

**VIETNAM
INDUSTRIAL POLLUTION MANAGEMENT PROJECT (P113151)**

Due Diligence Review of Involuntary Resettlement

Hoa Mac Industrial Zones (Ha Nam Province)

May 31st – 17th June, 2013, updated 12 Jan 2014

A. PROJECT OBJECTIVES AND PROJECT COMPONENTS

The development objective of the Vietnam Industrial Pollution Management Project (VIPMP) is to improve with industrial wastewater treatment regulations in four of the most industrialized provinces in Vietnam. The project's ultimate beneficiaries will be the general public in the four project provinces and beyond, who will benefit from reduced environmental pollution. The project will deliver direct benefits to: (a) MPI, by improving its capacity to promote sustainable industrial zone development; (b) MONRE, by improving its monitoring and enforcement capacity for industrial pollution management; and (c) the four project provinces, by strengthening their industrial development planning practices and their monitoring and enforcement capacity. IZs in the four provinces will have access to concessional financing to construct Centralized Effluent Treatment Plant (CETP) and technical assistance to improve the design, operation and management of the CETPs.

The project consists of three components: (1) Component 1: Environmental Policy, Monitoring and Enforcement; Component 2: Performance-Based (CETP Financing); Component3: Implementation Support.

The PDO level results indicators are the extents of compliance with national regulations for effluent discharge from project-financed and non-project-financed industrial zones in the four project provinces.

B. PURPOSE AND OBJECTIVE OF THE DUE DILIGENCE REVIEW (DD)

Purpose:

The Bank received a proposal from the Vietnam Environment Protection Fund (VEPF) who requested the Bank to consider financing the installation of a Centralized Effluent Treatment Plant (CETP) for Hoa Mac IZ (Ha Nam province) to improve the environmental pollution management for the IZ. Since the CETP required is located inside the IZ, and that the land for IZ was acquired from local residents (in accordance with its Overall Compensation Plan being approved prior to the cut-off-date of May 2010), the Bank conducted a due diligence of the land acquisition for the IZ as per the Project' Environmental and Social Management Framework (ESMF) before deciding, along with environmental due diligence, financing the installation of the proposed CETP.

Objective

The context of this project constitutes how the DD is carried out.

First of all, it should be noted that under this project, only Industrial Zones that have their Overall Compensation Plan approved by the Provincial Authorities prior to the cut-off date of May 2010 (the date of project identification mission) are eligible for proceeding a due diligence.

Secondly, since the compensation payment/support provision/resettlement activities (associated with the IZ area requiring DD) were almost finished by the time the proposal was submitted, and given that Overall Compensation Plan approved by the government in 2008 (prior to the date of project identification mission), the objective of the due diligence for this IZ is:

- a) Evaluate if all involuntary resettlement activities associated with the IZ area (requiring due diligence) were carried out in full compliance with regulations of the Government of Vietnam (by the time of commencing resettlement),
- b) Confirm if the compensation payment/provision of support/resettlement done by local government (including its resettlement outcome) meets the objectives of Bank's OP 4.12,
- c) Check if there are any resettlement related issues that remain pending at the time of Bank's due diligence - to propose follow-up action(s).

Since the Bank is expected to finance the installation of the CETP only (as per PAD), the DD focused on involuntary resettlement activities that happen within the land areas that are required for a) the installation of the CETP¹ itself, and b) the area (within the IZ) which the proposed CEPT is expected to provide its service.

Two key elements that are of particular importance for this DD include a review to (i) confirm if an effective Grievance Redress Mechanism have been existing (to respond to complaints, queries or any aspects related to the on-going resettlement); and (ii) monitor the livelihood restoration process of the peoples affected by the land taking for the purpose of the IZ. If Government regulations applied are not consistent with the World Bank's safeguards policy objectives, a remedial action plan will be prepared for implementation by the IZ – subject to the Bank's clearance prior to implementation.

This due diligence was conducted by Bank's Consultant - under the guidance of Bank's Social Development Specialists. The DD report was prepared by Bank's consultant, with additional inputs from Bank's Social Development Specialists.

C. METHODS

This due diligence was conducted in accordance with the project's ESMF. The methods employed include: (i) desk review of secondary information (including project documents

¹In this project, the "CETP service area" is defined as being: i) the land area within the IZ physically occupied by the CETP which will be financed by the project, or the area already occupied by an CETP if the project is upgrading it; and ii) the entire land area within the IZ that will be occupied by industries that are or will be serviced by the CETP.

provided by the District Government and the IZ owner (see details in Appendix 1); (ii) interviews and consultative meetings with representatives from affected households, relevant government officials, Hoa Mac IZ, and commune/village leaders (see details in Appendix 2). Field trip to the IZ was also conducted to validate the review results.

Field visits. The first field visit was conducted by the Bank’s Social Development Specialist and Senior Environmental Engineer (for field observation and assessing the financing legibility as per project’s ESMF). Follow-up field visit was made by Bank’s consultant to hold interview/consultation with local people, including representatives from affected households, commune’s People’s Committee, and IZ owner.

Sampling. Since the total number of affected households (associated with the CETP installation location and its service area) are large (612 households), a stratified sample was taken (as below) to ensure the representativeness in the consultation with affected households (by the magnitude of impact, and by IZ area). As such, a total of twenty four (24) households were invited to the consultation/ interviews per the DD objective.

Table 1: Stratified Sampling

No	Type of Impacts	Project Impacts		Survey Sampling	
		CETP	CETP Service Area	CETP	CETP Service Area
	HH losing agricultural land/structures	31	581		
	<i>In which, number of HHs losing 30% or more of their total land holding.</i>	31	348	4	20
	HH relocating	0	0		
	Vulnerable	0	0		
	Including pending HHs	0	0		
	TOTAL	31	581	24	

Source: Social Safeguard Due Diligence Review, Dec 2013

D. FINDINGS

This section presents some basic information about the Hoa Mac IZ (which the due diligence covers), followed by an evaluative review of various factors with a view to assessing the level of compliance of resettlement activities implemented by the government. Finally, the section presents a list of key safeguards issues, if any, which remain pending by the time the DD report was finalized.

a) Basis Information of the Hoa Mac IZ

Hoa Mac IZ was established in July 2008. The IZ has a planned total of 131.6ha, which has been developed in two phases. While Phase 1 aims to meet initial demand of the Client (87.4ha), Phase 2 will be further developed if the demand becomes clearer. Presently, Phase 1, which covers an area of 87.4 ha has been ready with regards to land area to proceed with infrastructure

development. The Phase 1 will need to have a CETP installed with capacity sufficient to cover all industries that will be active within the Phase 1 area. It is noted that while land acquisition required for Phase 1 has been completed by the time the due diligence exercise, land acquisition for Phase 2 has not been completed. The land area required for installation of the proposed CETP is 0.14ha while CETP service area accounts for 87.26 ha. As the field visit indicated, the area where the new CETP is to be installed, the area that the proposed CETP will serve (within Phase 1) are completely vacant, which is ready for CETP installation. The land acquisition for Phase 1 of the IZ was implemented by Duy Tien District Resettlement Committee which commenced in June 2008 and was completed by December 2013.

Within the 87.4 ha prepared for Phase 1, a total of 612 households were affected, of which 31 households were affected by the CETP installation area and 581 households were affected by CETP service area. All the affected area is agricultural land (with no people residing on it). Thus, none of the affected households need to physically relocate their houses. The below table present a summary of project impacts with regard to land acquisition (by CETP installation area, and CETP service area). This is for Phase 1.

Table 2: Summary of the Project's land acquisition

No	Type of Impacts	Project Impacts of Land			
		CETP	CETP Service Area	CETP	CETP Service Area
		(AHs)	(AHs)	(ha)	(ha)
1	Household losing agricultural land	31	581	0.14	87.26
	<i>In which, number of HHs losing 30% or more of their total land holding.</i>	0	348		52.4
2	Household losing residential land				
	<i>Impacted with House/Building and in need of relocation</i>		0		0
3	Public land				
	TOTAL	31	581	0.14	87.26

Source: Bank's Social Safeguards Screening Checklist (provided by Hoa Mac IZ, dated Dec 5th 2013).

b) Evaluative Review of Resettlement Implementation

In this section, results from evaluative review of resettlement implementation associated with the CETP location and CETP service area will be summarized. The review was conducted on the basis of the information provided by IZ, and on the consultation held with representatives of affected households and local governmental officers.

Schedule for Compensation Payment. The Overall Compensation Plan for the IZ was issued and approved by the provincial government. The land compensation payment for the proposed project with an area of 87.4ha commenced in June 2008 and was completed in July 2010.

Compliance with GoV regulations. Review of the records/legal documents provided by the IZ owner indicated that the compensation/ support and resettlement plan², which was prepared by Duy Tien District Resettlement Committee (DRC) for Phase 1 of the IZ, was in full compliance with Vietnamese regulations (Land Law 2003 and Decree 197/2004). The (DRC) was assigned to prepare and implement the land acquisition and resettlement for the Hoa Mac IZ.

Entitlements for Affected Households (AHs) and Non-Affected Communities: The entitlements for affected households, which were prepared in full compliance with Government’s regulations (as mentioned above) were approved by Duy Tien District People’s Committee in 2008. The proposed entitlements for affected households were accepted by the affected households (AH) after several rounds of community consultations. According to consultation meetings with AHs, the compensation rates applied followed the rates defined annually by the Provincial government as a starting point, these rates were adjusted (increased) in consultations with AHs, considering their socioeconomic situation. Assistance and allowances for affected households were provided as per Government’s regulations and were also provided as part of payment package that the affected households are entitled to. The below Table presents a summary of entitlements provided to affected households.

Table 3: Summary of entitlements provided to affected households.

Item	Type of Loss	Application	Entitled Persons	Compensation Policy
A	Compensation			
1a	Loss of land	Agricultural land - partially or fully affected, permanent.	Owners with LURC, eligible to acquire LURC.	Cash compensation for acquired land at price stipulated by Ha Nam People's Committee (Ha Nam PPC). For allowances due to loss of agricultural land, see item 4 below;
2	Loss of structure	Secondary structures - partially or fully affected	Owner of structures regardless of tenure status	Cash compensation for acquired asset/structures at price stipulated by Ha Nam PPC.
3	Loss of crops and trees	Loss or damage to assets/ Trees/Crops	Owners regardless of tenure status	Cash compensation for acquired crop/trees at price stipulated by Ha Nam PPC.
B	Rehabilitation Allowances			
4	Households whose existing agricultural land is affected	Support with vocational training and job change: Support for stabilizing	All AHs, AHs with 30% or more of their total agricultural land	Support with vocational training and job change both in cash and in kind. Support in cash equivalent to 30 kg of rice/person/month at local market price for 6 months.

² It is reported that there was approximately 620 decisions(the decision was prepared for each of household) issued by Duy Tien District People Committee on approval of detail compensation plan for development of Hoa Mac IZ, from June 2008 to date.

Item	Type of Loss	Application	Entitled Persons	Compensation Policy
		household living standards:	affected	
5	Displacement from residential housing	Requiring resettlement	Relocating households regardless of tenure status	Not applicable

Source: Social Safeguard Due Diligence Review, Dec 2013

Budget for compensation payment, including allowances for severely affected households.

Budget for resettlement compensation and allowances were provided by the Hoa Phat Company (who own the Hoa Pha IZ) in accordance with the Overall Compensation Plan as approved by the Provincial People’s Committee.

Consultations and Information Disclosure: Consultation was conducted for many rounds during preparation of the Overall Compensation Plan to establish a community wide consensus for the compensation payment. All compensation plan(s) were disclosed in the commune’s People’s Committee. Representatives from affected households participating in consultation meetings (as part of this due diligence) confirmed they were aware of the compensation policy and resettlement policies applicable to the IZ Phase 1. Where the Detailed Measurement Survey (DMS) was reportedly incorrect (as informed by AHs), measurement was repeated to ensure accuracy. Other comments, feedback and recommendations from AHs were also gathered during the consultation meetings, for DRC’s consideration and then was solved accordingly.

Grievances Redress Mechanism. According to the information provided there was a grievance redress mechanism in place, which followed the local regulations to address complaints. The grievance system was established in the Duy Tien District Resettlement Committee (DRC) to resolve all complaints raised by affected households regarding all aspects related to land acquisition aspects, including also compensation payment, and resettlement issues. In addition, the Hoa Phat IZ also established a telephone line through which additional information/queries related to the land acquisition process could be provided, particularly to affected households. As the due diligence found, some complaints regarding compensation payments (associated with the CETP service area) were registered, including inaccurate measurement survey results for a number of households, application of compensation rates for structures and crops being affected. However, by the time of the due diligence, all of these complaints have been satisfactorily addressed by the Duy Tien District Resettlement Committee.

Livelihood Restoration: As mentioned above, there is no relocation of houses. Only agricultural land was affected. Affected households who have lost more than 30% of their land will be provided additional support/allowance - as per Government’s regulations, to assist them to promptly restore their livelihoods. Allowances (in cash) were also provided to households who are poor and vulnerable as per government’s definition of living standards. Testimonies of the interviews indicated that this can enable them to restore their livelihoods sources. Interview with affected households indicated that compensation payments provided affected households with the opportunity to buy better land elsewhere for their farming. Some indicated they quit

farming in pursuit of non-farm activities. Overall, affected households interviewed confirmed they all restored their livelihood to the pre-project level.

c) Pending Issue:

There are no legacies issues remaining pending by the time of the due diligence.

E. CONCLUSIONS AND RECOMMENDATIONS

Conclusions.

By 12 January 2014 when the due diligence report was updated, compensation payment has been completed for all 612 affected households who have handed their affected land over to the Hoc Mac IZ.

Based on the information provided, and the consultation with representatives from affected households, relevant government officials, and Hoa Mac IZ, the due diligence indicated that:

- The Overall Compensation Plan (associated with the Phase 1 of the Hoa Mac IZ) was prepared and approved in accordance with the Government's policies (at central and provincial levels).
- All the affected households (612) have been fully paid and supported as per the approved Compensation Plan.
- All the affected households (612) have handed their land over to the Hoa Mac IZ.
- All the affected households have fully restored their livelihoods.
- The entire land for Phase 1 (within which the CETP will be located) is at the moment vacant, is ready for the CETP installation.

Since all the resettlement activities implemented by district government were in compliance with the government's regulations at central and provincial levels, and that the activities, including their outcomes, were carried out in a manner that did not worsen off the affected households, such above resettlement actions meets the objectives of Bank's OP 4.12.

Given the above, subject to Bank's continued monitoring of the compensation process under Phase 2, and to Hoa Mac IZ's full compliance with Government's regulations for compensation under Phase 2, the proposed CETP could be considered for financing – from the social safeguards perspective.

Recommendations.

For Hoa Mac IZ: since land acquisition is still underway within the area of Phase 2 (about 44.2ha), the Bank strongly recommends that Hoa Mac IZ work closely with the Duy Tien District Resettlement Committee to make sure the compensation plan being implemented for

Phase 2 is in full compliance with Government's regulations, and reflects the government's policy/regulation update, if any. The Hoa Mac IZ is also strongly recommended to assure the resettlement activities underway are Phase 2, including the resettlement outcomes, are carried out in a manner that will not worsen off the affected households, and affected households restored their livelihoods - at least to the pre-project level as per OP 4.12 objectives. The Bank will clarify further the objectives of OP 4.12 to Hoa Mac IZ.

For the Bank's Task Team: during project implementation, as part of Bank's bi-annual implementation support missions, the mission will work with Hoa Mac IZ and Duy Tien District Resettlement Committee to ensure complaints/queries arising from the land acquired for the IZ (both Phase 1 and Phase 2) are solved in a timely and effective manner. Where additional remedies are required - to address such remaining issues, complaints, or queries, remedies will be proposed by the Bank's mission (in line with Bank's OP 4.12 objectives). Actions are expected to be timely taken by Hoa Mac IZ and Duy Tien District Resettlement Committee and implementation of such agreed remedies will be monitored by the Bank's missions until satisfactory completion of such pending issues.

F. APPENDICES

APPENDIX 1: LIST OF THE DOCUMENTS REVIEWED DURING THE DUE DILIGENCE

APPENDIX 2: LIST OF THE PEOPLE MET DURING THE MISSION

APPENDIX 3: LOCATION MAP OF PROPOSED CETPs,

APPENDIX 4: SEMI-STRUCTURE QUESTIONNAIRE

APPENDIX 1: LIST OF THE DOCUMENTS REVIEWED DURING THE DUE DILIGENCE

1. Document No.2003/TTg-CN issued by Prime Minister Office dated Dec25, 2007 on supplementary Hoa Mac IZ, in Ha Nam province into Master plan of Overall IZ development strategy up to 2015.
2. Decision 1805/QD-UBND issued by Ha Nam Province People's Committee, dated Dec 29, 2009 on leasing land to Hoa Mac IZ for its IZ implementation.
3. Decision 942/QD-UBND issued by Ha Nam Province People's Committee, dated August 11, 2009 on establishment of Hoa Mac IZ in Ha Nam Province.
4. Minutes of Meeting for turnover of cleared land to Hoa Mac IZ for its construction purpose, dated June 16th 2009 for Hoa Mac district town and July 10th 2010 for Chau Giang Commune;
5. Decision 51/QD-UBND issued by Duy Tien District People's Committee, Ha Nam Province dated April3, 2009 on approval of Detail Compensation Plan for construction of Hoa Mac IZ in Chuyen Thien village, Chau Giang commune, Duy Tien district.
6. Decision 04/QD-UBND issued by Duy Tien District People's Committee, Ha Nam Province dated February3, 2009 on acquisition of land for construction of Hoa Mac IZ, from household of Doan Ngoc Loc.

APPENDIX 2: LIST OF THE PEOPLE MET DURING THE MISSION

HOA MAC IZ AUTHORITY

Ms. Nguyet
Director, Hoa Mac IZ

Doan Trung Phong
Staff, Hoa Mac IZ in charge of land acquisition.

AND

List of Person Participated in Consultation Meeting During the DD

STT	Họ và Tên	Địa chỉ	Năm sinh	Nghề nghiệp	Trình độ học vấn	Ghi chú
1	Nguyễn Văn Lục	Thôn Lạt Hà - xã Trác Văn - DT - Hà Nam	1964	Bảo vệ	7/12	
2	Nguyễn Văn Khiết	Thôn Lạt Hà - xã Trác Văn - DT - Hà Nam	1962	Trưởng thôn	7/12	
3	Nguyễn Thị Xuân	Thôn Lạt Hà - xã Trác Văn - DT - Hà Nam	1963	Làm ruộng	7/12	
4	Trần Thị Tuyền	Thôn Lạt Hà - xã Trác Văn - DT - Hà Nam	1964	Làm ruộng	7/12	
5	Hoàng Văn Quyển	Thôn Lạt Hà - xã Trác Văn - DT - Hà Nam	1968	Làm ruộng	10/12	
6	Nguyễn Thị Tuyết	Thôn Lạt Hà - xã Trác Văn - DT - Hà Nam	1970	Làm ruộng	7/12	
7	Nguyễn Văn Nhuận	Thôn Lạt Hà - xã Trác Văn - DT - Hà Nam	1963	Làm ruộng	7/12	
8	Hoàng Văn Luận	Thôn Lạt Hà - xã Trác Văn - DT - Hà Nam	1964	Làm ruộng	7/12	

STT	Họ và Tên	Địa chỉ	Năm sinh	Nghề nghiệp	Trình độ học vấn	Ghi chú
1	Lê Văn Sáu	Thôn Vân Kênh - xã Châu Giang - DT - Hà Nam	1967	Công nhân	7/12	
2	Phạm Văn Tới	Thôn Vân Kênh - xã Châu Giang - DT - Hà Nam	1968	Công nhân	7/12	
3	Phạm Văn Thanh	Thôn Vân Kênh - xã Châu Giang - DT - Hà Nam	1970	Làm ruộng	7/12	
4	Nghiêm Thị Huyền	Thôn Vân Kênh - xã Châu Giang - DT - Hà Nam	1982	Làm ruộng	9/12	
5	Trần Thành Nam	Thôn Vân Kênh - xã Châu Giang - DT - Hà Nam	1974	Bảo vệ	7/12	
6	Nghiêm Thị Vân	Thôn Đông - xã Châu Giang - DT - Hà Nam	1971	Giáo viên	Đại học	
7	Lưu Văn Thủy	Thôn Chuyên Thiện - xã Châu Giang - DT - Hà Nam	1971	Làm ruộng	7/12	
8	Lưu Văn Thủy	Thôn Chuyên Thiện - xã Châu Giang - DT - Hà Nam	1969	Làm ruộng	7/12	

STT	Họ và tên	Địa chỉ	Năm sinh	Nghề nghiệp	Trình độ học vấn	Ghi chú
A - TT Hoà Mạc						
1	Vũ Xuân Trường	Xóm Quý Hoà - TT Hoà Mạc - Duy Tiên - Hà Nam	1971	Bảo vệ	10/12	
2	Vũ Văn Thuy	Xóm Quý Hoà - TT Hoà Mạc - Duy Tiên - Hà Nam	1952	Bảo vệ	7/12	
3	Vũ Văn Tuy	Xóm Quý Hoà - TT Hoà Mạc - Duy Tiên - Hà Nam	1960	Làm ruộng	7/12	
4	Nguyễn Văn Tác	Xóm Quý Hoà - TT Hoà Mạc - Duy Tiên - Hà Nam	1960	Làm ruộng	7/12	
5	Lã Văn Triệu	Xóm Quý Hoà - TT Hoà Mạc - Duy Tiên - Hà Nam	1969	Buôn bán	7/12	
6	Lã Văn Đồng	Xóm Quý Hoà - TT Hoà Mạc - Duy Tiên - Hà Nam	1972	Buôn bán	7/12	
7	Nguyễn Văn Ngoan	Xóm Quý Hoà - TT Hoà Mạc - Duy Tiên - Hà Nam	1963	Làm ruộng	7/12	
8	Nguyễn Văn Thế	Xóm Quý Hoà - TT Hoà Mạc - Duy Tiên - Hà Nam	1958	Làm ruộng	7/12	



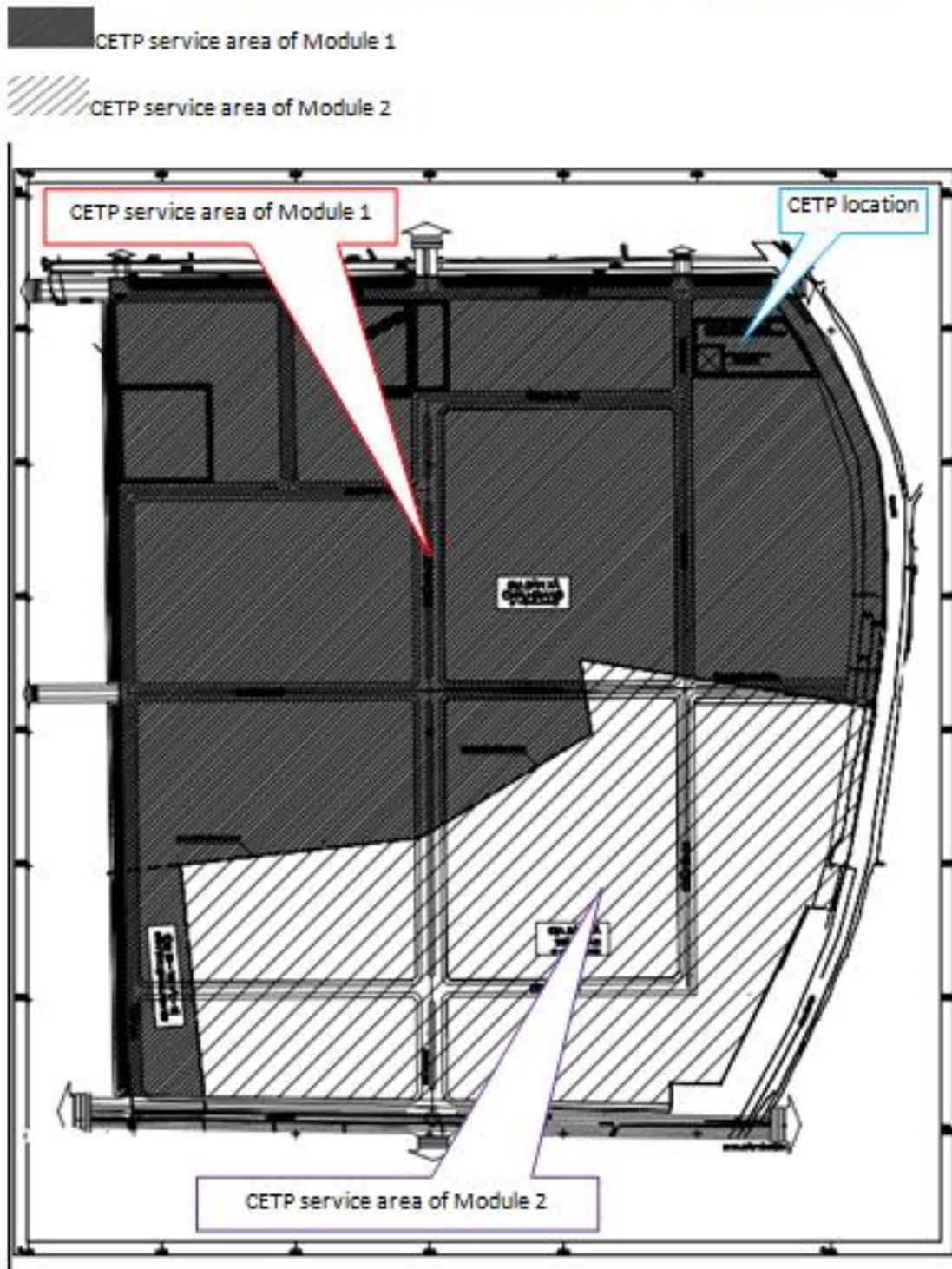
Picture 1: Public Consultation Meeting During DD Preparation in Hoa Mac IZ



Picture 2: Location available for CETP Installation

APPENDIX 3: LOCATION MAP OF PROPOSED CETPS AND ITS SERVICE AREA

The figure shows the CEPT location and CETP service area of Module 1 & 2



APPENDIX 5: SEMI-STRUCTURE QUESTIONNAIRE

No	Category	Specific Indicators
1	Compensation payment:	<ul style="list-style-type: none"> ○ Adequacy of payment to replace the affected assets; the compensation to the replacement cost and no deduction should be made for depreciation or salvageable materials for houses and other structures; ○ Sufficiency and timeliness of payments to be made to all affected persons; ○ Adequate and timely payment of compensation for public facilities and restoration of public facilities (if required);
2	Consultation with affected people	<ul style="list-style-type: none"> ○ to monitor public consultation procedures, problems and issues that arise during the meetings, and proposed recommendations to address any resolved outstanding problems; ○ to check the availability of DMS, compensation plan(s) in the related local institutions and dissemination of Public Information Booklet (if any) to PAPs.
3	Provision of resettlement sites	<ul style="list-style-type: none"> ○ To check with the affected people who are entitled to be relocated to a resettlement site and who opt for relocation to a resettlement site, if they are being or have been consulted on the location of the site, resettlement apartments and site and services allocation site; ○ To check the site location, site design infrastructure and plot allocation (should enable affected people to restore or improve living standards); ○ To check if the affected persons are receiving or have received all their entitlements and in a timely manner; and
		<ul style="list-style-type: none"> ○ Linkage of resettlement and resettlement site preparation: The completion of land acquisition and resettlement activities preparation (should be completed at least one month before the start of actual resettlement); ○ to check if any relocation assistances (for example, house renting allowance) had been provided to PAPs
		<ul style="list-style-type: none"> ○ Restoration of civil infrastructure: All necessary infrastructures (water supply, drainage system, roads, sanitation, etc.) Should be developed at the resettlement sites or at the site of relocation up to a standard at least equal to the

No	Category	Specific Indicators
		standard at the original location;
		<ul style="list-style-type: none"> ○ to monitor the resettlement compensation rates, various allowances and the actual resettlement expenditures versus the resettlement budget, covering resettlement financing as well, including timing and sufficiency of financial allocations for resettlement.
4	Income Restoration program:	<ul style="list-style-type: none"> ○ to check if any provision of credit assistance to households (or any of income restoration programs) that meet the PAP's conditions for housing improvement and/or for increasing incomes;
5	Level of satisfaction:	<ul style="list-style-type: none"> ○ The level of satisfaction of affected persons with various aspects of the compensation is monitored and record; and ○ Monitoring the operations of grievance procedures and the timeframe of redress of grievances will be monitored;
		<ul style="list-style-type: none"> ○ Standards of living: Throughout the implementation process, the trends in living standards of households displaced is observed and the potential problems in the restoration of living standards will be identified and reported;
6	Other project specific issues	<ul style="list-style-type: none"> ○ To check if any pending issues or legacies remaining

Typical steps taken with regards to approval of an Overall Compensation Plan

Steps	Activities	Implementation Issues
(i) Preparation of the detailed Compensation, Support and Resettlement Plan (<i>called detail compensation plan</i>)	Prepared detailed compensation, support and resettlement plan Disclosed compensation, support and resettlement plan in the offices and affected areas	The Duy Tien DRC prepared about 620 detail compensation plan(s) from June 2008 to July 2010, in Chau Giang commune and Hoa Mac district town.
	Prepared a minute on received opinion on the compensation, support and resettlement plan with the confirmation from CPC, community-based organizations and revise the plan based on received comments.	
	Appraised the proposed plan and prepare the land recovery decision	
(ii) Release of the decision on land recovery, allocation and lease.	Issued land recovery decision	The decision on Land Recovery is issued, in the household basis, from June 2008 to July 2010.
	Issue land allocation and lease	
(iii) Approval of the compensation, support and resettlement plan	Submitted the compensation, support and resettlement plan to relevant People's Committee	The decision on Land Recovery is issued, in the household basis, from June 2008 to July 2010.
	Approved the compensation, support and resettlement plan	
	Publicized the approved compensation, support and resettlement plan	
(v) Implementation of the compensation, support and resettlement plan	Disclosed the approved plan (at CPC and public place where land is recovered) Sent the approved plan to affected people	The implementation of the compensation and support was half a month after the approval
	Paid Compensation, Support and arrange the resettlement	
(vi) Handover of recovered land	Received payment and support	The handover cleared land was carried out in a months after received payment and support, which is completed for 612AH.
	Handover cleared land to investor	
	To date, there is no case pending related to land acquisition in the proposed project area.	

Source: Social Safeguard Due Diligence Review, Dec 2013