha	020 5596 9908	DongsangHin	360		162,000				27,216,000		27,378,000	
8	Mr. Chanmany	020 2244 8286	Nakhouantai	3,497		1,573,650	24,677,500	465,000		58,500,000	1,980,000	87,196,150	
9	Mr. Phouthongsana Manchanthavong	020 5565 7981	Phonkheng	1,000		4,500,000	24,000,000	641,500	26,000,000		8,330,000	63,471,500	
10	Mr. Xayyasack Keomanivong	020 9999 0758	NonsaNga	1,470		661,500	11,850,000				1,800,000	14,311,500	
11	Mr. Phanthone		Sivilay	1,600		80,000,000	18,000,000	9,000,000	15,000,000		35,000,000	157,000,000	
12	Mr. Sanyahack family	020 2223 2459	Saphanthongneua	12,340		617,000,000	68,200	2,007,000	1,000		15,950,000	635,026,200	
13	Mrs. Nouane Xayvandy (Mr. Phonsa)	020 5664 5859	Xiengda	360		10,800,000	486,000		300,000			11,586,000	
14	Mr. Somphone	020 5551 3895		26,845		11,917,350	22,067,500	9,150,000			35,480,000	78,614,850	
15	Ms. Viengkhone		Nakhouantai	5,380		2,421,000				1,200,000	5,860,000	9,481,000	
16	Ms. Sangsa-at VongkhamSao			8,228		7,301,250	3,142,150	4,000,000			1,800,000	16,243,400	
17	Mr. Boualay		Nakhouantai	883		374,850			1,600,000		15,000,000	16,974,850	1,975,000
18	Mr. Boualay		Nakhouantai	2,733		1,229,850					10,000,000	11,229,850	
19	Ms. Lar Salitthilad	020 2223 9355	Nongthaneua	7,705		3,467,250	30,082,000		600,000		10,000,000	44,149,250	
20	Ms. Lar Salitthilad	020 2223 9355	Nongthaneua	3,345		1,505,250	9,954,000		1,300,000			12,759,250	11,254,000
21	Ms. Lar Salitthilad	020 2223 9355	Nongthaneua	13,721		6,174,450	6,341,500	204,000,000			56,000,000	272,515,950	
22	Ms. Lar Salitthilad	020 2223 9355	Nongthaneua	13,300		5,985,000	10,151,500		14,000,000			30,136,500	
23	Mr. Oudom			7,051		3,172,950	32,000,000	8,600,000			25,000,000	68,772,950	
24	Mr. KhouHeu			936		421,200					1,200,000	1,621,200	
25	Mr. Vanh			2,962	1,332,900				2,219,400			3,552,300	
26	Mr. Phouvieng Keoviseth			6,551		2,947,950			2,110,000	19,300,000	1,500,000	25,857,950	30,830,000
27	Mr. Samleth			11,740		5,283,000	100,000		700,000		1,500,000	7,583,000	100,000
28	Mr. Chanthamone			7,112		3,200,400	2,376,500	480,000	40,000	4,000,000	4,362,000	14,458,900	
29	Mr. Souphanh			2,896		1,303,200			2,800,000		7,894,000	11,997,200	
30	Mr. Thid Chack			24,845		11,180,250	395,000		2,800,000		8,000,000	22,375,250	
31	Ms. Leuang			3,425		1,541,250	942,000		460,000			2,943,250	2,943,250
32	Ms. Leo (Ms. Loun)	020 9345 7898		485		218,250	395,000					613,250	
33	Cementry			10,362		4,662,900						4,662,900	
34	Mr. Heuang			2,079		935,550				14,000,000		14,935,550	
35	Mr. Keo-amphone Chanvilay	020 2240 5265	Dondou	7,080		3,186,000	4,074,000	29,210,000	59,400,000		11,000,000	53,410,000	
36	Ms. Lair			3,540		177,000,000						177,000,000	
	Total			207,180	1,332,900	992,038,500	203,974,850	267,508,500	77,795,400		153,416,000	296,206,000	1,992,567,150
	Grand Total I+II+III			376,464	1,332,900	1,418,910,400	389,128,350	556,428,000	137,426,240		1,202,736,000	758,337,600	4,464,299,490

Date: 13/03/2015

ຫົວໜ້າຄະນະກຳມະການສະເພາະກິດ
Vice Governor of District

Governor Village

Communittees

Reported by

ແກ່ນ ວໍລະສານ
Kean Vorasane

ສະແຕງ ດັງມະນີ
Saveng Dengmany

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ທະວີໄລ ໄຊປະສິດ
Thavixay Xaypaseth

Appendix E

Minutes of Meeting to Resolve PAP's Grievance - 4 June 2021 (In Lao)

Doc. No. P0026924-1-H2 Rev. 1 - February 2022





ສາທາລະນະລັດ ປະຊາທິປະໄຕ ປະຊາຊົນລາວ
ສັນຕິພາບ ເອກະລາດ ປະຊາທິປະໄຕ ເອກະພາບ ວັດທະນະຖາວອນ

ເມືອງທາດຊາຍຟອງ
ບ້ານດົງໂພສີ

ເລກທີ 698-1028
ວັນທີ 4.1.6.2021

ບົດບັນທຶກການໄກ່ເກ່ຍຂັ້ນບ້ານ

- ອີງຕາມພາລະບົດບາດ ສິດ ແລະ ໜ້າທີ່ຂອງໄກ່ເກ່ຍຂັ້ນບ້ານ
- ອີງຕາມການສະເໜີຂອງ ມ. ພູມທະວີ ສຸກທະນ
 - * ໜວຍໄກ່ເກ່ຍຂອງບ້ານດົງໂພສີພ້ອມຄະນະ ໄດ້ເປີດການໄກ່ເກ່ຍຂັ້ນ ທີ່ຫ້ອງການປົກຄອງບ້ານດົງໂພສີ ເມືອງທາດຊາຍຟອງ ນະຄອນຫຼວງວຽງຈັນ
 - * ໂດຍການເປັນປະທານຂອງທ່ານ: ມ. ແກ້ວມະນີ ມາສິ ຈິມ

ໃນວັນທີ 4 ເດືອນ 6 ປີ 2021 ເວລາ 9 ໂມງ 30 ນາທີ

ເພື່ອດຳເນີນການໄກ່ເກ່ຍ ລະຫວ່າງ:

- ທ້າວ/ນາງ. ພູມທະວີ ສຸກທະນ ອາຍຸ 53 . ປີ, ອາຊີບ ພະນັກງານ . ບັດຈຸບັນຢູ່
ໜວຍ 14. ບ້ານ ດົງໂພສີ ເມືອງ ທາດຊາຍຟອງ ແຂວງ ມະຫາສະໝຸດ .
ແລະ ທ້າວ/ນາງ. ແກ້ວມະນີ ມາສິ ຈິມ ອາຍຸ ປີ, ອາຊີບ ບັດຈຸບັນຢູ່
ໜວຍ ບ້ານ ເມືອງ ແຂວງ

ກຽມກັບເລື່ອງ: 1. ຂໍ ວັດແຍ້ງ 1 ລື່ອງ ພາລະປຸກ

2. ຈົດທຳ ກຳກະທົບ



ການສະເໜີຂອງຄູ່ກໍລະນີ

1. ລາວແລ້ວ ຈຸດ ເຈັບ ພາລະປຸກ ກຳກະທົບ 3 ແມັດ ພູມ ຄ່າ 16.955.136 ກີບ
 2. ຈົດທຳ ກຳກະທົບ ພູມ ຄ່າ 1338 ກີບ ພູມ ຄ່າ 107.000.000 ກີບ
 3. ພູມ ກຳກະທົບ ແລ້ວ ພາລະປຸກ 2 ພາລະປຸກ ຄ່າ 143.000.000 ກີບ
- ລວມ = 250.000.000 ກີບ

Appendix F

Minutes of Meeting from Land Acquisition Meeting (October 2019)

Doc. No. P0026924-1-H2 Rev. 1 - February 2022



ສາທາລະນະລັດ ປະຊາທິປະໄຕ ປະຊາຊົນລາວ
ສັນຕິພາບ ເອກະລາດ ປະຊາທິປະໄຕ ເອກະພາບ ວັດທະນາຖາວອນ

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ນະຄອນຫຼວງວຽງຈັນ
ເມືອງຫາດຊາຍຟອງ

**ບົດບັນທຶກກອງປະຊຸມເຜີຍແຜ່ ກ່ຽວກັບໂຄງການ
ລົງທຶນພັດທະນາຖາວອນ ທ່ານາແລ້ງ ແລະ ເຂດໂລຊິດສະຕິກນະຄອນຫຼວງວຽງຈັນ**

- ອີງຕາມ ບົດບັນທຶກຄວາມເຂົ້າໃຈເພື່ອສຶກສາສໍາຫຼວດຄວາມເປັນໄປໄດ້ ໃນການລົງທຶນພັດທະນາໂຄງການທ່ານາແລ້ງ ແລະ ເຂດໂລຊິດສະຕິກ ນະຄອນຫຼວງວຽງຈັນ ລະຫວ່າງ ລັດຖະບານແຫ່ງ ສປປ ລາວ ແລະ ບໍລິສັດ ສິດທິ ໂລຈິດສຕິກ ລາວ ຈຳກັດ. ສະບັບຄັ້ງວັນທີ 05 ເມສາ 2019.
- ອີງຕາມ ຮ່າງໜ້າວຽກ (Term of Reference) ໃນການສຶກສາຄວາມເປັນໄປໄດ້ ຂອງໂຄງການ ລົງທຶນພັດທະນາທ່ານາແລ້ງ ແລະ ເຂດໂລຊິດສະຕິກ ນະຄອນຫຼວງວຽງຈັນ.
- ອີງຕາມຂໍ້ຕົກລົງ ການແຕ່ງຕັ້ງຄະນະຮັບຜິດຊອບ ໂຄງການ ຂອງທ່ານຫົວໜ້າ ພະແນກ ແຜນການ ແລະ ການລົງທຶນ ນະຄອນຫຼວງ ສະບັບເລກທີ 0388/ຈນວ, ລົງວັນທີ 29/05/2019.

ວັນທີ 11 ກັນຍາ 2019 ຢູ່ທີ່ຫ້ອງການ ປ.ກ.ສ ເມືອງຫາດຊາຍຟອງ ນະຄອນຫຼວງວຽງຈັນ ໄດ້ມີການຈັດກອງປະຊຸມເຕົ້າໂຮມ ເຜີຍແຜ່ ທິດທາງ ແລະ ນະໂຍບາຍຂອງລັດຖະບາຍໃນການ ພັດທະນາໂຄງການ ພັດທະນາທ່ານາ ບົກ ທ່ານາແລ້ງ ແລະ ເຂດ ໂລຊິດສະຕິກ ນະຄອນຫຼວງວຽງຈັນ. ໂດຍການເປັນປະທານ ຂອງທ່ານ ຄຳແກ່ງ ດວງພະຈັນ ຮອງເຈົ້າເມືອງ ຫາດຊາຍຟອງ ທັງເປັນ ຫົວໜ້າຄະນະກຳມະການ ຂັ້ນເມືອງ, ພະແນກການທີ່ກ່ຽວຂ້ອງ ລວມທັງ ພໍ່ແມ່ປະຊາຊົນ ຜູ້ທີ່ມີສິດຄອບຄອງດິນ ຕັ້ງຢູ່ໃນ ໂຄງການ ລົງທຶນພັດທະນາທ່ານາ ບົກທ່ານາແລ້ງ ແລະ ເຂດໂລຊິດ ສະຕິກ ນະຄອນຫຼວງວຽງຈັນ. (ລາຍລະອຽດມີລາຍຊື່ຄັດຕິດມາພ້ອມນີ້)

ພິທີເລີ່ມຕົ້ນ ເວລາ 10:00 ໂມງ, ໂດຍແມ່ນ ທ່ານ ບົວວັນ ແກ້ວວິຈິດ ໃນນາມຄະນະກຳມະການ ໄດ້ກ່າວສະແດງຄວາມຕອນຮັບແຂກ, ຜູ້ຕ່າງໜ້າຈາກພະແນກການທີ່ກ່ຽວຂ້ອງ ທັງນະຄອນຫຼວງ ແລະ ຂັ້ນທ່ອງຖິ່ນ ລວມທັງສະແດງຄວາມນັບຖືພໍ່ແມ່ປະຊາຊົນ ທີ່ເຂົ້າຮ່ວມ ແລະ ໄດ້ແຈ້ງຕໍ່ທີ່ປະຊຸມ ເຖິງຄວາມເປັນມາຂອງໂຄງການ, ພື້ນທີ່ ແລະ ຂອບເຂດບໍລິເວນຂອງໂຄງການ ລວມທັງຂັ້ນຕອນການອານຸຍາດໂຄງການຕ່າງໆ ຈາກທາງພາກລັດຖະບານ.

ຈາກນັ້ນ, ທ່ານຄຳແກ່ງ ດວງພະຈັນ ໄດ້ໃຫ້ຄຳເຫັນແກ່ ຜູ້ທີ່ເຂົ້າຮ່ວມກອງປະຊຸມ ທ່ານໄດ້ກ່າວວ່າ: ຕໍ່ໂຄງການລົງທຶນ ພັດທະນາທ່ານາບົກທ່ານາແລ້ງ ແລະ ເຂດໂລຊິດສະຕິກ ນະຄອນຫຼວງວຽງຈັນນີ້. ເປັນໂຄງການທີ່ລັດຖະບານໄດ້ສືບຕໍ່ຈັດຕັ້ງປະຕິບັດ ໂຄງການທີ່ ຢື່ນ ໂດຍ ບໍລິສັດ ນິປອດແອກສ໌ ເພຣັດ ໄດ້ສຶກສາມາກ່ອນໜ້ານີ້, ປັດຈຸບັນ ແມ່ນບໍລິສັດ ສິດທິ ໂລຈິດສຕິກ ລາວ ຈຳກັດໄດ້ຮັບສິດໃນການສຶກສາຄວາມເປັນໄປໄດ້ ແລະ ຮຽກຮ້ອງໃຫ້ພໍ່ແມ່ປະຊາຊົນ ຜູ້ທີ່ມີສິດຄອບຄອງ ທີ່ດິນທີ່ຕັ້ງຢູ່ໃນເຂດ ໂຄງການ ຂໍໃຫ້ຄວາມຮ່ວມມື ກັບພະນັກງານວິຊາການ ທີ່ຈະລົງກຳເກັບຂໍ້ມູນຜົນກະທົບ ແລະ ລັດຖະບານ ໃນການສຶກສາ ບົດວິພາກເສດຖະກິດຄືນໃໝ່ ເພື່ອພັດທະນາເປັນໂຄງການທ່ານາ ແລະ ເຂດສູນໂລຊິດສະຕິກ ນະຄອນຫຼວງວຽງຈັນ. ຂໍຫຼີກລ້ຽງການກະທຳ ທຸກກໍລະນີ ທີ່ຈະສົ່ງຜົນກະທົບຕໍ່ພາບລັກ ຂອງຊາດ ໂດຍສະເພາະການສະແດງອອກດ້ວຍການປະທວງລົງເຟດບຸກ ການນຳພາບ ທີ່ບໍ່ເໝາະລົງສູ່ລະບົບ ຄອມພິວເຕີ (ເຟດບຸກ) ທີ່ສ້າງຄວາມເສຍຫາຍໃຫ້ແກ່ປະເທດຊາດ ກໍລະນີນີ້ຫ້າມເດັດຂາດບໍ່ໃຫ້ມີ.

ຕ່າງໜ້າບໍລິສັດ ແມ່ນທ້າວ ມະໂນລາ ໄດ້ໃຫ້ຄໍາເຫັນວ່າ ທາງບໍລິສັດມີເຈດຈຳນົງໃນການພັດທະນາໂຄງການ ດັ່ງກ່າວ ເພື່ອເປັນການສ້າງສິດ ແລະ ຜົນປະໂຫຍດ ຕາມແນວທາງພັກ-ລັດຖະບານວາງອອກ, ບໍລິສັດ ຈະຍຶດຖືຜົນ ປະໂຫຍດ ແລະ ຄວາມທ່ຽງທໍາ ແລະ ໃຫ້ຫຼຸດຜ່ອນຜົນກະທົບນ້ອຍທີ່ສຸດເທົ່າທີ່ເປັນຈະໄປໄດ້. ພ້ອມທັງຮຽກຮ້ອງຂໍ ຄວາມຮ່ວມມືມາຍັງ ພະແນກການທີ່ກ່ຽວຂ້ອງ ແລະ ພໍ່ແມ່ປະຊາຊົນໃນການພັດທະນາໂຄງການດັ່ງກ່າວນີ້.

ທ່ານ ນາງ ແກ້ວມະນີ ນາຍບ້ານໆ ດົງໂພສີ ຕ່າງໜ້າໃຫ້ພໍ່ແມ່ປະຊາຊົນ ຂຶ້ນໃຫ້ຄໍາເຫັນວ່າ: ຕໍ່ໂຄງການ ພັດທະນາດັ່ງກ່າວນີ້ ທີ່ໄດ້ຮັບອານຸຍາດຈາກຝ່າຍລັດຖະບານ ທາງພໍ່ແມ່ປະຊາຊົນກະບໍ່ຄັດຂວາງໃດໆ ພຽງແຕ່ສົນໃຈໃນ ການທົດແທນຊົດເຊີຍຜົນເສຍຫາຍທີ່ເກີດຂຶ້ນຈາກການປະຕິບັດໂຄງການ ວ່າຈະເປັນເທົ່າໃດ ແລະ ຫຼາຍປານໃດ? ແລະ ປະຊາຊົນຜູ້ອື່ນໆ ກໍ່ເຫັນດີ ແລະ ມີຄວາມຄິດເຫັນດັ່ງທ່ານນາຍບ້ານສະເໜີ ຢາກຮັບຮູ້ເຖິງຜົນທົດແທນຊົດເຊີຍ. ຈາກ ນັ້ນ ປະຊາຊົນບາງສ່ວນ ກໍ່ໃຫ້ຄວາມສົນໃຈເພີ່ມເຕີມກ່ຽວກັບຂອບເຂດເນື້ອທີ່ຂອງໂຄງການ ວ່າຖືກດິນຂອງຕົນເອງຫຼື ບໍ່ ໂດຍການເຊັດຄືນກັບທີມວິຊາການ.

ກອງປະຊຸມໄດ້ປິດລົງເວລາ 11:55 ນາທີ ຂອງວັນດຽວກັນ

ເມືອງ ຫາດຊາຍຟອງ, ວັນທີ່:.....

ປະທານທີ່ປະຊຸມ

ຜູ້ບັນທຶກກອງປະຊຸມ



ສາທາລະນະລັດ ປະຊາທິປະໄຕ ປະຊາຊົນລາວ
ສັນຕິພາບ ເອກະລາດ ປະຊາທິປະໄຕ ເອກະພາບ ວັດທະນາຖາວອນ
 ===== 000 =====

ບົດບັນທຶກ

ກອງປະຊຸມປຶກສາຫາລືຂັ້ນເມືອງ ເພື່ອຜ່ານບົດລາຍງານການປະເມີນຜົນກະທົບຕໍ່ສິ່ງແວດລ້ອມແບບລະອຽດ
 ໂຄງການລົງທຶນພັດທະນາ ທ່າບົກ ທ່ານາແລ້ງ ແລະ ເຂດໂລຊິດສະຕິກ
 ຄັ້ງວັນທີ 17 ຕຸລາ 2019 ທີ່ ຫ້ອງວ່າການປຶກຄອງເມືອງຫາດຊາຍຟອງ, ນະຄອນຫຼວງວຽງຈັນ

ວັນທີ 17 ຕຸລາ 2019, ເວລາ 13:30 ກົມນະໂຍບາຍຊັບພະຍາກອນທຳມະຊາດ ແລະ ສິ່ງແວດລ້ອມ (ກນຊສ), ກະຊວງຊັບພະຍາກອນທຳມະຊາດ ແລະ ສິ່ງແວດລ້ອມ (ກຊສ) ຮ່ວມກັບ ພະແນກຊັບພະຍາກອນທຳມະຊາດ ແລະ ສິ່ງແວດລ້ອມ ນະຄອນຫຼວງວຽງຈັນ ໄດ້ຈັດກອງປະຊຸມປຶກສາຫາລື ຂັ້ນເມືອງ ເພື່ອຜ່ານບົດປະເມີນຜົນກະທົບຕໍ່ສິ່ງແວດລ້ອມແບບລະອຽດ ຂອງໂຄງການລົງທຶນພັດທະນາ ທ່າບົກ ທ່ານາແລ້ງ ແລະ ເຂດໂລຊິດສະຕິກ ນະຄອນຫຼວງວຽງຈັນ ໂດຍການເປັນປະທານຮ່ວມຂອງ ທ່ານ ຖາວອນ ວົງໂພສີ, ຮອງຫົວໜ້າກົມນະໂຍບາຍຊັບພະຍາກອນທຳມະຊາດ ແລະ ສິ່ງແວດລ້ອມ, ທ່ານ ປອ ແອງພອນ ແພງສຸວັນ, ຮອງຫົວໜ້າພະແນກຊັບພະຍາກອນທຳມະຊາດ ແລະ ສິ່ງແວດລ້ອມ, ທ່ານ ຄຳແກ່ງ ດວງພະຈັນ ຮອງເຈົ້າເມືອງຫາດຊາຍຟອງ ແລະ ທ່ານ ພຸດທະພອນ ໂຄດປັນຍາ ຮອງເຈົ້າເມືອງໄຊເສດຖາ, ບໍລິສັດ ສິດທິໂລຈິສຕິກ ລາວ ຈຳກັດ ໃນນາມຜູ້ພັດທະນາໂຄງການ, ຕາງໜ້າຈາກຂະແໜງການທີ່ກ່ຽວຂ້ອງຈາກ ຂັ້ນແຂວງ, ເມືອງ ແລະ ບ້ານ ເຂົ້າຮ່ວມ ລວມທັງໝົດ 45 ທ່ານ (ລາຍຊື່ຜູ້ເຂົ້າຮ່ວມໄດ້ຄັດຕິດມາ ພ້ອມນີ້).

ຜ່ານການປຶກສາຫາລື, ກອງປະຊຸມເຫັນດີ ສະເໜີຜູ້ພັດທະນາໂຄງການ ນຳເອົາຄຳຄິດເຫັນຂອງຜູ້ເຂົ້າຮ່ວມກອງປະຊຸມ ໄປປັບປຸງເອກະສານສິ່ງແວດລ້ອມຂອງໂຄງການ ໃຫ້ລະອຽດຄົບຖ້ວນ ແລະ ຈະແຈ້ງຂຶ້ນ ດັ່ງນີ້:

1. ກອງປະຊຸມເຫັນດີເປັນເອກະພາບ ຕໍ່ແຜນພັດທະນາຂອງໂຄງການ;
2. ສະເໜີໃຫ້ມີການກຳນົດຫົວໜ່ວຍລາຄາຊົດເຊີຍ ໃຫ້ສົມເຫດສົມຜົນ ໂດຍໄດ້ຮັບການເຫັນດີຈາກຜູ້ໄດ້ຮັບຜົນກະທົບ ແລະ ຕ້ອງສຳເລັດການຊົດເຊີຍກ່ອນດຳເນີນການກໍ່ສ້າງໂຄງການ;
3. ສະເໜີໃຫ້ຊົດເຊີຍຜົນຜະລິດດ້ານກະສິກຳ ໃນໄລຍະ 3 ປີ ແລະ ຊ່ວຍປັບປຸງຊົນລະປະທານໃນເຂດໄກ້ຄຽງຂອງໂຄງການ ເພື່ອໃຫ້ນຳໃຊ້ໄດ້ຕະຫຼອດປີ;
4. ຕໍ່ແຜນພັດທະນາການລົງທຶນ ຂອງໂຄງການໃນເນື້ອທີ່ 51 ຮຕ ສະເໜີໃຫ້ໂຄງການເກັບກຳຂໍ້ມູນຄືນໃໝ່ ເພາະເຂດດັ່ງກ່າວແມ່ນກວມເອົາເນື້ອທີ່ດິນເຂດກະສິກຳ ທີ່ທາງພະແນກກະສິກຳ ແລະ ປ່າໄມ້ໄດ້ປັກຫຼັກໝາຍໄວ້ແລ້ວປະມານ 80% ຊຶ່ງເປັນໂຄງການຊ່ວຍເຫຼືອຈາກ ສສ ຫວຽດນາມ;
5. ໃຫ້ກຳນົດ ຂໍ້ມູນລະອຽດ ກ່ຽວກັບ ຜົນກະທົບຕໍ່ເນື້ອທີ່ດິນທັງໝົດ ພ້ອມສ້າງເປັນແຜນທີ່ທີ່ສາມາດຮູ້ໄດ້ຜົນກະທົບແຕ່ລະຕອນດິນ;
6. ໃຫ້ສ້າງແຜນວາດ ແຜນຜັງພັດທະນາທັງໝົດຂອງໂຄງການ ໂດຍກຳນົດຂອບເຂດແຕ່ລະກິດຈຳກຳລະອຽດ ຈະແຈ້ງ;

7. ໃຫ້ກຳນົດມາດຕະການແກ້ໄຂ ການຈໍລະຈອນ ຂອງການຂົນສົ່ງສິນຄ້າ ໃຫ້ລະອຽດຈະແຈ້ງ;
8. ການພັດທະນາໂຄງການດັ່ງກ່າວຈະນຳໃຊ້ບໍ່ດົນໃນເຂດໃດໃນການມາຖືມື້ນທີ່ໂຄງການ;
9. ໃຫ້ໂຄງການແຍກລາຍລະອຽດຂອງຕອນດິນແຕ່ລະເມືອງ (ດິນລັດ, ເອກະຊົນ ແລະ ອື່ນໆ);
10. ໃຫ້ສຶກສາເພີ່ມເຕີມ ແລະ ກຳນົດມາດຕະການປ້ອງກັນ ຕໍ່ຜົນກະທົບຕໍ່ເນື້ອທີ່ດິນກະສິກຳທີ່ມີຈຳນວນຫຼຸດລົງ;
11. ໃຫ້ກຳນົດຂໍ້ມູນ ການນຳໃຊ້ນໍ້າ, ໄຟຟ້າ, ແຮງງານ ທີ່ນຳໃຊ້ໃນໂຄງການ;
12. ໃຫ້ວິເຄາະເຂດໂລຈິດຕິກທີ່ນຳໃຊ້ໃນໄລຍະຜ່ານ ມີຂີດຈຳກັດດ້ານໃດແດ່ ເພື່ອປະເມີນສົມທຽບກັບໂຄງການທີ່ຈະສ້າງໃໝ່;
13. ໃຫ້ປະເມີນລະອຽດ ຕໍ່ຜົນປະໂຫຍດໃນການລົງທຶນຂອງໂຄງການ ມີລາຍຮັບ ແລະ ພັນທະແນວໃດແດ່ທີ່ລັດຖະບານຈະໄດ້ຮັບຈາກໂຄງການ.

ຕໍ່ການປະກອບຄຳເຫັນ, ຜູ້ພັດທະນາໂຄງການ ກໍ່ໄດ້ຊີ້ແຈ້ງ ອະທິບາຍຕໍ່ຜູ້ເຂົ້າຮ່ວມກອງປະຊຸມໃຫ້ມີຄວາມເຂົ້າໃຈ ແລະ ເຫັນດີຈະນຳໄປປັບປຸງບົດລາຍງານໃຫ້ມີເນື້ອໃນຄົບຖ້ວນສົມບູນຂຶ້ນກວ່າເກົ່າ.

ກອງປະຊຸມດຳເນີນໄປດ້ວຍຜົນສຳເລັດ, ປິດລົງໃນເວລາ 16:30 ໂມງ ຂອງວັນດຽວກັນ.

ບໍລິສັດ ສິດທິ ໂລຈິສຕິກ ລາວ ຈຳກັດ

໓.

ຜູ້ບັນທຶກກອງປະຊຸມ

ຄະນະປະທານກອງປະຊຸມ

ຮອງເຈົ້າເມືອງໄຊເສດຖາ

ຮອງເຈົ້າເມືອງຫາດຊາຍຟອງ

ພະແນກຊັບພະຍາກອນທຳມະຊາດ ແລະ ສິ່ງແວດລ້ອມ ນະຄອນຫຼວງວຽງຈັນ

ກົມນະໂຍບາຍຊັບພະຍາກອນທຳມະຊາດ ແລະ ສິ່ງແວດລ້ອມ

Appendix G

Consultation Questionnaire Templates

Doc. No. P0026924-1-H2 Rev. 1 - February 2022



Interviewee: Village and District Governmental Authorities**Subject: Village & district level socioeconomic data**

1	Governance	Village or district level?
2	Structure of local governance system	Both
3	Key leadership figures - e.g. community leaders? Religious leaders?	Both
4	Types and names of community organisations/associations/groups	Village
5	Key business groups/associations/cooperatives active in the area	Village
6	Demographics	
7	Total population and gender, age, ethnicity and nationality breakdown	Both
8	Total number of households	Village
9	Number of households headed by women	Village
10	Number of individuals with disabilities	Village
11	Number of elderly individuals	Village
12	Population density	District
13	Migration	
14	What are the migration patterns like here in past 5 years? E.g. How many new residents/businesses move here, compared to the number of people who leave each year? What are general reasons for coming/leaving?	District
15	Undocumented migrant populations?	District
16	What is the socioeconomic status of the refugee/undocumented migrant populations compared to others? Employment rates; poverty levels; education levels; etc.	District
17	Has there been a population change since the start of the project? What impact has it had on the communities, e.g. housing market, cost of goods, impact on health and education facilities, etc.	Village
18	Economy & livelihoods	
19	Rates of poverty and extreme poverty	Village
20	Main economic sectors and primary sources of livelihoods	Village
21	Seasonal variance in economic and farming activities	Village
22	Location and types of main markets for household goods and products	Village
23	Adult unemployment rates	Village
24	Average monthly household income	Village
25	Child labour - does this occur in this area? Frequency and which industries?	District
26	Impact of Covid-19 on economy/livelihoods - business closures, decrease in sales, increase in poverty etc?	District
27	Businesses	
28	Major industries/businesses/employers in local areas? How many people are employed there?	District
29	Types of factories in area	District
30	Any recent trends/changes in last 3 years to types of businesses active in the area?	District
31	Agriculture	
32	% of agricultural households using private land, village land and communal forests	Village
33	Key commercial crops produced in wet and dry seasons	Village
34	Key subsistence crops produced in wet and dry seasons	Village
35	Market prices of key crops	Village
36	Average size of agricultural land plot	Village
37	How much of the farming is done through rain-fed vs irrigation?	Village
38	Types and number of livestock kept	Village
39	Average number of livestock kept per household	Village
40	Locations of livestock grazing areas	Village
41	Natural resources/ecosystem services	
42	Location and use of ecosystem services e.g. drinking water, timber, wood fuel, natural gas, mining, plants, etc.	Village
43	Any recent trends or changes in terms of natural resources e.g. decrease in quantity or quality available?	Village
44	Land tenure & property	
45	Types of land: agricultural (arable, permanent cropland, pastureland), industrial, etc.	Village
46	Land tenure types and percentage of households per tenure type	Village
47	Is there communal land tenure in this area? Where? Used by whom?	Village
48	How common is informal ownership/use of land?	Village
49	% of households with formal land titles	Village
50	% of households with informal rights to agricultural land	Village
51	What is the current use of the dry port land? How many people use the land? Where do they come from?	Village
52	What is the current use of the access road land? How many people use the land? Where do they come from?	Village
53	What alternative lands are available in the area for the same use?	Village
54	Education & health	
55	Literacy rates, Male/Female	Village (if not available, District)
56	School attendace rate for boys vs. girls	Village (if not available, District)
57	Key educational and vocational institutions (primary, secondary, tertiary) and locations, both public and private	Village (if not available, District)
58	Key health centres and locations, both public and private	Village (if not available, District)
59	Most common diseases/health conditions in local populations?	Village (if not available, District)
60	Gender relations	
61	% of women in employment	Village (if not available, District)
62	Key sources of employment/livelihoods for women	Village (if not available, District)
63	Difference between income of men and women	Village (if not available, District)
64	Gap between education completion and literacy levels of men and women	Village (if not available, District)

65	Safety issues for women in the area	Village (if not available, District)
66	Women's access to and control of land and resources vs. men	Village (if not available, District)
67	Violence against women statistics	District
68	Utilities/transport	
69	Main sources of water for domestic and drinking use: Locations, quality, availability of supply	Village
70	% of households with connection to electrical grid	Village
71	% of households with mobile phones and coverage	Village
72	Types of toilet facilities available at household level	Village
73	Waste disposal methods: Landfill? Burning? Locations?	Village
74	Types of public transport available in area and cost per trip	Village
75	What public utilities were provided as part of the dry port/logistics park?	Village
76	What are the main sources of news and information here? E.g. Radio; TV; newspapers; phones	District
77	Cultural heritage & religion	
78	Location of temples, churches, other cultural/religious centres	Village
79	Location and types of archaeological sites, and their significance for populations	Village
80	Any potential heritage sites	Village
81	Location of cemeteries/gravesites	Village
82	Sites of historical significance in Hadxaifong district	District
83	Permitting requirements in case of disturbances for heritage, religious, cultural or archaeological sites	District
84	Security & H&S	
85	What types of crimes are most common in the area?	Village
86	Conflicts between different communities/religions/ethnicities etc. in recent years?	Village
87	What are the pollution levels here like? Noise, air, dust, traffic, odour issues? What are the sources?	Village
88	Project	
89	Interactions with project/project company to date, including consultation activities?	Village
90	What have you heard about the project so far? From what source?	Village
91	Community development/support activities that the project company has been involved in to date	Village
92	What kind of benefits do you think this project could bring for the local community?	Village
93	What kind of adverse impacts do you think this project could bring?	Village
94	What are key priorities for community development?	Village
95	Civil society/activism	
96	Have there been protests, strikes etc. against infrastructure/industrial projects in the last 5 years by any members of the public?	District
97	Any significant environmental industrial incidents in the area, e.g. oil spills?	District
98	Indigenous groups - ethnic minority households (if they cannot be contacted directly)	
99	Confirm the numbers and location of households that belong to ethnic minority groups (Khmu)	Village
100	How long have they lived in the villages?	Village
101	Where are they originally from (if they are not from the local area)?	Village
102	Confirm their fluency in Lao language	Village
103	What is the socioeconomic status of these households compared to the rest of the villages? Employment rates; poverty levels; education levels; etc. Are they represented in local authorities/politics (unit, village, region)? Do they face discrimination due to their ethnicity?	Village
104	Only if significant communities of the ethnic minority groups are confirmed to be present, find out information on the groups' characteristics, including: <ul style="list-style-type: none"> • <input type="checkbox"/> Their self-identification as members of distinct cultural group • <input type="checkbox"/> Collective attachment to distinct territories and/or the natural resources • <input type="checkbox"/> Customary cultural, social or political institutions that are separate from mainstream culture • <input type="checkbox"/> Any distinct language or dialect • <input type="checkbox"/> Their representation at local governmental levels • <input type="checkbox"/> Any discrimination or conflict experienced due to their ethnicity, and socioeconomic conditions compared to majority Lao ethnic group • <input type="checkbox"/> Whether they are recognized as an ethnic group by the Laos government. If yes, whether they are considered IP or have any special status/recognition according to Laotian law 	

Interviewee: NGOs

Subject: Village & district level socioeconomic data

1	Demographics	Village or district level
2	Types of support available for vulnerable individuals and households, e.g. - Households living in extreme poverty - unemployed people - individuals with disabilities - elderly individuals - households headed by women/elderly people - people with low literacy levels, etc.	District
3	What is the socioeconomic status of the refugee/undocumented migrant populations compared to the others? Employment rates; poverty levels; education levels; etc.	District
4	What is the socioeconomic status of ethnic minority groups compared to the others? Employment rates; poverty levels; education levels; etc.	District
5	Child labour - does this occur in this area? Frequency and which industries? What support is there for children engaged in hazardous/inappropriate forms of labour?	District
6	Environmental issues	
7	Have there been protests, strikes etc. against infrastructure/industrial projects in the last 5 years by any members of the public?	District
8	Any significant environmental industrial incidents in the area, e.g. oil spills?	District
9	What are the pollution levels here like? Noise, air, dust, traffic, odour issues? What are the sources?	District
10	Project	
11	NGOs' interactions with project/project company to date, including consultation activities?	Village
12	What have you heard about the project so far? From what source?	Village
13	Are you aware of any displacement impacts related to the project? From what source? What type of impact?	Village
14	Do you know of any community development/support activities that the project company has been involved in to date	Village
15	What kind of benefits do you think this project could bring for the local community?	Village
16	What kind of adverse impacts do you think this project could bring?	Village
17	What are key priorities for community development?	District
18	NGOs	
19	What type of NGOs are active in this district/villages? E.g. Education, health, agriculture, etc.	Village
20	What types of programmes do they implement?	Village
21	Where do they receive funding from?	Village
22	Approximately how many NGOs are operational in this area?	Village
23	Who are their beneficiaries?	Village

Interviewee: VLP & Resettlement Committee**Subject: Access road resettlement**

1	Resettlement impact overview
2	Size of each land plot affected
3	Sources of income for the PAPs
4	Monthly household income of the PAPs
5	Types of crops grown on each land plot
6	Types of housing that were displaced (e.g. wood, concrete, two-storey etc)
7	What other assets were displaced? E.g. sheds, fences, etc
8	What types of land title did/does each PAP have?
9	Land tenure types affected?
10	Surveys/census
11	How did you identify the resettlement impact? What tools were used? E.g. socioeconomic survey, asset census, inventory, etc.
12	What type of information did you collect on each PAP?
13	Consultation & compensation
14	How did you communicate information about the resettlement process to the PAPs?
15	Was there a cut-off date to be eligible for compensation? How was this disclosed?
16	Was there a grievance mechanism for PAPs to submit claims? How was this disclosed?
17	Provide details on the grievances received so far, including small complaints - what was the issue? When and how were they resolved? Are the grievances registered in a list?
18	Were there any disputes over land rights and titles? How were they resolved?
19	Did the compensation include additional costs for PAPs such as taxes, logistical fees for moving their belongings
20	When were the compensation payments made? (For the cases that have been closed)
21	How were the payments made - bank transfers?
22	Are there any open claims/grievances? What is the status?
23	What type of support was provided to the displaced households/farms/businesses? E.g. support with relocation, finding new housing, finding new jobs, etc.
24	Resettlement schedule
25	Is there a programme/schedule of activities for the resettlement process?
26	What are the upcoming activities? Timelines?
27	What is the plan for the landowner who is currently out of town - how will you attempt to get in touch?
28	Monitoring
29	Do you have the contact details of the PAPs who have moved away?
30	Where are the 2 households who were displaced from their houses - where are the home villages that they moved to? Have you been in contact with them after the move?
31	Organizational structure of resettlement committee
32	Which governmental authorities are represented in the committee?
33	Do they have previous experience with resettlement processes in similar projects?
34	Is there a separate resettlement committee for each village, or just one main one?
35	How are the responsibilities split between the members? How are the responsibilities of each member coordinated and tracked?
36	Which committee member is responsible for: <ul style="list-style-type: none"> - Survey/census studies - Compensation payment - Consultations - Grievance resolution - Etc.
37	Information to request

38	<p>Please provide documentation on the land acquisition process, including:</p> <ul style="list-style-type: none">- Decision letter of Vientiane governor for establishment of Resettlement Committee- Compensation agreements- Breakdown of types of affected housing, assets and structures (e.g. number of single-storey houses affected, concrete/timber frame, sheds etc)- Minutes from meetings with PAPs- Grievance register- Meeting register- Methodologies used for valuation of assets, including valuation rates- Templates for the survey and census activities- Copies of external communication such as announcement of eviction- Records of compensation payments- Inventory of loss
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Interviewee: VLP & Resettlement Committee for Dry Port Area**Subject: Land acquisition for the dry port area**

1	Resettlement impact overview
2	Number of cases of economic displacement
3	Number of cases of physical displacement
4	Types of land affected
5	Land tenure types
6	Total size of land area affected
7	Average size of land plots affected
8	Main sources of income for the PAPs
9	Average monthly household income of the PAPs
10	Number of agricultural land parcels affected
11	Number of businesses affected
12	Number of affected households without land titles
13	Surveys/census
14	How did you identify the resettlement impact? What tools were used? E.g. socioeconomic survey, asset census, inventory, etc.
15	What type of information did you collect on each PAP?
16	Consultation & compensation
17	How did you communicate information about the resettlement process to the PAPs?
18	Was there a cut-off date to be eligible for compensation? How was this disclosed?
19	Was there a grievance mechanism for PAPs to submit claims? How was this disclosed?
20	What type of grievances did you receive about the resettlement process? How many? How were they resolved?
21	Were there any disputes over land rights and titles? How were they resolved?
22	How was the compensation calculated? What valuation rates were used?
23	When were the compensation payments made?
24	How were the payments made - bank transfers?
25	Are there compensation payments that are still outstanding? What is the status?
26	Are there any open claims/grievances? What is the status?
27	What type of support was provided to the displaced households/farms/businesses? E.g. support with relocation, finding new housing, finding new jobs, etc.
28	Monitoring
29	Do you have the contact details of the PAPs?
30	Have you followed up with the PAPs following resettlement, to verify their current living standards and livelihoods? When? How? What were the outcomes?
31	Organizational structure
	Is the Resettlement Committee still active?
	What is the structure of the RC - is there a separate resettlement committee for each village?
32	If yes, how are the responsibilities split between the members of the resettlement committee?
	How are the responsibilities of each member coordinated and tracked?
33	Who was responsible for: - Survey/census - Valuation - Compensation payment - Consultations - Grievance resolution
34	Information to request

35	<p>Please provide documentation on the land acquisition process, including:</p> <ul style="list-style-type: none">- Decision letter of Vientiane governor for establishment of Resettlement Committee- Compensation agreements- Minutes from meetings with PAPs- Grievance register- Meeting register- Methodologies used for valuation of assets, including valuation rates- Templates for the survey and census activities- Copies of external communication such as announcement of eviction- Records of compensation payments- Inventory of loss
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Interviewee: Ethnic minority households

Subject: Socioeconomic conditions of the ethnic minority households

1	Indigenous groups - ethnic minority households
2	Confirm the numbers and location of households that belong to ethnic minority groups (Tai Deng, Khmu, Lue, Yuan and Tai Dam)
3	How long have they lived in the villages?
4	Where are they originally from (if they are not from the local area)?
5	Confirm their fluency in Lao language
6	What is the socioeconomic status of these households <u>compared</u> to the rest of the villages? Employment rates; poverty levels; education levels; etc. Are they represented in local authorities/politics (unit, village, region)? Do they face discrimination due to their ethnicity?
7	<p><i>Only if significant communities of the ethnic minority groups are confirmed to be present, find out information on the groups' characteristics, including:</i></p> <ul style="list-style-type: none"> • <i>Whether their self-identification as members of distinct cultural group</i> • <i>Collective attachment to distinct territories and/or the natural resources</i> • <i>Customary cultural, social or political institutions that are separate from mainstream culture</i> • <i>Any distinct language or dialect</i> • <i>Their representation at local governmental levels</i> • <i>Any discrimination or conflict experienced due to their ethnicity, and socioeconomic conditions compared to majority Lao ethnic group</i> • <i>Whether they are recognized as an ethnic group by the Laos government. If yes, whether they are considered IP or have any special status/recognition according to Laotian law</i>

Interviewee: Access road PAPs (both closed and ongoing cases)**Subject: Access road resettlement process and impact**

1	Current location
2	Current village/community of residence
3	How long have you been living here?
4	When did you leave/move out of the access road area?
5	Do you currently own a land title? What type?
6	Contact details in case we need to reach you in the future
7	Around how many others were living in the affected area? Are you in contact with them? Where are they now?
8	Demographics
9	Total number of household members, and their age and gender
10	Who is the head of household (man or woman)?
11	Does your household have any members with disabilities?
12	Does your household have any elderly members?
13	What is the main source of income?
14	Where does the head of household work?
15	Average monthly household income
16	Have you had the same job since before resettlement? If no, where did you previously work?
17	Where are the main sources of food? E.g. farm, market, etc
18	Approximate household expenditures per month? (Clothes, food, transport, etc)
19	Impact in the access road area - physical displacement
20	Did you live in the access road area? (IF NO, MOVE TO NEXT SECTION. IF YES, MOVE TO NEXT QUESTION IN THIS SECTION)
21	Do you have any other residences? Where?
22	Was this your primary residence? If not, where was/is your main residence?
23	What type of housing did you have in the dry port area? Wood, concrete, etc
24	How many rooms did the house include?
25	Did the house have electrical connection?
26	How long did you live there for?
27	Did you have a formal land title?
28	Were you the homeowner or tenant?
29	What type of landholding was this - private, village, or other?
30	(If tenant) Who was the homeowner?
31	(If tenant) How much was the monthly rent?
32	What other assets / structures did you own? E.g. Shed, fences...
33	What type of housing are you living in now? Is it similar quality as before? Same infrastructure? E.g. Type of electricity access, toilet facilities, etc.
34	Did you keep any livestock? What kind? How many?
35	Where were the grazing areas?
36	Impact in the access road area - economic displacement (agricultural)
37	Do/did you have/work on farmland in the access road area? (IF NO, MOVE TO NEXT SECTION. IF YES, MOVE TO
38	Did/do you have a formal land title for the land?
39	Were you the landowner? If not, who was the formal landowner?
40	What type of landholding was this - private, village, or other?
41	How big is/was the plot?
42	What crops did you grow in the dry season? And wet season?
43	How much were commercial crops? How much were subsistence crops (for household consumption)?
44	Water-fed or irrigation agriculture?
45	Where were the main water sources?
46	How long have you owned/worked on the agricultural land?
47	What was the monthly income from farming in the dry season? And wet season?
48	Did/do you have employees on the farm? If yes, how many? Where are they now?
49	How much of your household income was obtained from this farmland?

50	What other assets did you have on the land? E.g. Agricultural equipment
51	Has there been changes to the proximity of your current farmland to key locations such as home, markets, etc?
52	Has the agricultural productivity level changed following resettlement?
53	How is the quality of the current farmland compared to the dry port area? Access to water?
54	Are you a member of any business association or agricultural cooperative?
55	Did you keep any livestock? What kind? How many?
56	Where were the grazing areas?
57	Impact in the access road area - economic displacement (business)
58	Did you have a business in this area? (IF NO, MOVE TO NEXT SECTION. IF YES, MOVE TO NEXT QUESTION IN THIS
59	What kind of business was it?
60	Where was it located?
61	Were you the business owner?
62	Did you have a formal land title for the land?
63	Were you the landowner? If not, who was the formal landowner?
64	What type of landholding was this - private, village, or other?
65	How long did you own/work at the business?
66	What was the monthly income from this business?
67	What other assets did you have on the land? E.g. Car, work equipment
68	Did you have employees? If yes, how many? Where are they now?
69	How much of your household income was obtained from this business?
70	Has there been changes to the proximity of your current business to key locations such as home, markets, etc?
71	Are you a member of any business association or agricultural cooperative?
72	Consultation & compensation
73	What kind of communication was there from the railway project about the displacement?
74	Around how often did they contact you regarding the resettlement process?
75	Were you given advance notice about the need to move out/leave the area? How much?
76	What type of compensation did you receive? Cash/in-kind?
77	How much was the compensation?
78	When did you receive the compensation?
79	How was the compensation calculated? (Valuation methodology for lost housing, assets, crops, etc)
80	What types of surveys were conducted? E.g. Asset census, household socioeconomic survey
81	What type of support did you receive? E.g. Finding new housing/agricultural land, taxes, fees
82	Who was the main point of contact from the railway project?
83	Outcomes of the resettlement process
84	(Ongoing cases) So far, have you been satisfied with the compensation and support received? Why or why not?
85	(Closed cases) Were you satisfied with the compensation and support received? Why or why not?
86	Was there a grievance mechanism for you to file a complaint about the resettlement and compensation? Did you use it? What was the result? How long did it take to get resolved?
87	Do you have any open or ongoing claims or cases, e.g. regarding land use rights, land titling, access, compensation, impact, payment, etc. If yes, what is the status?
88	Are you aware of any other open or ongoing claims or cases?
89	Is your current income level following resettlement higher or lower than before?
90	Has the main source of household income changed from before? If yes, why?
91	In general, how are your living standards compared to before resettlement?
92	Has the project or government checked on your current living standards, following resettlement?

Interviewee: Dry port area PAPs (previously displaced)**Subject: Previous resettlement process and impact**

1	Current location
2	Current village/community of residence
3	How long have you been living here?
4	When did you leave/move out of the dry port area?
5	Do you currently own a land title? What type?
6	Contact details in case we need to reach you in the future
7	Around how many others were living in the affected area? Are you in contact with them? Where are they now?
8	Demographics
9	Total number of household members, and their age and gender
10	Who is the head of household (man or woman)?
11	Does your household have any members with disabilities?
12	Does your household have any elderly members?
13	What is the main source of income?
14	Where does the head of household work?
15	Average monthly household income
16	Have you had the same job since before resettlement? If no, where did you previously work?
17	Impact in the dry port area - physical displacement
18	Did you live in the dry port area? (IF NO, MOVE TO NEXT SECTION. IF YES, MOVE TO NEXT QUESTION IN THIS SECTION)
19	Do you have any other residences? Where?
20	Was this your primary residence? If not, where was/is your main residence?
21	What type of housing did you have in the dry port area? Wood, concrete, etc
22	How many rooms did the house include?
23	Did the house have electrical connection?
24	How long did you live there for?
25	Did you have a formal land title?
26	Were you the homeowner or tenant?
27	What type of landholding was this - private, village, or other?
28	(If tenant) Who was the homeowner?
29	(If tenant) How much was the monthly rent?
30	What other assets / structures did you own? E.g. Shed, fences...
31	What type of housing are you living in now? Is it similar quality as before? Same infrastructure? E.g. Type of electricity access, toilet facilities, etc.
32	Did you keep any livestock? What kind? How many?
33	Where were the grazing areas?
34	Impact in the dry port area - economic displacement (agricultural)
35	Did you have/work on farmland in the dry port area? (IF NO, MOVE TO NEXT SECTION. IF YES, MOVE TO NEXT
36	Did you have a formal land title for the land?
37	Were you the landowner? If not, who was the formal landowner?
38	What type of landholding was this - private, village, or other?
39	How big was the plot?
40	What crops did you grow in the dry season? And wet season?
41	How much were commercial crops? How much were subsistence crops (for household consumption)?
42	Water-fed or irrigation agriculture?
43	Where were the main water sources?
44	How long did you own/work on the agricultural land before being displaced?
45	What was the monthly income from farming in the dry season? And wet season?
46	Did you have employees on the farm? If yes, how many? Where are they now?
47	How much of your household income was obtained from this farmland?
48	What other assets did you have on the land? E.g. Agricultural equipment

49	Has there been changes to the proximity of your current farmland to key locations such as home, markets, etc?
50	Has the agricultural productivity level changed following resettlement?
51	How is the quality of the current farmland compared to the dry port area? Access to water?
52	Are you a member of any business association or agricultural cooperative?
53	Did you keep any livestock? What kind? How many?
54	Where were the grazing areas?
55	Impact in the dry port area - economic displacement (business)
56	Did you have a business in this area? (IF NO, MOVE TO NEXT SECTION. IF YES, MOVE TO NEXT QUESTION IN THIS
57	What kind of business was it?
58	Where was it located?
59	Were you the business owner?
60	Did you have a formal land title for the land?
61	Were you the landowner? If not, who was the formal landowner?
62	What type of landholding was this - private, village, or other?
63	How long did you own/work at the business?
64	What was the monthly income from this business?
65	What other assets did you have on the land? E.g. Car, work equipment
66	Did you have employees? If yes, how many? Where are they now?
67	How much of your household income was obtained from this business?
68	Has there been changes to the proximity of your current business to key locations such as home, markets, etc?
69	Are you a member of any business association or agricultural cooperative?
72	Consultation & compensation
73	What kind of communication was there from the railway project about the displacement?
74	Around how often did they contact you regarding the resettlement process?
75	Were you given advance notice about the need to move out/leave the area? How much?
76	What type of compensation did you receive? Cash/in-kind?
77	How much was the compensation?
78	When did you receive the compensation?
79	How was the compensation calculated? (Valuation methodology for lost housing, assets, crops, etc)
80	What types of surveys were conducted? E.g. Asset census, household socioeconomic survey
81	What type of support did you receive? E.g. Finding new housing/agricultural land, taxes, fees
82	Who was the main point of contact from the railway project?
83	Outcomes of the resettlement process
84	Were you satisfied with the compensation and support received? Why or why not?
85	Was there a grievance mechanism for you to file a complaint about the resettlement and compensation? Did you use it? What was the result? How long did it take to get resolved?
86	Do you have any open or ongoing claims or cases, e.g. regarding land use rights, land titling, access, compensation, impact, payment, etc. If yes, what is the status?
87	Are you aware of any other open or ongoing claims or cases?
88	Is your current income level following resettlement higher or lower than before?
89	Has the main source of household income changed from before? If yes, why?
90	In general, how are your living standards compared to before resettlement?
91	Has the project or government checked on your current living standards, following resettlement?



RINA Consulting S.p.A. | Società soggetta a direzione e coordinamento amministrativo e finanziario del socio unico RINA S.p.A.
Via Cecchi, 6 - 16129 GENOVA | P. +39 010 31961 | rinaconsulting@rina.org | www.rina.org
C.F./P. IVA/R.I. Genova N. 03476550102 | Cap. Soc. € 20.000.000,00 i.v.