



Resettlement and Livelihood Restoration Framework

China Huadian Engineering Co., Ltd

Huadian Dak Lak Wind Power Project

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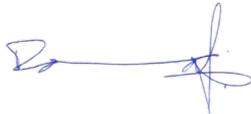
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Huadian Dak Lak Wind Power Project



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Acronyms and Abbreviations

CDP	Community Development Plan
COVID-19	Coronavirus Disease of 2019
CPC/WPC	Commune People's Committee/ Ward People's Committee
CSR	Community and Social Relations
CSR	Compensation, Support, and Resettlement
DMS	Detailed Measurement Survey
EHS	Environmental, Health, and Safety
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Management Plan
ESP	Environmental and Social Policy
ESS2	Environmental and Social Standard 2: Involuntary Resettlement
FGDs	Focus group discussions
IFC	International Finance Corporation
IPs	Indigenous Peoples
KIIs	Key informant interviews
LAA	Land Acquisition Audit
LFDC	Land Fund Development Center
RLRF	Resettlement and Livelihood Restoration Framework
RLRP	Resettlement and Livelihood Restoration Plan
OCOP	One Commune One Product
PAPs	Project Affected Persons
PC	People's Committee
PS5	Performance Standard 5: Land Acquisition and Involuntary Resettlement
PSs	Performance Standards
RMB	Renminbi (Chinese Currency)
SLF	Sustainable Livelihood Framework

1. INTRODUCTION TO THE PROJECT AND RESETTLEMENT BY THE PROJECT

1.1 Project Background

The China Huadian Engineering Co., Ltd (hereinafter as “Sponsor” or “CHEC”) is developing Huadian Dak Lak Wind Power Project (hereinafter as “the Project”) with total capacity of 201.4 MW in Krong Buk District, Dak Lak Province. The Project comprising of four sub-projects namely Krong Buk 1 (KB1), Krong Buk2 (KB2), Cu Ne 1 (CN1), and Cu Ne 2 (CN2) located in Cu Ne, Cu Pong, Ea Sin, and Chu Kbo Communes. In order to manage and operate these Projects effectively, the Sponsor established four subsidiary companies (individually referred to as the “Project Owner” or collectively as the “Project Owners”), which are detailed in Table 1.1.

Table 1.1 Sub-Projects and Subsidiary Companies

No.	Project	Subsidiary Companies
1	Krong Buk No.1 Wind Farm (hereinafter as “KB1”)	Krong Buk New Energy Investment Company Limited
2	Krong Buk No.2 Wind Farm (hereinafter as “KB2”)	Krong Buk Wind Energy Company Limited
3	Cu Ne No.1 Wind Farm (hereinafter as “CN1”)	Cu Ne Renewable Energy Investment Company Limited
4	Cu Ne No.2 Wind Farm (hereinafter as “CN2”)	Cu Ne Wind Energy Investment and Management Company Limited

The footprint of Huadian Dak Lak Wind Power Project potentially covers an area 119.71 hectares. The key components of the project includes:

- 73 wind turbines with a total capacity of 199.75 MW including:
 - Krong Buk No.1 Wind Farm: 18 Wind Turbines (12 with capacity of 2.65 MW and 6 with capacity of 3.0 MW)
 - Krong Buk No.2 Wind Farm: 18 Wind Turbines (12 with capacity of 2.65 MW and 6 with capacity of 3.0 MW)
 - Cu Ne No.1 Wind Farm: 18 Wind Turbines (12 with capacity of 2.65 MW and 6 with capacity of 3.0 MW), and
 - Cu Ne No.2 Wind Farm: 19 Wind Turbines (with capacity of 2.65 MW per each).
- The 0.69/22 kV – 3000 kVA transformer and other 22 kV components installed in the cabin inside the turbine
- 22 kV underground collector lines connecting all Wind Turbine Generators (WTGs) to the 22 kV busbar of the 22/220 kV Substation
- 22/220 kV substation with capacity of 2×125 MVA
- 220 kV Transmission Line (0.33 km) connecting the 22/220 kV substation to the National Grid
- Management and operation house, and
- Internal road system.

The locations of main Project components of Huadian Dak Lak Wind Power Projects are presented in Figure 1.1.

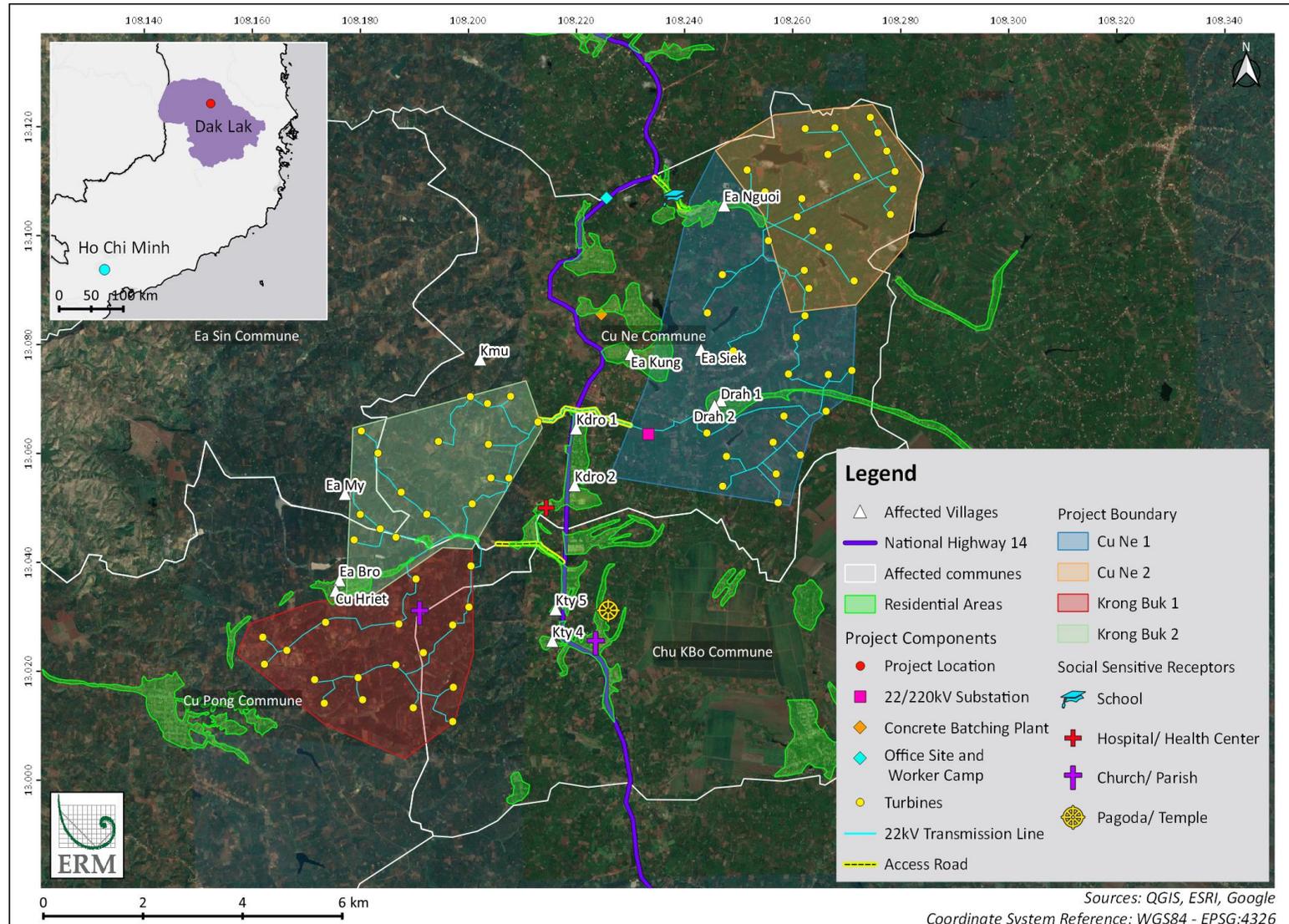


Figure 1.1 Locations of Project Components and Affected Communes and Villages

The Project’s schedule of implementation is shown in Table 1.2. As the Project has started its construction of turbines and substation, the Project companies have developed Environmental Protection Plans (EPPs) and had EPPs registered at the Krong Buk District People’s Committee on 24 July 2021.

Table 1.2 Project’s Schedule

No.	Timeframe	Activity
1	September 2020 – March 2021	Bidding and electricity purchasing agreement
2	March 2021 – April 2021	Get approval of Feasibility Study Report Technical design (Construction and electricity)
3	June 2021	Land acquisition
4	April 2021 – July 2021	Construction (Road system, wind turbines, ...) and electricity (substation and transmission)
5	August 2021 – September 2021	Testing and Commissioning for 22/220kV Wind turbines installation

Source: Project’s Feasibility Study Report and Update by Project Owner on 14 September 2021

ERM Vietnam (ERM) was commissioned by CHEC to undertake an Environmental and Social Impact Assessment (ESIA) Report, including a Stakeholder Engagement Plan (SEP) and an Indigenous Peoples Plan (IPP) for the execution and operation of the abovementioned Project. The purpose of the ESIA is to inform the Client and their Project partners of the environmental and social impacts associated with the Projects and in particular the extent to which the Projects aligns with the expectations of the Asian Infrastructure Investment Bank (AIIB), International Finance Corporation (IFC) Performance Standards and the associated World Bank Group Environmental, Health and Safety (EHS) Guidelines.

At the time of the ESIA development, land acquisition for the Project is in progress (see Section 1.2) and involuntary resettlement has been confirmed. Involuntary resettlement, as defined in AIIB Environmental and Social Standards 2 (ESS2): Involuntary Resettlement, covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land or access to land and natural resources; loss of assets or access to assets, income sources, or means of livelihoods) as a result of: (a) involuntary acquisition of land, or (b) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers such displacement whether these losses and involuntary restrictions are full or partial, permanent or temporary.

1.2 Land Acquisition for the Project

The land occupied for the Project includes permanent and temporary land with a total area of 119.0927 hectares and 161.55 hectares, respectively. In which, the permanent land acquisition will be used for WTG foundation, transformer foundation, 220 kV substation and maintenance road, while the temporary land used for construction hoisting site, worker’s camp, construction and production facilities, cable trench, and construction road. All of the land area for the Project has been identified as agriculture land of households. Detailed land acquisition scope, method, status and future actions by project component are presented in Table 1.3.

Apart from lands for the laydown areas and operation house are under the rental form, land for other components of the Project has to be acquired from households. Land acquisition for the Project has been conducted into two different phases with two separate approaches: Phase 1: Land use right transfer based on a willing selling - willing buying principle, and Phase 2: Land acquisition based on a State-led process.

It is estimated that 1,436 households are affected by the land acquisition for the Project (see Table 1.3). Affected households include Ede people, however the number of affected Ede households and vulnerable households is not confirmed at the time of ESIA reporting due to lack of available data on the characteristics of affected households. It is expected that by the end of January 2022, land acquisition process for the Project will be completed.

The current data available to ERM linked to land acquisition, field survey and interviews with local authorities and affected communities show there is no physical displacement due to land acquisition for the Project. However, as the land acquisition is not completed, physical displacement cannot be discarded, therefore this must be confirmed via a Land Acquisition Audit.

Table 1.3 Land Acquisition Scope and Status

No.	Project Component	Acquired Area (ha)					Land Acquisition Approach	Land Acquisition Status	Number of Affected Households	Documents Reviewed	Expected Land Acquisition Completion
		KB 1	KB 2	CN 1	CN 2	Total					
1	Fixed-term used land	32.72	26.92	31.2427	28.21	119.0927			1,436		
1.1	Turbine foundations and security fence	1.62	1.62	1.62	1.71	6.57	<ul style="list-style-type: none"> ■ 44 turbine foundations: Project-led land acquisition from households ■ 29 turbine foundations: State led land acquisition from households 	<ul style="list-style-type: none"> ■ 44 compensation plans submitted to Krong Buk DPC for approval (44 lands were purchased by Project staff) ■ 15 turbine locations, compensation payments were made; one turbine location is under re-measurement. ■ 13 turbine locations that are under the management of An Thuan Coffee Company is under a 	73	<ul style="list-style-type: none"> ■ 44 Land Use Right Certificates for 44 land parcels ■ One sample of Land Use Right Transfer Contract ■ 44 Land Acquisition Notification Letters 	<p>January 2022 with the following tasks:</p> <ul style="list-style-type: none"> ■ Project's land is approved for wind power development in the District Land Use Plan ■ Land acquisition decisions issued for 44 purchased lands for turbines locations ■ A regulatory land acquisition procedure will be conducted for 15 turbines locations ■ Negotiation process and then a regulatory land acquisition procedure will be conducted for the 14 remaining

No.	Project Component	Acquired Area (ha)					Land Acquisition Approach	Land Acquisition Status	Number of Affected Households	Documents Reviewed	Expected Land Acquisition Completion
		KB 1	KB 2	CN 1	CN 2	Total					
								negotiation process			turbine land parcels.
1.2	Transportation roads (Upgrading inter-village roads and building new internal roads)	11	11.5	13	10	45.5	State led land acquisition from households	<ul style="list-style-type: none"> ■ More than 50% agreements signed ■ A total of 577 affected households have signed the contracts, among them, 254 affected households have been compensated, and 255 affected households have transferred their land for construction 	1,363	Memoranda of Agreement (MoA) and Contracts signed between the Project Subsidiary Companies and Krong Buk District Land Fund Development Center (LFDC)	January 2022 with the following tasks: <ul style="list-style-type: none"> ■ Negotiation with the remaining affected households ■ A regulatory land acquisition procedure will be conducted for all affected lands.
1.3	22/220 kV substation			4.6		4.6	Project-led land acquisition from households	<ul style="list-style-type: none"> ■ Under the approval for adding to District Land Use Plan ■ 17 households were compensated and transferred land for construction 			January 2022 with the following tasks: <ul style="list-style-type: none"> ■ Project's land is approved for wind power development in the District Land Use Plan ■ A regulatory land acquisition

No.	Project Component	Acquired Area (ha)					Land Acquisition Approach	Land Acquisition Status	Number of Affected Households	Documents Reviewed	Expected Land Acquisition Completion
		KB 1	KB 2	CN 1	CN 2	Total					
											procedure will be conducted
1.4	220 kV transmission line			0.0227		0.0227	State-led land acquisition from households	<ul style="list-style-type: none"> ■ Cadastral map excerpts have been submitted for approval ■ As in Item 1.2 			January 2022 with the following tasks: <ul style="list-style-type: none"> ■ Negotiation with the remaining affected households
1.5	22 kV transmission line	20.1	13.8	12	16.5	62.4	State-led land acquisition from households	<ul style="list-style-type: none"> ■ More than 50% agreements signed ■ As in Item 1.2 			<ul style="list-style-type: none"> ■ A regulatory land acquisition procedure will be conducted for all affected lands.
2	Temporarily-used land	15	15.00	13.95	14.29	161.55					
2.1	Transportation roads	15	16	18	14	63	State-led land acquisition from households	<ul style="list-style-type: none"> ■ More than 50% agreements signed ■ As in Item 1.2 	Included in Item 1.2		January 2022 with the following tasks: <ul style="list-style-type: none"> ■ Negotiation with the remaining affected households ■ A regulatory land acquisition procedure will be conducted for all affected lands.
2.2	Laydown area	3.78	3.78	3.78	3.99	15.33	Rental	Completed	N/A		-

No.	Project Component	Acquired Area (ha)					Land Acquisition Approach	Land Acquisition Status	Number of Affected Households	Documents Reviewed	Expected Land Acquisition Completion
		KB 1	KB 2	CN 1	CN 2	Total					
2.3	220 kV overhead transmission line			0.02		0.02	State-led land acquisition from households	<ul style="list-style-type: none"> ■ More than 50% agreements signed ■ As in Item 1.2 	Included in Item 1.2		January 2022 with the following tasks: <ul style="list-style-type: none"> ■ Negotiation with the remaining affected households ■ A regulatory land acquisition procedure will be conducted for all affected lands.
2.4	22 kV underground and overhead transmission line ¹	26.8	18.4	16	22	83.2	State-led land acquisition from households	<ul style="list-style-type: none"> ■ More than 50% agreement signed ■ As in Item 1.2 	Included in Item 1.2		
2.5	Operation house					0.03	Rental	Completed	N/A		-

¹ Most of the 22kV Transmission Line are laying along with the internal road system area which are within the land acquisition process.

1.2.1 Phase 1: Land Use Right Transfer based on a Willing Selling - Willing Buying Principle (From September 2019 to October 2010)

The Project Owner, via their two project staff, purchased 44 land parcels from 44 households for turbine foundations. The Land Use Right Certificates (LURCs) of the 44 land parcels were legally transferred to the two staffs of Green Circle, a local partner company of the Project:

- Lai Thi Thu Trang, with permanent residence in Hoan Kiem Quarter, Ha Noi City; and
- Dinh Hung Duong, with permanent residence in Kieu Thuy Quarter, Hai Phong City.

Detailed review of land use right transfer of the 44 land parcels is presented in Appendix A.

Given the negotiation of land purchase process is not documented for ERM to review, based on the review of land use right certificates of all 44 land parcels, it is concluded that the transactions of the 44 land parcels for the Project are based on willing selling - willing buying principle. Further, as reviewing one sample of a land use right transfer contract between a local household and the Project staff, it is mentioned that the transaction between the household (including the signature of the head and all members of the households) and the project staff (Ms Lai Thi Thu Trang) is on a voluntary basis, under the witnesses and signatures of all representatives of adjunction households and the head of the village (see Appendix B). The transactions of 44 LURCs is confirmed to be based on the willing buyer- willing seller method, which is based on the fact that these transactions were made without any interference by the Project and local authorities, but voluntarily between the previous land users and the Project staffs and that the land use right transfers were legally concluded with the name of the Project staffs certified as the current land user of the land parcels².

However, the use of the 44 purchased land parcels for a wind turbine development purpose is illegitimate as the current land use purpose of transferred land parcels is perennial crop land. As such, the Project Owner are working with Krong Buk District Land Fund Development Center to complete the procedure to acquire the purchased land parcels currently under the name of the two Project staffs for the Project with land use purpose conversion to wind farm development.

As the purchased land is used for the construction and installation of turbines, it is required that such land plots are acquired under the Wind Power Project in compliance with the State regulations, including land use purpose conversion. Therefore, in May 2021, the Project Subsidiary Companies signed Memoranda of Agreement (MoA) and Contracts with Krong Buk District Land Fund Development Center (LFDC) for LFDC's support on land acquisition for the Project, including corrective actions for land use purpose conversion of the purchased 44 turbine locations.

On 07 June 2021, Krong Buk District People's Committee issued 44 Land Acquisition Notifications related wind turbine locations of CN1, CN2, KB1, and KB2 (see Appendix A). It was informed that 900 m² (0.09 hectares) from each of the land plot purchased under the name of Lai Thi Thu Trang and Dinh Hung Duong will be acquired for the Project. The notifications also mention that detailed measurement survey will be conducted between June and end August 2021 (there is no further information on the use of remaining land of the purchased land plots). It is informed by the Project Owner that 44 compensation plans of the 44 purchased land parcels were submitted to Krong Buk DPC for approval. The compensation plans by the Land Center passed the third-party review and was submitted to the

² AIB ESS 2 mentions that "ESS 2 does not apply to voluntary, legally recorded market transactions in which the Client demonstrate to the Bank's satisfaction that the seller has been given a genuine opportunity to retain the land or refuse to sell it, is fully informed about the Project and available choices regarding the land transaction and their implication, including refusal to sell the land, and there is no evidence of intimidation or abuse of power in connection with the transaction". IFC PS5 stipulates that "in order for acquisition of land to be considered "willing buyer/willing seller", where the affected households voluntarily sell their property and assets, the client must not have the option of compulsory acquisition and the following conditions should apply: (i) land markets or other opportunities for the productive investment of the sales income exist; (ii) the transaction took place with the seller's informed consent; and (iii) the seller was provided with fair compensation based on prevailing market values. These principles should apply to land consolidators, aggregators, or land developers in order to ensure fair property transactions."

Natural Resources and Environment Section and Treasury authorities of Krong Buk District for review on 26 August 2021. While the compensation plan review is completed now, further formalities related to issuance of Decisions on Land Acquisition are pending until the project lands are registered and listed in the land-use plan of the district for wind power project development.

1.2.2 Phase 2: Land Acquisition based on a State-led Process (From May 2021 to January 2022)

Involvement of Krong Buk District Land Fund Development Center

Except for lands for the 44 turbine locations, land acquisition for other Project components is conducted as a State-led process, with the involvement of Krong Buk LFDC. In May 2021, the Project Subsidiary Companies signed Memoranda of Agreement (MoA) and Contracts with Krong Buk Dist LFDC for LFDC's support on land acquisition for the Project, including corrective actions for land use purpose conversion of the purchased 44 turbine locations.

Based on the Memoranda of Agreement (MoA) and Contracts signed between the Project Subsidiary Companies and Krong Buk LFDC in May 2021, the Project request LFDC's support on land acquisition for the Project in compliance with the current State regulations. In order to speed up the land acquisition approval in meeting the Project's schedule, as stated in the MoA, the Project Owner will:

- Closely cooperate with the District LFDC and Commune People's Committees to carry out the inventory of loss and detailed measurement survey.
- Agree to pay in advance (1) the compensation based on the results of the inventory of loss and detailed measurement survey and (2) a monetary support equal to 2 times the compensation for affected households.
- Transfer the compensation and support amounts to the LFDC account so that LFDC can deliver the payment directly to the affected households agreed with the proposed compensation and support amounts.
- Further, pay the different amount if the officially approved compensation, support, and resettlement (CSR) specifies a higher CSR value for affected households. If the official CSR value is lower than the paid amount, affected households do not have to refund the difference.

The District LFDC will support the Project's land acquisition in compliance with the current State's law and regulations. Project's land acquisition and CSR plan can be divided into phases based on the schedule. Based on the signed Contracts, District LFDC will be responsible for:

- Conducting quantity inventory, quality assessment, and loss determination related to land, trees, crops, properties, architectural works, and different types of plants grown on the land plots acquired and supports according to current regulations;
- Hiring a consultancy unit to appraise land price and submit it to competent authorities for approval to carry out compensation, support and resettlement (if any);
- Developing compensation, support and resettlement plans and submit them to competent authorities for approval;
- Developing cost estimates for compensation, support and resettlement and submit them to competent authorities for approval;
- Implementing compensation, support and resettlement plans for organizations, households and individuals whose land is acquired;
- Settling complaints and grievances about compensation, support, and resettlement related to the acquired land;

- Making dossiers requesting forced eviction and submit them to the competent authorities and coordinating with the Project Companies and relevant units to implement forced eviction (if any); and
- Coordinating with investors of technical infrastructure works such as: optical cables, electricity grid and telecommunications located in the site clearance area to be relocated, preparing documents to include the compensation value for approval (if any).

For the 29 Remaining Turbine Locations

During ERM's interview with Krong Buk LFDC in July 2021, it was informed that among the 29 remaining turbine locations, 16 land plots have gained in principle agreements with affected households. It is informed by the Project Owner that by November 2021, land compensation was paid to 15 out of 16 affected households. For the only one left households (C14 location), loss recount had to be conducted as the land owner rushed to plant excessively extra trees. As a result, a new compensation plan was introduced, but the Krong Buk LFDC believes it unreasonably costly. As such it is expected to implement compulsory acquisition procedures after signing a contract with the Krong Buk LFDC.

Whereas the 13 turbine locations that are under the management of An Thuan Coffee Company will face difficulties due to the fact that there are currently unsolved issues related to coffee production between the Company and contracted farmers who are cultivating on the land under the Company's management. The acquisition of these land parcels for the turbines requires intensive engagements among the Project Owner, local authorities, the An Thuan Coffee Company, and contracted farmers. Based on the update by the Project Owner in November 2021, a quadripartite meeting was held in August 2021, in which all parties exchanged opinions upon compensation. Hamek, as the minority shareholder of the Project will negotiate with the contact person of the coffee company upon this issue on behalf of the Project Companies. Negotiation is currently in progress.

For the Substation

As informed by the Project Owner, the cadastral map excerpt has been approved by the Department of Natural Resources and Environment of Dak Lak Province. The agreement on the location of the substation and transmission paths has been approved by Dak Lak PPC. While the compensation plan review is completed now, further formalities related to issuance of Decisions on Land Acquisition are pending until the project lands are registered and listed in the land-use plan of the district for wind power project development.

For Roads and Transmission Line

As updated by the Project Owner, a total of 594 affected households have signed the contracts, among them, 371 affected households have been compensated, and 372 affected households have transferred their land for construction:

- KB1: Contracts were signed with 197 households; 88 households were compensated and transferred land for construction.
- KB2: Contracts were signed with 150 households; 72 were compensated and 73 transferred land for construction.
- CN1: Contracts were signed with 209 households; 193 were compensated and transferred land for construction.
- CN2: Contracts were signed with 21 households; 1 was compensated and transferred land for construction.
- Substation: 17 households were compensated and transferred land for construction.

Land acquisition process for the Project is expected to be completed in January 2022.

1.3 Potentially Displaced Households

1.3.1 Displaced Households due to Land Acquisition for the Development of the Project

Based on the current land acquisition data provided by the Project Owner, there are 1,436 households who are economically displaced due to land acquisition for the development of the project. Economic displacement falls under two categories:

- Acquisition of household's agricultural land; and
- Restrictions on land use under the transmission line Right-of-Way (ROW).

The number of economic displaced households by each project component is presented in Table 1.3. The displaced households, including those belonging to the Ede ethnic minority group, are residing in villages in four communes of Cu Ne, Cu Pong, Ea Sin, and Chu Kbo in Krong Buk District. Based on the result of socio-economic baseline survey, the main livelihoods of local households in the affected villages are related to agricultural production with focal crops of avocado, durian, coffee, and jackfruit (see Table 1.4).

Table 1.4 Land-based Livelihoods in Affected Villages

Commune	Village	Land-based Livelihoods
Cu Ne	Kdro 1	About 90% of households rely on agricultural production with the focal crop of coffee and have a monthly income of around VND 4 million.
	Kdro 2	100% of local households earn incomes from coffee planting.
	Drah 1	100% of households do agricultural production as the main livelihood with focal crops of avocado, durian, coffee, and jackfruit.
	Drah 2	100% of households rely on agricultural production.
	Kmu	100% of households rely on agricultural production.
	Ea Kung	95% of local household work in agricultural production.
	Ea Siek	Agricultural production is the main livelihood.
	Ea Krom	100% of local households rely on agricultural production.
	Ea Nguoi	90% of local households depend on agricultural production.
Cu Pong	Cu Hriet	All households mainly reply on agricultural production with main crops of avocado, coffee, pepper, and durian.
	Ea Bro	Agricultural production is the main livelihood to all local households.
Ea Sin	Ea My	All households live on agricultural production with main coffee and pepper crops.
Chu Kbo	Kty 4	Agricultural production is the main livelihood to 90% of local households but its income reduces gradually due to weather conditions, low agricultural product prices, and high investment.
	Kty 5	99% of local household reply on agricultural production.

Source: Socio-economic survey conducted by ERM, July 2021

The current data available to ERM linked to land acquisition, field survey and interviews with local authorities and affected communities confirm that:

- There is no informal land users in the land acquired by the project.
- There is no imposition of involuntary restrictions on the use of natural resources on people who live around the project area.
- There is no physical displacement due to land acquisition for the Project.

However, as the land acquisition is not completed, physical displacement cannot be discarded, therefore this must be confirmed via a Land Acquisition Audit.

1.3.2 Displaced Households due to Health and Safety Reasons

The development of the Project potentially poses the following health and safety risks and impacts on local communities and households:

- Blade ejection failure;
- Noise impact; and
- Shadow flicker impact.

As mentioned in the ESIA, the noise modelling based on Project's wind turbine specification has concluded that households residing within a radius of 300 m from the turbine ground may be exposed to significant noise impacts from the turbine operation. Additionally, according to Article 11 of Circular No. 02/2019/TT-BCT dated 15/1/2019 by the Ministry of Industry and Trade on wind power project development, the wind power work must be 300 m away the residential area. Although the huts/houses nearby the wind turbine built on the cultivation area and not considered a residential area, living in the farm watching huts/houses is part of the Ede ethnic minority people's customary practice in the area, and many of them live all day long in the huts/houses. Also, there are newly developed residential areas.

Based on modelling and GIS mapping analyses, there are:

- Approximately 147 sensitive receptors (103 sensitive receptors in 300.75m of wind turbine EN-141/2.65 and 44 receptors in 312m of wind turbine EN-141/3.0) within the impact zone of blade throw;
- 32 sensitive receptors associated with eight WTGs with predicted high noise exceedance; and
- 312 sensitive receptors are identified under the impact of the shadow flickering based on real case scenario.

Due to lack of information on the characteristics of sensitive receptors, the Project Owner is required to carry out validation surveys and on-going engagements and monitoring with affected households to confirm physical displaced cases:

- Conduct Validation Surveys to verify sensitive receptors as residential dwellings (e.g. type of structure, use, any humans residing permanently in these, etc.).
- Prepare and include a SEP within the ESIA which covers Grievance Management Plan (GMP). GMP should be disclosed to the affected communities prior to the Project's construction implementation. As such, the affected community is aware of communication's grievance lines and understand how to submit a grievance.
- Continuously coordinate with commune PC to solve any submitted grievance relevant to land acquisition activities.

When physical relocation is confirmed, Project shall develop and implement the Resettlement and Livelihood Restoration Plan (RLRP) for those identified as Project affected households. The LARP will be designed to ensure sustainable restoration and enhancement of income for impacted land users including the institutional arrangement, grievance redressness mechanism, and budget for each activities. The Project Owner should priority the relocation before the turbine construction occurs to also minimise the disturbance impacts cause by the construction activities to the local people staying in the huts/houses.

1.4 Resettlement and Livelihood Restoration Framework: Objectives and Principles

This Resettlement and Livelihood Restoration Framework (RLRF) is developed for the Huadian Dak Lak Wind Power Project (hereinafter as "the Project") as it involves involuntary resettlement, however

the land acquisition process has not yet finalised at the time of the preparation of this report. The RLRf was designed for the Project to be implemented by the China Huadian Engineering Co., Ltd (hereinafter as “Project Owner”) and Project Subsidiary Companies. The RLRf is essentially a manual for developers, investors, and consultants of the Project. It will be an integral part of the Environmental and Social Impact Assessment (ESIA).

This document defines the policy, procedures, and institutional requirements to develop a detailed Resettlement and Livelihood Restoration Plan (RLRP) for the Project in line with the National legislation, the Environmental and Social Policy (ESP) of the Asian Infrastructure Investment Bank (AIIB) including Environmental and Social Standard 2: Involuntary Resettlement (ESS2), International Finance Corporation (IFC) Performance Standards (PSs) including Performance Standard 5: Land Acquisition and Involuntary Resettlement (PS5), as well as the Environmental, Health, Safety (EHS) Guidelines of the World Bank Group, and Equator Principles 2020.

This document also defines actions that would have to be implemented to ensure compliance with requirements of international banks and national legislation on land acquisition and involuntary resettlement. With regard to specific Project, the RLRf will provide framework and guidance on RLRP development.

1.4.1 Objectives

The RLRf’s main objective is to define overarching principles, procedures, actions, capacity requirements, and its impact attribute to Project implementation. It provides the framework for land acquisition and involuntary resettlement under this Project. The specific following objectives are:

- National legislation in all events of involuntary resettlement, relocation of loss and assets, including legal and administrative procedures and compensation; compare them to AIIB ESS2 and IFC PS5; and provide the way to narrow the gaps;
- Identify key institutions involved in the Project implementation, including authorised state institutions implementing the procedures and safeguards of involuntary resettlement process; measures and monitoring in order to provide compliance with AIIB ESS2, IFC PS5, international good practices;
- Identify stakeholders and ways of their engagement in course of Project implementation;
- Present PAPs eligibility criteria and the general compensation entitlement matrix according to type of loss assets;
- Describe the Project’s impact on livelihood and socio-economic development and mitigation measures on the impact people;
- Define grievances right, process, bodies and mechanism available to Project Affected Persons (PAPs) during the whole course of Project implementation;
- Describe and provide directions to preparation of RLRP, outlines and their implementation process;
- Specify requirement of public disclosure, disclosure of documents, public and local community involvement in all phases of the Project;
- Define internal and external monitoring and evaluation.

1.4.2 Principles

During implementation of the Project, the need for land acquisition and involuntary resettlement may occur as a result of civil works foreseen under the Project. This document provides the following basic and binding principles to be applied:

- If possible, all resettlement should be avoided by exploring viable alternatives in Project design.

- If this prove to be impossible, all adverse effects should be rendered to the bare unavoidable minimum.
- When unavoidable adverse effects and social impact occurs, all loss of property shall be compensated at replacement cost and PAPs livelihood restoration at least to the level before the Project implementation.
- PAPs will be assisted in all phases of the Project in their effort in livelihood restoration and living standards in real terms to level prior to Project implementation and resettlement.
- All resettlement needs to be managed in accordance with National regulations, AIIB ESS2, IFC PS5, accepted international good practices and the basic principles of this documents.
- Inclusion of women, part of the affected households, in all public consultation, specific gender-tailored mitigation measures, and other measures with the goal to provide women the possibility to participate in mitigation measures provided for resettlement impact, will be given under this RLRF.
- Special support and concern in resettlement and livelihood restoration process and during complete Project implementation under this RLRF shall be provided for affected vulnerable groups according to their specific vulnerability.
- In accordance with this RLRF, the Resettlement and Livelihood Restoration Plan (RLRP) will be prepared for all cases of resettlement and livelihood restoration under the Project.
- RLRF and RLRP publicly disclosed with public consultations held prior to its final approval to allow PAPs and stakeholders to participate in Project development and planning and implementation.
- During the Project implementation and resettlement cycle, stakeholders will be provided with clear information about community grievance right and mechanisms. All grievances will be taken into account during Project implementation and resettlement activities.
- All resettlement and livelihood restoration activities should be conceived as sustainable projects providing sufficient investment resources to enable principles and goals defined by this RLRF and RLRP.

1.5 Report Structure

The RLRF is structured as follows:

- Section 1 – Introduction to the Project and Resettlement by the Project
- Section 2 – Potential Resettlement Impacts and Risks
- Section 3 – Summary of Socio-Economic Baseline of Affected Communes and Villages
- Section 4 – Legal Framework and Requirements
- Section 5 – Resettlement Planning Procedure
- Section 6 – Legal Entitlement Framework
- Section 7 – Information Dissemination and Stakeholder Consultation
- Section 8 – Grievance Redress Mechanism
- Section 9 – Development of Livelihood Restoration Programs in the Resettlement and Livelihood Restoration Plan
- Section 10 – Implementation Framework
- Section 11 – Monitoring, Evaluation and Reporting
- Section 12 – Budget and Resources

2. POTENTIAL RESETTLEMENT IMPACTS AND RISKS

2.1 Displacement due to Land Acquisition for the Development of the Project

Based on the analysis in the ESIA, the overall impact significance of land acquisition is assessed to be Major. Potential impacts due to the land acquisition activities for the Project include:

- Economic displacement: loss of land and access to production land, resulting in loss of access, livelihood and income to the land users;
- Social/ cultural tension from dissatisfaction towards the compensation price and /or the unequal compensation between the affected households, especially among the Indigenous Peoples;
- Negative impacts on the reputation of the Project; and
- Potential physical displacement that need to be confirmed as the land acquisition process is deemed to be completed.

2.1.1 Economic Displacement and Livelihood Impacts

Based on the scope of land acquisition for the Project, economic displacement due to land acquisition involves in:

- Acquisition of household's land;
- Restrictions on land use under the transmission line Rights-of-Way (ROW); and
- There is no imposition of involuntary restrictions on the use of natural resources on people who live around the project area.

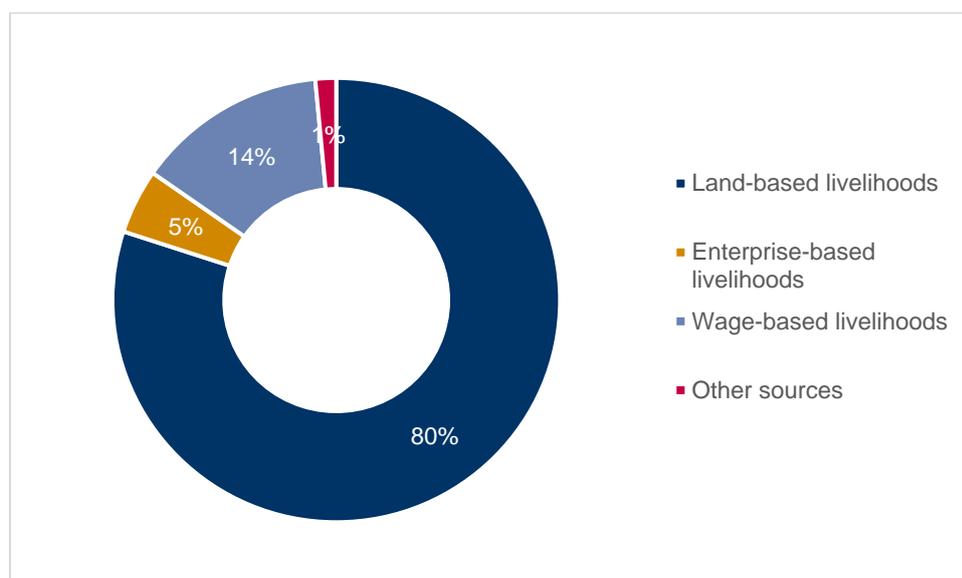
Currently, land at the Project site area are mainly utilized for agricultural production, particularly perennial crops. Main crops are coffee, avocado, durian, and pepper. Intercropping is regarded as a predominant cultivation method in the surveyed localities. The land acquisition would potentially impact to their future livelihood and income from agriculture production, which is considered the main occupation of the affected households. Land-based livelihoods remain key activities of affected villages (see Table 2.1). Among 144 households participated in the baseline interviews, land-based livelihoods is prominent (80%) of the household income structure (see Table 2.2). For the interviewed Ede households, land-based livelihoods account for 82% of their household income sources.

Table 2.1 Land-based Livelihoods in Affected Villages

Commune	Village	Land-based Livelihoods
Cu Ne	Kdro 1	About 90% of households rely on agricultural production with the focal crop of coffee and have a monthly income of around VND 4 million.
	Kdro 2	100% of local households earn incomes from coffee planting.
	Drah 1	100% of households do agricultural production as the main livelihood with focal crops of avocado, durian, coffee, and jackfruit.
	Drah 2	100% of households rely on agricultural production.
	Kmu	100% of households rely on agricultural production.
	Ea Kung	95% of local household work in agricultural production.
	Ea Siek	Agricultural production is the main livelihood.
	Ea Krom	100% of local households rely on agricultural production.
	Ea Nguoi	90% of local households depend on agricultural production.

Commune	Village	Land-based Livelihoods
Cu Pong	Cu Hriet	All households mainly rely on agricultural production with main crops of avocado, coffee, pepper, and durian.
	Ea Bro	Agricultural production is the main livelihood to all local households.
Ea Sin	Ea My	All households live on agricultural production with main coffee and pepper crops.
Chu Kbo	Kty 4	Agricultural production is the main livelihood to 90% of local households but its income reduces gradually due to weather conditions, low agricultural product prices, and high investment.
	Kty 5	99% of local household reply on agricultural production.

Source: Socio-economic survey conducted by ERM, July 2021



Source: Socio-economic survey conducted by ERM, July 2021

Figure 2.1 Household Income Structure of Affected Communities (N=144)

During interviews with village heads and potentially affected households, an excessive number of local respondents addressed that local livelihood is potentially affected by the project implementation such as agricultural assets shrinkage (59.5%) and thus production and business operation obstructions (56.9%) (see Table 2.2).

Table 2.2 Livelihood Impacts Perceived by the Surveyed Household

Livelihoods Impacts	Cu Ne Commune (N=38)		Cu Pong Commune (N=34)		Ea Sin Commune (N=24)	Chu Kbo Commune (N=20)	All Surveyed Communes (N=116)		All Surveyed Communes (N=116)
	Kinh	Ede	Kinh	Ede	Kinh	Kinh	Kinh	Ede	
Loss of agricultural assets	13.2	18.4	2.9	38.2	83.3	85.0	42.2	17.2	59.5
Negative impact on production and business activities	7.9	21.1	5.9	32.4	83.3	80.0	40.5	16.4	56.9

Source: Socio-economic survey conducted by ERM, July 2021

It should also be noted that although turbine and transmission line foundations need a quite large size of land parcels, e.g. 900 m², it is found out from the household interview findings that households in the affected areas have large land holdings, particularly the average agricultural land for perennial crops per household of 18,630 m² (see Table 2.3). As such, the severely affected households (with acquired production land area equal to or higher than 10% of the total production land of the household) might be a modest number within the total affected households.

Table 2.3 Different Types of Land Holdings of Potentially Affected Households

Land Type	Kinh Households (N=71)	Ede Households (N=73)	All Surveyed Households (N=144)
Average agricultural land for annual crops per household (m ²)	15,942	11,412	13,286
Average agricultural land for perennial crops per household (m ²)	18,514	18,740	18,630
Average forestry farming land per household (m ²)	43,633	30,333	27,817
Average residential and garden land per household (m ²)	804	1,407	4,737

Source: Socio-economic survey conducted by ERM, July 2021

2.1.2 Social and Cultural Tension in the Affected Communities

Social and cultural tensions in the affected communities have been arisen and might be further emerged due to the following reasons:

First, the Project has applied two different approaches in acquiring land for the Project: (i) willing selling - willing buying approach for the first 44 turbine locations; and (ii) State-led approach based on a State-regulated CSR framework. The two approaches will lead unequal compensation between the affected households. This issue might be more serious among the Indigenous Peoples who are less accessible to the Project information and information about land acquisition.

Second, there might be dissatisfaction towards the compensation price, particularly to the affected households under the State-regulated CSR framework.

Third, tension within the community has been arisen during the construction work of some turbines in the purchased land, due to the fact that concerned people, including the 44 former land users did not know that the land is purchased for a non-agricultural production purpose. Community tensions seemed to increase when construction activities had impacts on local roads and neighbouring households while they did not have sufficient information related to the Project and its impacts and mitigation measures. As such while it is not recommended that the 44 former land users will be included in the eligible household list of the Resettlement and Livelihood Restoration Plan, they should be identified and prioritised in the proposed community development programs.

Fourth, as explained earlier, land acquisition of the 13 turbine locations under the management of An Thuan Coffee Company will face difficulties. There has been tension related to coffee production and distribution between the Company and contracted farmers who are cultivating on the land under the Company's management.

2.1.3 Negative Impacts on the Reputation of the Project

The Project has carried out construction activities in some turbine and substation locations based on purchased land parcels. However, the construction work should not have been implemented if the land acquisition for a wind power project, including land use purpose conversion has not conducted in

compliance with the current State regulations. Also, community engagements have not been properly carried out before construction, leading community tension based on insufficient information about the Project and its impacts and mitigation measures. When such non-compliances have been communicated in the affected community and wider via local newspapers, reputation of the Project might be negatively impacted.

2.1.4 Potential Physical Displacement

Based on the current data on the Project design and land acquisition scope for the Project, so far there is no physical displacement. However, as the land acquisition for all project's components has not yet completed, physical displacement is required to be confirmed as the land acquisition process is deemed to be completed.

2.1.5 Additional Mitigation and Management Measures

In addition to the mitigation and management measures required under the government-led land acquisition process, the following measures are recommended in order to meet international standards:

- Disclose the Community Grievance Mechanism (CGM) that is developed as part of the Stakeholder Engagement Plan (SEP) immediately once it is finalised to support the local authorities in receiving and addressing land acquisition-related grievances. CGM should be disclosed to the affected communities, including affected ethnic minorities so that the affected community is aware of communications grievance lines and understand how to submit a grievance. Continuously coordinate with local authorities to solve any submitted grievance relevant to land acquisition activities.
- Disclose the SEP to ensure effective Project information disclosure and communication with affected households as well as relevant government stakeholder. Immediate disclosure of the Project update, ESIA findings, land acquisition and CSR policies should be conducted with land affected households.
- Conduct a Land Acquisition Audit (LAA) to identify the gaps between the government-led process, the Project's practice and AIIB and IFC requirements on land acquisition and resettlement. Specific actions to minimize the gaps in providing appropriate compensation should be recommended and implemented.
- Develop and implement a Resettlement and Livelihood Restoration Plan (RLRP) based on the current RLRF to support the economically displaced households in restoring their livelihoods at least equal to similar level of livelihood condition before the land acquisition process. The RLRP should take the women, poor, and other vulnerable groups into account to ensure improvement of their standards of living to at least national minimum standards, they are not overlooked during Project implementation and left worse off.
- Assist the local community via a Community Development Plan (CDP) focusing on affected communities to ensure that local communities can benefit from the project. CDP will include community based development initiatives and programs to support the local communities where the project is located. A CDP would be implemented throughout the Project life and through a CDP, the Project can listen to concerns of the local people and thus build a relationship between the Project and the surrounding communities. Households who had sold land for the Project without acknowledging land use purpose conversion for the wind power project should be prioritised in participating CDP programs. It is important that CDP budgets are committed on steady and multi-year timeframes, which reflects changing business needs and drivers for community development at various stages of the business or project cycle.

2.2 Relocation Due to Health and Safety Reasons

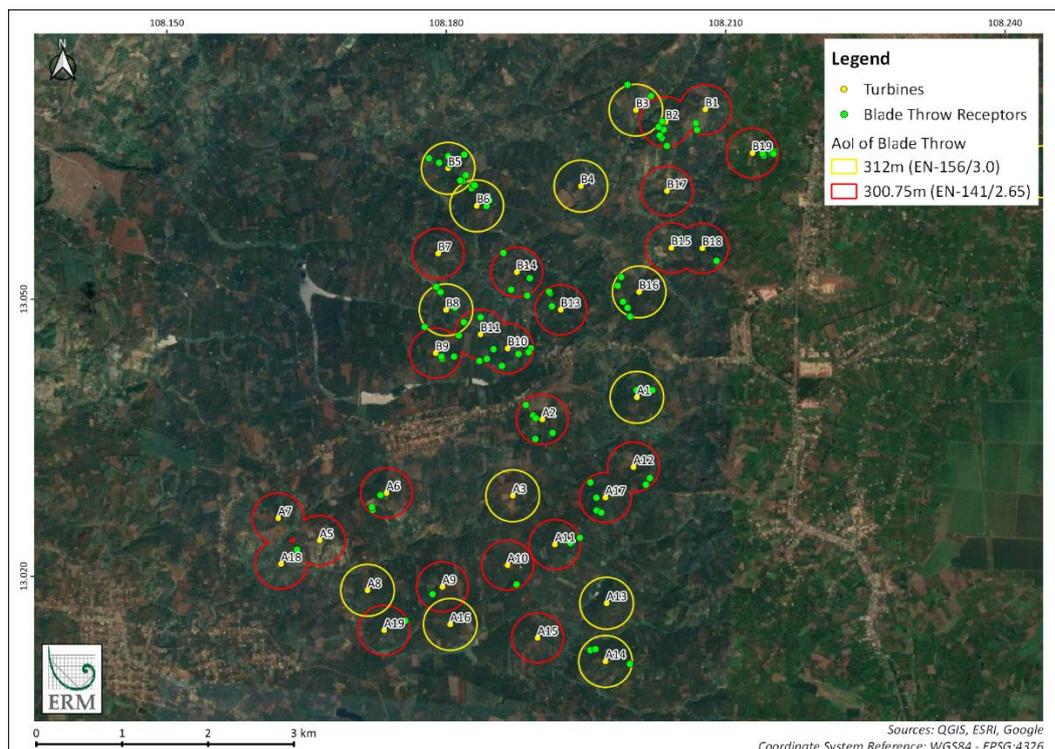
2.2.1 Potential Impacts

Based on the analysis in the ESIA, the overall impact significance of relocation due to health and safety reasons is assessed to be Major. Based on modelling and GIS mapping analyses, it has been identified:

- Approximately 147 sensitive receptors (103 sensitive receptors in 300.75m of wind turbine EN-141/2.65 and 44 receptors in 312m of wind turbine EN-141/3.0) within the impact zone of blade throw;
- 32 sensitive receptors associated with eight WTGs with predicted high noise exceedance; and
- 312 sensitive receptors are identified under the impact of the shadow flickering based on real case scenario.

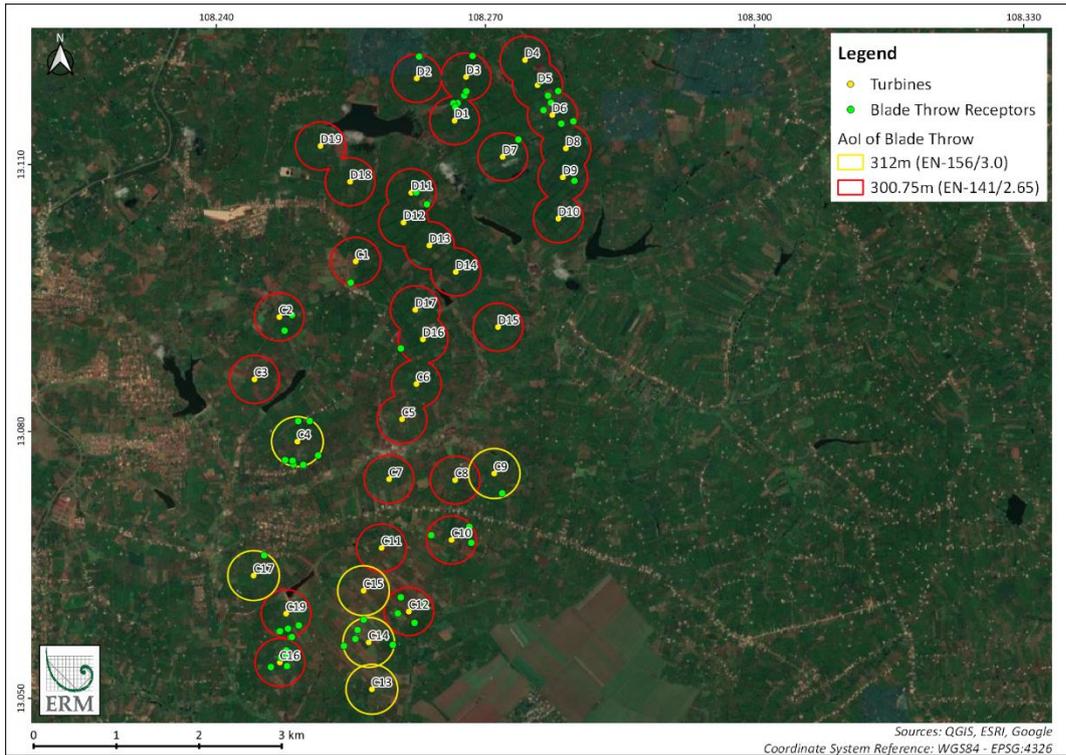
It is suggested that additional field survey to understand if there are really affected households by these three phenomena (e.g. shadow flicker, noise, and blade throw impacts) then according to the results, more mitigation measures are to be imposed and determination is made if relocation of the impacted receptors is needed.

In case of dwellings experienced shadow flickering, a detailed grievance mechanism should be available and the local community must be aware of the availability of grievance mechanism to submit their complaints regarding nuisances related to shadow flicker from turbines. Ensuring close monitoring through engagement with local stakeholders including informing to affected communities during the operational phase where there are predicted impacts from shadow flickers.



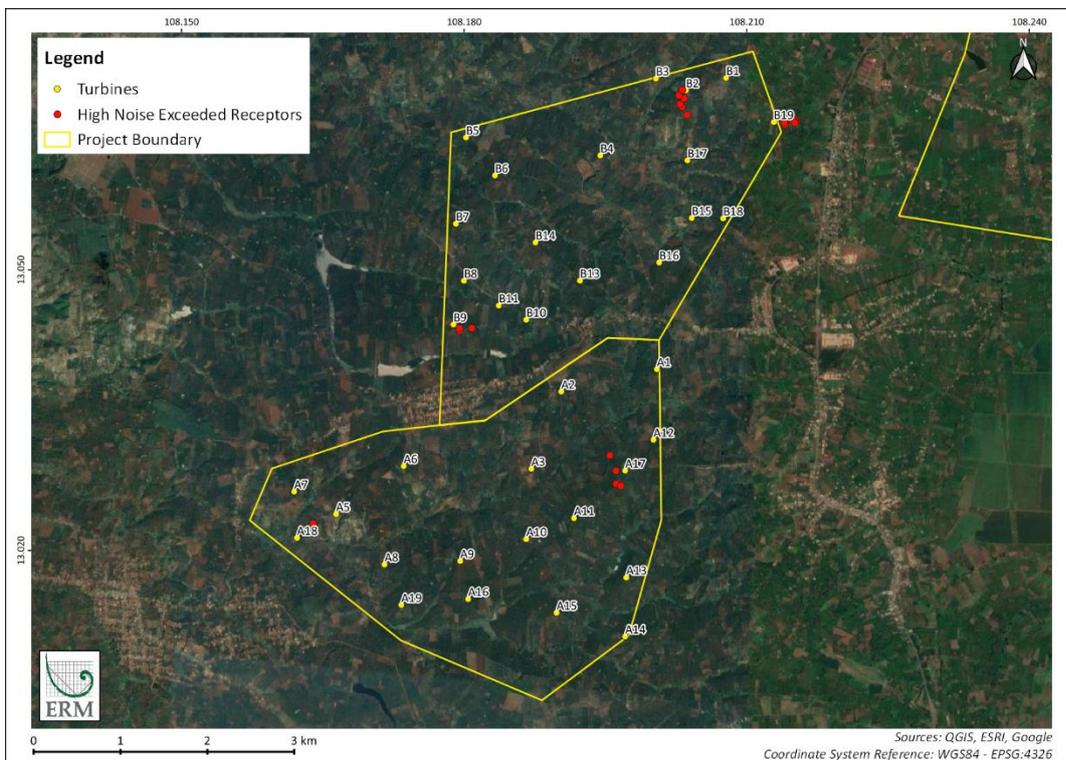
Source: QGIS, ESRI, Google, October 2021

Figure 2.2 Blade Throw Receptors – Krong Buk 1&2



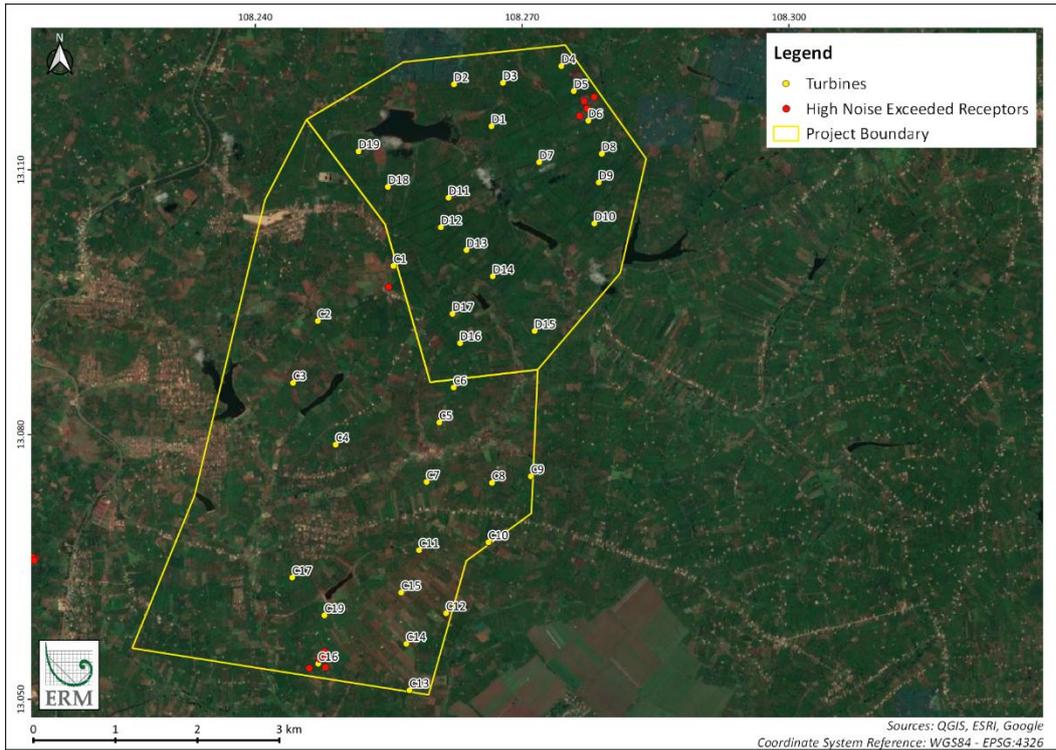
Source: QGIS, ESRI, Google, October 2021

Figure 2.3 Blade Throw Receptors – Cu Ne 1&2



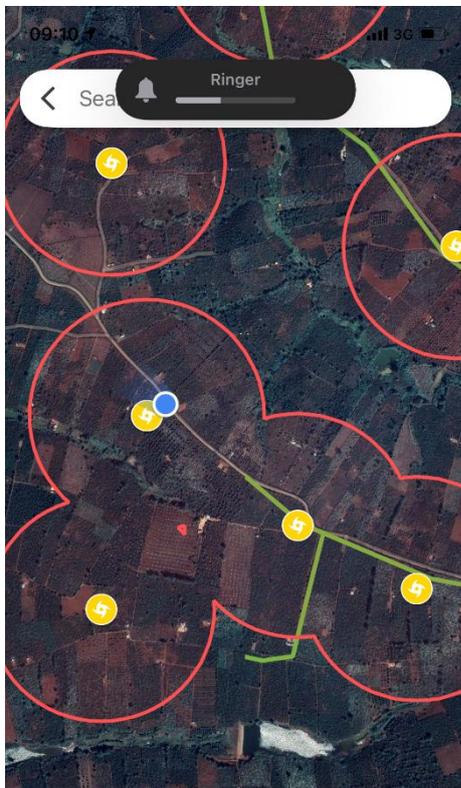
Source: QGIS, ESRI, Google, October 2021

Figure 2.4 High Noise Exceeded Receptors – Krong Buk 1&2



Source: QGIS, ESRI, Google, October 2021

Figure 2.5 High Noise Exceeded Receptors – Cu Ne 1&2



 0599549 - Huadian Dak Lak
 Social Baseline





Source: ERM's site visit in July 2021

Figure 2.6 Some of the Sensitive Receptors of Blade Ejection Failure

2.2.2 Additional Mitigation and Management Measures

The following additional mitigation and management measures are recommended in order to meet international standards:

- Conduct Validation Surveys to verify sensitive receptors as residential dwellings (e.g. type of structure, use, any humans residing permanently in these, etc.).
- Monitor the land acquisition process to ensure it complies with Vietnamese regulations, AIIB and IFC performance standards. This activity should be supported by documentation recording the land acquisition process. This will be required for internal and external audits accompanied by LAA, RLRf, and RLRP.
- Based on the CSR completion report, identify the gap between national, AIIB ESS2 and IFC PS 5 requirements on land acquisition and resettlement. Then formulate a Corrective Action Plan to close the gaps found.
- Prepare and include a SEP within the ESIA which covers Grievance Management Plan (GMP). GMP should be disclosed to the affected communities prior to the Project's construction implementation. As such, the affected community is aware of communication's grievance lines and understand how to submit a grievance.
- Continuously coordinate with commune PC to solve any submitted grievance relevant to land acquisition activities.
- When physical relocation is confirmed, Project shall develop and implement the Land Acquisition and Resettlement Plan (LARP) for those identified as Project affected households. The LARP will be designed to ensure sustainable restoration and enhancement of income for impacted land users including the institutional arrangement, grievance redress mechanism, and budget for each activities. The Project Owner should priority the relocation before the turbine construction occurs to also minimise the disturbance impacts cause by the construction activities to the local people staying in the huts/houses. The LARP should take into account the women and other vulnerable groups to ensure they are not overlooked during Project implementation and left worse off.

3. SUMMARY OF SOCIO-ECONOMIC BASELINE OF AFFECTED COMMUNES AND VILLAGES

Details of the socio-economic baseline and livelihood baseline by administration levels are stated in the Socio-economic baseline section in ESIA. This section is to highlight the affected district, communes, and villages of the Project at the time of survey in May and July 2021.

3.1 District Level: Krong Buk

Krong Buk district³ is located in the Northern gateway of Dak Lak province. It is 60 km apart from Buon Ma Thuot city center, along the National Road 14 connecting Buon Ma Thuot city of Kon Tum province and Pleiku city of Gia Lai province. The district has seven administrative units. The district center is close to National Road 14 in Cu Ne and Chu Kbo communes. The geographic location of Krong Buk district is characterised as follows:

- The East borders Krong Nang district;
- The West borders Cu M'Gar and Ea H'Leo districts;
- The South borders Cu M'Gar district and Buon Ho town; and
- The North borders Ea H'Leo district.

In addition, the district is about 60 km apart from Buon Ma Thuot airport, which facilitates commodities exchange with the Central Highlands, Central Coast provinces, and the whole country. This is a favourable condition in the socio-economic development of the district⁴ (see Figure 3.1).

KRONG BUK DISTRICT

Area	357.82 km ²
Population	69,687 people (2021)
Population density	194.75 people/km ²
Number of communes	7
Poverty rate	6.3% (2021)
Main ethnic groups	Kinh, Ede, Tay, Muong, Nung, and Gia Rai



Source: Krong Buk District Ethnic Minority Affairs Office (2021)⁵

Figure 3.1 Krong Buk District at a Glance

Administratively, Krong Buk district consists of seven communes with 106 villages, in which 42 villages are of ethnic minority groups⁶ (see Table 3.1).

³ Krong Buk district portal (2021)

⁴ Krong Buk district portal (2021). Available at:

⁵ Krong Buk District Ethnic Minority Affairs Office (2021)

⁶ Due to the population characteristics of Dak Lak province, the village administrative unit is called by two ways which are “thôn” meaning Kinh ethnic dominant villages and “buôn” meaning ethnic minority villages.

Table 3.1 Number of Communes and Villages in Krong Buk District

Commune	Number of Villages	Villages
Chu Kbo	21	Kim Phu, Tan Lap, Hop Thanh, Binh Minh, Hoa Loc, An Binh, Quang Ha, Thong Nhat, Doc Lap, Lien Hoa, Nam Trung, Nam Thai, Nam Loc, Nam Tan, Kty 1, Kty 2, Kty 3, Kty 4, Kty 5, Nam Anh, and Ea Nho.
Cu Ne	21	Ea Plai, Ea Zin, Ea Nguoi, Mui 1, Mui 2, Mui 3, Drao, Ktong Drun, Ea Kroa, Dhia 1, Dhia 2, Ea Kung, Village 6, Ko, Drah 1, Drah 2, Kdro 1, Kdro 2, Ea Krom, Kmu, and Ea Siek.
Pong Drang	21	Villages 7, 8, 8A, 9, 9A, 10, 11, 12, 13, 14, 15, Tan Lap 2, Tan Lap 3, Tan Lap 4, Tan Lap 5, Tan Lap 6, Tan Lap 7, Ea Tut, Ea Nur, Tang Mai, and Cu Blang.
Cu Pong	18	Tlan, Ea Tuk, Adrong Diet, Ayun Ea Klok, Kbuor, Ea Bro, Ayun Ea Liang, Ea Kram, Ea Dho, Khal, Cu Hiam, Kdoh, Cu Hriet, Ea Druich, Dray Hue, Cu Jout, Xom A, and Cu Bang.
Ea Ngai	9	Villages 1, 2, 3, 4, 5, 6, 7, 8, 9.
Ea Sin	8	Ea Sin, Ea Pong, Cu Kanh, Cu Mtao, Ea Kring, Ea Kap, Ea My, and Ea Klang.
Tan Lap	8	Villages 1, 2, 3, 4, 5, 6, Tan Thinh, and Tan Hoa.

Source: Dak Lak PPC (2021a)

By July 2021, the population of Krong Buk district is 69,687 people corresponding to 16,731 households. In 2020, the birth rate of the district decreased to 0.14‰ (reaching 100% of the plan) and the natural population growth rate was 0.94% (reaching 100% of the plan)⁷.

The district has 14 ethnic minority groups⁸ with 24,344 people from 5,397 households, accounting for 32.2% of the total district population⁹. Of the ethnic minority population, there are 5,080 households with 23,238 people recognised as indigenous ethnic minority groups. Ede is the main ethnic minority group in the district while other ethnic minorities such as Muong, Tay, Thai, Nung, and Dao only account for a small population.

In 2019, the Krong Buk district had 744 labourers working in non-state enterprises, 67 people working in cooperatives, and 3,751 persons working in non-agricultural, forestry and fishery establishments¹⁰. By the end of 2019, 1,350 new jobs had been created, which reached 129% of the plan (1,050 new jobs)¹¹.

In 2020, the district¹² supported employment to 1,056 people. In addition, vocational training is given priority to poverty reduction in rural areas with 1,480 people vocationally trained in 2020.

Krong Buk district currently has four religions recognised by the State, namely Buddhism, Catholicism, Protestantism, and Caodism with 15,229 followers, accounting for 23.2% of the total. Among them, 5,302 people are Catholics, 3,903 are Buddhists, 5,905 are Protestants and 119 are Caodai followers¹³.

⁷ Krong Buk DPC (2020)

⁸ Krong Buk District Ethnic Minority Affairs Office (2021)

⁹ Krong Buk District Ethnic Minority Affairs Office (2021)

¹⁰ Krong Buk District Statistics Office (2020)

¹¹ Huynh Chien Thang (2020)

¹² Krong Buk DPC (2020)

¹³ Nhu Quynh (2019a)

In 2020, Krong Buk District People's Committee (DPC) invested in repairing 47 rural transport constructions to serve the traveling demands of local people. Specifically, upgraded branches of roads were in Ea Kung, Mui 1, Drah 2, Dhia 2, Drao 2, Ea Zin, Ea Plai and Kdro 1 villages of Cu Ne commune; Ea Bro, Kbuor, Tlan, Ea Dho, Cu Blang, Ea Klok, Cu Hiam and Ea Kram villages of Cu Pong commune; village 9, 13, 15 and Tan Lap 7 of Pong Drang commune; Binh Minh, Thong Nhat and Nam Tan villages of Chu Kbo commune; village 5 of Ea Ngai commune; and Ea My village of Ea Sin commune¹⁴.

Electrifying hard-to-reach rural remote areas remains a challenge in Krong Buk district due to its terrain complexity. Reportedly, some remote villages such as Ea Kap, Ea Kring, Ea Klang, and Ea My villages, and self-governance areas such as Ea Mak and Cu Kbieng of Ea Sin commune have not been connected with the national power grid. Local people have been mainly reliant on self-generated power with unstable quality. Meanwhile, some households access the electricity source provided by private suppliers with the price of VND 3,200 - 4,100 per kWh that is nearly three times higher than that of the national electricity company¹⁵.

According to the wind power and solar power planning to 2020 and by 2030, Dak Lak province strives to achieve an installed capacity of nearly 5,250 MW. Of which, Krong Buk is identified as one of seven districts of the province with wind power potentials in both dry and rainy seasons. The wind speed in these planned areas for wind power is very good, meeting the requirements for wind power reaching from 6m/s to 9.5m/s¹⁶.

In 2020, Dak Lak PPC approved investors to do survey the wind power potential projects in Krong Buk district. Particularly, the wind measurement research area was 1,350 ha, located in Cu Ne and Chu Kbo communes. The investor proposed to build a wind power plant in this area, with a capacity of 150 MW. A total investment of VND 3,500 billion of the project is expected to be implemented from 2021 - 2023¹⁷. Moreover, with the natural feature of large year-round sunshine, the district also has the potential to develop solar power.

The district has two concentrated water supply works (including one in Ea Sin commune and one in Cu Ne commune) and 13 other works for residential areas. Of the 13 residential water supply works, two works in Ea Sin commune are handed over from the former Krong Buk DPC (now Buon Ho town) while the remaining 11 works are serving the demand of 1,337 households. However, the serious water shortage for domestic use and farming are still recorded in Krong Buk district, especially in Ea Sin commune in the dry season. Therefore, local households have to buy more bottled water to use, which costs a few VND tens of thousands more each day¹⁸.

In 2019, Krong Buk district's irrigation system just met about 30% of the irrigation needs for crops, and the rest depended on natural creeks, streams, dug ponds and lakes, which ran out of water in the dry season, resulting in the inevitable risk of large-scale drought. Local farmers in Krong Buk district struggled to access water for crops even at the beginning of the dry season in 2019. Ea Sin commune is considered as the most drought-prone area in the district. The whole commune has two irrigation reservoirs namely Ea Kia and Ea Kar with the water supply capacity for about 400 ha cultivation land, which had dried up so far¹⁹.

In 2021, Krong Buk district has one company (named Thanh Dat Company) specialising in solid waste collection and treatment in the district with one garbage compactor assigned by the Krong Buk DPC, one truck with a tonnage of 5 tons, and four tractors for transporting waste. The unit mainly carries out collection services on National Road 14, Provincial Road 8, and inter-commune roads.

¹⁴ Krong Buk DPC (2020)

¹⁵ Nhu Quynh (2018)

¹⁶ BKE-Solar.com (n.d.)

¹⁷ Minh Thong (2020)

¹⁸ Bao Trung (2020)

¹⁹ Le Thanh (2019)

In addition, the district has two units operating in the waste collection in Tan Lap commune (named Tan Lap Dong cooperative) and Cu Pong commune (Cu Pong's Youth cooperative). The operating expenses of the units are mainly based on the monthly environmental service fee.

The total landmass of Krong Buk district in 2021 is 35,767.57 ha. Agricultural land, which is mostly used for planting perennial trees, accounts for 90.7%. It surpasses other types of land in the district. Meanwhile, non-agricultural land including lands for residency, security, defence, industrial zones, commercial services, non-agricultural production, extraction, infrastructure development, waste management, religion, office, graveyard, public use, and natural assets accounts for 9.1%. In addition, the rest of 0.2% are unused land²⁰.

In 2020, despite facing many difficulties due to the impacts of the COVID-19 pandemic, Krong Buk district achieved 11 out of 15 socio-economic development targets²¹ and exceeded the plan. In which, the State budget revenue was VND 78,156 billion (equivalent to 119.7% over the plan) and total production of cereals was 12,189 tons (reaching 101.6% over the plan)²².

At the end of 2020, the total value of agricultural, forestry and fishery production of Krong Buk district was VND 2,129 billion, accounting for 57% of the economic structure of the district (compared to the plan of 58%) and the economic growth of the sector was 6.1%²³.

■ Agriculture

According to the Farmers' Association of Krong Buk district, in recent years, the movement of farmers' emulation in good production and business in the district has motivated local farmers in developing the existing agricultural production strengths, contributing to the restructuring of the agricultural sector closely linked to the needs of the market.

With a total agricultural area of 25,852.09 ha, mainly growing perennial crops, agricultural production plays a key role in the district's economic structure, accounting for more than 59%. The crop structure

²⁰ Dak Lak PPC (2021b)

²¹ The targets include:

- (1) Total production value (2010 constant price) reaches VND 3,755 billion
- (2) Economic structure: agriculture, forestry and fishery sector reaches 58.5%, industry reaches 10% and trade and service sector reaches 31.5%
- (3) Economic growth by production value (2010 constant price) reaches 7.7%
- (4) Total state budget revenue reaches VND 65,250 billion
- (5) Total state budget expenditure reaches VND 355,985 billion
- (6) Total grain production reaches 12,000 tons; Coffee output reaches 44,000 tons
- (7) The area having LURCs provided for households and individuals reaches 500 ha
- (8) Maintaining standards of universalization and illiteracy eradication in 7 communes; Striving to build and request recognition of national standard 1 school
- (9) Reducing fertility rate to 0.14‰; Natural population growth rate reaches 0.94‰; Population is 65,570 people; 7 communes meet the national set of health criteria; the rate of children under 5 years of age suffering from malnutrition reaches 19.5%
- (10) The percentage of poor households reduces by 2- 2.5% (In which, the rate of poor households among ethnic minorities decreases by 4%)
- (11) The total number of households achieving the title of well-behaved family in the district reaches 13,000 households; The total number of villages achieving the title of cultural village in the district reaches 85 villages;
- (12) Forest coverage rate (including rubber trees) reaches 6.8%
- (13) Striving for 1 commune to basically meet new rural standards; The rate of rural population using hygienic water reaches 91.5%.
- (14) Ensuring the recruitment target of the province assigned
- (15) The rate of investigation and clarification of criminal cases reaches 85%; Reducing the rate of traffic accidents on all three indicators of the number of cases, the number of deaths and the number of injured by 5-10%.

²² Nhu Quynh (2020b)

²³ Krong Buk DPC (2020)

has changed from monocropping to polycropping with common plants such as coffee, durian, cocoa, macadamia, pepper, avocado, and Thai custard apple, contributing to increase the production efficiency in agriculture. The livestock industry continues to develop, contributing to meeting the food demand for the markets in the district, simultaneously increasing income and improving the lives of farmers²⁴.

In 2020, the total arable land area of the district was 30,525.92 ha (reaching 102.5% of the plan), of which the planted area of annual crops was 3,844 ha (reaching 102.5% of the plan) and the total production of cereal crops was 12,189 tons (reaching 101.6%)²⁵.

In the winter-spring crop in 2019-2020, the total planted area of the crop was 188 ha, an increase of 3 ha compared to the same period of the previous year, with the total production of cereal crops at 517.7 tons (see Table 3.2).

Table 3.2 Planted Area, Average Yield, and Productivity of Winter-Spring Crops in Krong Buk District 2020

Crop	Planted Area (ha)	Average Yield (quintals/ha)	Productivity (tonnes)
Rice	86	57	490.2
Maize	5	55	27.5
Beans	16	6	9.6
Vegetable	61	70	427
Others	20	-	-

Source: Krong Buk DPC (2020)²⁶

In the midsummer crop in 2020, the total planted area of the crop was 2,826 ha, an increase of 140 ha compared to the same period of the previous year, with the total production of cereal crops at 7,641 tons. In which, the planted area of rice was 87 ha with the productivity at 522 tons; the planted area of upland rice was smaller with 63 ha producing 189 tons of rice while maize occupied the biggest arable land with 1,100 ha and its productivity reaches 6,930 tons. In addition, there were 720 ha of sweet potato, 615 ha of cassava, 60 ha of green bean, 30 ha of soybean, 40 ha of peanut, 82 ha of other beans and 29 ha of vegetables²⁷.

In the autumn-winter crop in 2020, the total planted area of the crop was 830 ha (including 650 ha of growing maize, 120 ha of growing sweat potato, 40 ha of growing beans, and 20 ha of growing vegetable), reaching 106.41% of the plan, with the total production of cereal crops at 4,030 tons.

In addition, the total area of perennial crops in the district was 26,715.42 ha (including 20,620.77 ha of coffee, 2,099.1 ha of rubber, 1,101.2 ha of pepper, 3.7 ha of cocoa, 473.9 ha of cashew, and 2,416.75 ha of fruit trees of all kinds). The total coffee production in the 2020-2021 crop is estimated at 44,200 tons, reaching 100.5% of the plan²⁸.

About husbandry, in 2020, the total herd of cattle and poultry in the district was about 265,094 heads, including 2,230 buffaloes and cows, 8,974 pigs, 249,867 poultry, 1,752 goats, and 2,271 rabbits. In 2020, there was an outbreak of African swine fever in Cu Bang village of Cu Pong commune and Village 9 and Village 2 of Ea Ngai commune with a total of 155 diseased and destroyed pigs weighted 9,972

²⁴ Minh Thuan (2020)

²⁵ Krong Buk DPC (2020)

²⁶ Krong Buk DPC (2020)

²⁷ Krong Buk DPC (2020)

²⁸ Krong Buk DPC (2020)

kg. By end 2020, the African swine fever occurred in Kty 5 village of Chu Kbo commune with four diseased and destroyed pigs²⁹.

■ Forestry

In 2020, Krong Buk district planted 4,100 ornamental and dispersed trees (such as *Hopea odorata*, *Indochina dragonplum*, *Acacia*, and *Khaya senegalensis*) and 10.3 ha of concentrated forest³⁰. The forest coverage rate reached 6.5% in 2020.

■ Fishery

In 2019, the area of aquaculture of Krong Buk district was 83 ha, reaching 101.22% compared to the previous year. The production of fishery was 716 tonnes which increased 8.48% compared to the previous year, accounting for 3.6% of the province production of fishery³¹.

In 2020, according to the Dak Lak Fisheries Department, due to the prolonged drought situation, aquaculture farmers in Dak Lak province generally and in Krong Buk district particularly faced many difficulties. Specifically, most of the ponds were dry, so farmers collected fish and stopped the new stocking. Local households had to clean the pond and wait for the pond to have enough water in the rainy season before continuing to raise fish³².

At the end of 2020, the total value of industrial and construction production of Krong Buk district was VND 425 billion, accounting for 11.4% of the economic structure of the district (compared to the plan of 10%) and the economic growth of the sector was 32.4%³³.

From 2010 to October 2019, Krong Buk district mobilised over VND 1,386 billion from many sources to implement the National Target Program on New Rural Development. From this capital source, the district upgraded and repaired 150 km of village and intra-village roads, renewed and repaired 10 irrigation works, and built 277 houses for poor households. In addition, by October 2019, vocational training schemes for rural workers were actively implemented, creating jobs for 6,760 workers.

In the first quarter of 2021, the total retail sales of goods and services reached VND 266.49 billion³⁴.

In addition, Krong Buk district has potential for tourism development with five beautiful natural landscapes namely Ea Sup spring (Ea Sin commune), Ea Bro waterfall (Ea Sin commune), Ea Nur village wharf (Pong Drang commune), Stone spring (Ea Ngai commune) and Dray Drak waterfall (Cu Pong commune), together with traditional culture values of ethnic minority groups such as long stilt house culture, wine culture associated with Gong culture.

Krong Buk district has taken advantage of its potential and strengths to develop the local tourism, and received the attention of Party committees, authorities and agencies, departments and branches of the province and district, so the district's propaganda, promotion as well as calls for investment in tourism development are fully and timely implemented³⁵.

In 2020, Krong Buk district had 46 schools and ten private classes with the total number of pupils at 15,383 (an increase of 250 pupils compared to the previous school year). In which, 5,736 pupils were of ethnic minority groups. The whole district had 13 schools meeting the national standards.

There are also two upper secondary schools in Krong Buk. As regulated by the Ministry of Education and Training, these two upper secondary schools were established under the decision of the President

²⁹ Krong Buk DPC (2020)

³⁰ Krong Buk DPC (2020)

³¹ Dak Lak Statistics Office (2020)

³² Thuan Nguyen (2020)

³³ Krong Buk DPC (2020)

³⁴ Le Thanh (2021b)

³⁵ Hong Mong (2020)

of Dak Lak Provincial People's Committee, and is under the management of the Department of Education and Training of Dak Lak province.

By November 2020, the district provided health insurance for 40,425 people. In which, 1,279 people were in poor households, 2,761 people were in near poor households, 20,571 people were of ethnic minority groups, 5,994 people lived in extremely difficult localities, 8,049 were children under six years old, 301 were elderly people, 466 people were under social protection programs, and 1,004 were meritorious people.

Since 2021, Krong Buk district social insurance agency has promoted the installation of Vietnam Social Security Identification (VssID) - a digital social insurance application on a mobile device platform to help participants of social and health insurance schemes easily and conveniently access to information and practice public services. In May 2021, the whole district has over 1,700 people accessing and installing the VssID (reaching more than 70% of the 2021 target). It is targeted that by the end of 2021, there will be 60,000 people who are participants of social insurance or health insurance schemes, students, and pensioners accessing the application³⁶.

In the fight against the spreading of the COVID-19 pandemic, Krong Buk district implemented preventive measures. As of July 29, 2021, there are only three cases of COVID-19 infection in Krong Buk district³⁷.

In 2020, there were 52 cases of violations of the law on social order in the district (a decrease of three cases compared to the same period in 2019), of which 50 cases were investigated and clarified (reaching the rate of 96.1%). The fight against crime and law violation was focused. In 2020, there were 16 cases of economic violation, 15 cases of environmental violation, 11 cases of drug abuse, two explosions, six suicides, three deaths due to drug shock, two deaths due to disease, and one case of food poisoning³⁸.

In 2020, there were 17 traffic accidents in the district, killing eight people and injuring 12 others. The district police made records of 1,335 cases of violations of the Law on Road Traffic, of which 1,200 cases were fined with the amount of money contributed to the state budget at VND 838.98 million. In addition, the police force handled 15 cases of illegal religious activities³⁹.

Krong Buk district has five beautiful landscapes⁴⁰, including:

- Ea Sup stream is located in Ea Bong village of Ea Sin commune, bordering Ea Sup district and Cu Mgar district. It is about 12 km far away from the center of Ea Sin CPC by forest road. In the past, most of the ethnic minorities used to catch fish in this stream for their meals. This stream often dries up rapidly in the dry season;
- Ea Bro waterfall is located four km away from Ea Sin Commune People's Committee;
- Dray Drak waterfall is located in Khal village, Cu Pong commune. It is about 20 m high, and about 6 km far away from the center of Cu Pong commune on the way to Ea Sin commune;
- Stone stream is located in Village 8, Ea Ngai commune on provincial road 8; and
- The water wharf is in Ea Nur village. It is 2 km away from the center of Pong Drang commune. This site is associated with the water wharf worshipping festival of the Ede ethnic group.

These mentioned landscapes of Krong Buk district have great potentials for tourism development but have not been fully exploited due to the specific characteristics of the geographical location. It is therefore of vital importance to carry out adequate tourism planning for sustainable development

³⁶ Nhu Quynh (2021)

³⁷ Dak Lak Department of Health (2021)

³⁸ Krong Buk DPC (2020)

³⁹ Krong Buk DPC (2020)

⁴⁰ Krong Buk District Portal (n.d.a)

associated with economic development of the district⁴¹. The estimated average distance between the Project site and these above-mentioned physical cultural heritage sites is about 2-12 km.

3.2 Commune Level

This section analyses details about the four surveyed communes for the Project, including Cu Ne, Cu Pong, Ea Sin, and Chu Kbo (see Table 3.3). Cu Pong and Cu Ne communes are predominant with Ede ethnic minority group while Ea Sin and Chu Kbo have the Kinh majority. Ea Sin commune is the smallest commune with the natural area of 62.19 km² and the population of 3,160 people, which is about one-thirds of the population of the three remaining communes. Cu Ne and Chu Kbo communes record the highest number of villages, and these communes are socio-economically developed compared to Cu Pong and Ea Sin communes. Ea Sin commune is the most vulnerable commune with the highest poverty rate recorded at nearly 37.7% by end 2020. Further details about each commune are presented in Table 3.3 below.

Table 3.3 Overview of the Surveyed Communes

Categories	Cu Ne Commune	Cu Pong Commune	Ea Sin Commune	Chu Kbo Commune
Natural area	71.88 km ²	75.62 km ²	62.19 km ²	62.94 km ²
Population	14,134 (2020)	12,131 (2020)	3,160 (2020)	11,687 (2019)
Number of households	3,446 (2021)	2,791 (2021)	831 (2021)	3,003 (2020)
Number of administrative units	21	18	8	21
Main ethnic groups	Kinh and Ede	Kinh and Ede	Kinh and Ede	Kinh and Ede
Religion	Buddhism, Catholicism, and Protestantism	Protestantism, Christianity, and Buddhism	Buddhism, Catholicism, and Protestantism	Buddhism, Catholicism, and Protestantism
Commune categorisation	Zone I	Zone II	Zone III	NA
Number of extremely difficult villages	7	4	0	1
Poverty rate	8.4% (end 2020)	10.1% (end 2020)	37.7% (end 2020)	5.5% (end 2020)

Source: Dak Lak PPC (2021a); Krong Buk Statistics Office (2020); Cu Ne CPC (2021b); Ea Sin CPC (2020a),

3.2.1 Cu Ne Commune

Cu Ne commune located on the National Road 14 is away about 21 km towards the Northeast of the center of Krong Buk district⁴². The geographic location of Cu Ne commune is characterised as follows (see Figure 3.2):

- The North borders Ea Nam commune of Ea H'leo district;
- The Northeast borders Ea Tan commune of Krong Nang district;
- The Southeast borders Ea Toh commune of Krong Nang district;
- The South borders Chu Kbo commune of Krong Buk district; and
- The West borders Ea Sin and Cu Pong communes of Krong Buk district.

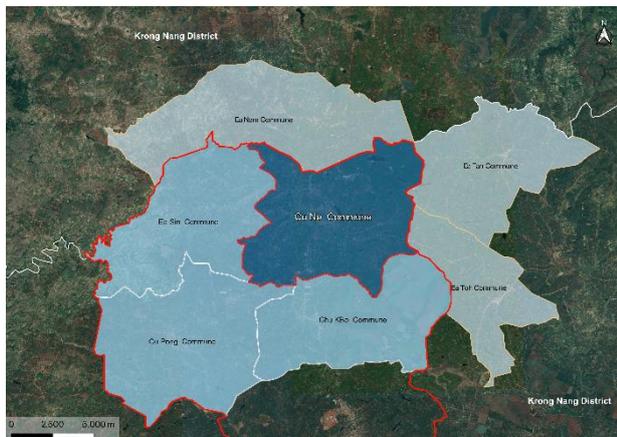
⁴¹ Krong Buk District Portal (n.d.a)

⁴² Krong Buk District Portal (n.d.b)

The commune was established in 2007. It has 21 administrative villages including 14 *buôn*⁴³ and seven *thôn*, named Ea Plai, Ea Zin, Ea Nguoi, Mui 1, Mui 2, Mui 3, Drao, Ktong Drun, Ea Kroa, Dhia 1, Dhia 2, Village 6, Ea Kung, Ko, Drah 1, Drah 2, Kdro 1, Kdro 2, Ea Krom, Kmu, and Ea Siak.

CU NE COMMUNE

Area	71.88 km ²
Population	14,134 people
Number of villages	21
Number of households	3,446 (2021)
Poverty rate	8.4% (end 2020)
Main ethnic groups	Kinh and Ede



Source: Cu Ne CPC (2021b); Dak Lak PPC (2021a)

Figure 3.2 Cu Ne Commune at a Glance

Statistically, by June 2020, Cu Ne commune had a total population of 14,134 people with 61% of the population were of ethnic minorities, mainly known as Ede people⁴⁴. In 2020, the birth rate was 11.6‰, a decrease of 0.4‰ compared to the plan (12‰) while the birth rate of third child was 25%, increasing 6% compared to the plan (19%)⁴⁵. In addition, the labor force of the commune in 2020 was 10,107 people⁴⁶.

Cu Ne commune has three religions including Buddhism, Catholicism, and Protestantism. In 2020, the total number of religious followers was 3,305 people corresponding to 609 households. In which, 180 people were Buddhists, 605 people were Catholics, and 2,520 were Protestants⁴⁷.

■ Roads

In the center of Cu Ne commune, there is the National Road 14 passing by, which facilitates cultural and socio-economic exchanges⁴⁸.

■ Electricity

In 2018, 100% of households in Cu Ne commune were directly connected to the national electricity grid⁴⁹.

■ Water Supply

Due to the characteristics of the communal topography, the surface water source is also divided into two distinct areas including the East of National Road 14 and the West of National Road 14 as follows:

- The area to the East of National Road 14 accesses water source from Ea Kroa, Ea Drao, Ea Siak, Ea Kmu streams, and other small streams. Most of these streams flow all year round from Northwest to Southeast with a relatively high flow. There are also large and small ponds

⁴³ *Buôn* refers to a village of Ede indigenous peoples who lived for a long time ago while *Thôn* refers to a village of the Kinh majority and other people from ethnic minorities migrating to live in this area.

⁴⁴ Cu Ne CPC (2021a)

⁴⁵ Cu Ne CPC (2021b)

⁴⁶ Dak Lak DOLISA (2020)

⁴⁷ Cu Ne CPC (2021b)

⁴⁸ Krong Buk District Portal (n.d b)

⁴⁹ Le Thanh (2018a)

and dams with an area of over 80 ha, which provide an important water source for agricultural production in the area.

- The area to the West of National Road 14 has a plenty of streams such as Ea Sup Ne, Ea Bro, Ea Kring, Ea Mui, Ea Nang, Ea Gir, Ea Klang, and Ea Ne. All these streams flow from East to West direction with quite different flow rates in the rainy and dry seasons. In addition, there are a number of dams in the area such as Ea Klang dam with an area of 6 ha.

The source of groundwater is relatively abundant. Groundwater sources are mainly exploited by households to use for family activities and irrigation for some small crop areas. An average depth of household's groundwater well is from 15 to 25 m⁵⁰.

In 2020, the percentage of rural population using hygienic water of the commune was 98.1%, a decrease of 0.1% compared to 2019 (98.2%)⁵¹.

The total natural landmass of the Cu Ne commune was 7,188.4 ha in 2020, making up 20.1% of Krong Buk district's natural land area. According to the Land Use Plan of the Dak Lak province in 2021, the communal total landmass includes 6,503.8 ha of agricultural land, 680.8 ha of non-production land, and 3.8 ha of unused land⁵². Economic Development

■ Agriculture

In 2020, the agricultural production land of the commune was 4,798.03 ha, of which, 4,601.71 ha was the planted area of perennial trees and 196.32 ha was the planted area of annual crops.

Of the 4,601.7 ha of the planted area of perennial trees, An Thuan coffee establishment managed 330.62 ha, the area used by migrant farmers was 370 ha, the planted area of rubber was eight ha, the planted area of coffee owned by the local people was 3,666.16 ha with the production at 5,499 tons (reaching 122% of the plan), and the replanted area of coffee was 59.7 ha. In addition, there were 132.73 ha of black pepper (decreasing 9.87 ha compared to 2019 due to diseases), four ha of macadamia, and 30.5 ha of durian.

Of the 196.32 ha of the planted area of annual crops, there were 21.7 ha of growing cassava, 28.5 ha of growing maize with the production at 290.4 tons, 90 ha of growing rice, 0.8 ha of growing chives, 9.52 ha of growing passion fruit, and 45.8 ha of growing beans⁵³.

■ Fishery

In 2019, Cu Ne commune's area of aquaculture was 13.69 ha, accounting for 16.5% the district's area of aquaculture⁵⁴.

At the end of the school year 2020-2021, the number of primary and lower secondary pupils was 2,273, a decrease of 73 pupils compared to the number at the beginning of the school years (2,346 pupils). In which, there were 49 pupils transferring to other schools and 27 others dropout. The rate of pupils having good and very good performance in the lower secondary education reached 29.34% (or 184 out of 627 pupils)⁵⁵.

In 2020, 279 under-one-year-old children were fully vaccinated, reaching 107% of the plan. Cu Ne communal health station provided reproductive healthcare and medical treatment for 366 women. The rate of children under five years of age suffering from malnutrition accounted for 20.1%, not meeting

⁵⁰ Krong Buk District Portal (n.d.b)

⁵¹ Cu Ne CPC (2021b)

⁵² Dak Lak PPC (2021b)

⁵³ Cu Ne CPC (2021b)

⁵⁴ Krong Buk Statistics Office (2020)

⁵⁵ Cu Ne CPC (2021a)

the plan at 19.9%⁵⁶. In the first six months of 2021, the total number of people visiting the communal health station for medical examination and treatment reached 561 people⁵⁷.

3.2.2 Cu Pong Commune

Cu Pong commune is located 30 km in the West of Krong Buk district⁵⁸ (see Figure 3.3). The geographic location of Cu Pong commune is characterised as follows:

- The North borders Ea Sin and Cu Ne communes of Krong Buk district;
- The East borders Chu Kbo commune of Krong Buk district;
- The South borders Ea Tar and Cu Dlie Mngong commune of Cu M'Gar district; and
- The West borders Ea Kueh commune of Cu M'Gar district.

Cu Pong commune has a complex topography, which is divided by hills, mountains, and a dense system of rivers and streams. The terrain of the commune is divided into two main types including hilly sloping terrain and hilly areas. Established in 2007, Cu Pong currently has 18 administrative villages including Tlan, Ea Tuk, Adrong Diet, Ayun Ea Klok, Kbuor, Ea Bro, Ayun Ea Liang, Ea Kram, Ea Dho, Khal, Cu Hiam, Kdoh, Cu Hriet, Ea Druich, Dray Hue, Cu Jout, Xom A, and Cu Bang

.CU PONG COMMUNE

Area	75.62 km ² (2020)
Population	12,131 people (2020)
Population density	140.42 people/km ² (2020)
Number of villages	18
Number of households	2,791 (2021)
Poverty rate	10.1% (end 2020)
Main ethnic groups	Kinh, Ede, M'ngong, and Gia Rai



Source: Krong Buk District Statistics Office (2020); Dak Lak PPC (2021a)

Figure 3.3 Cu Pong Commune at a Glance

Statistically, by 2020, Cu Pong commune had a total population of 12,131 people⁵⁹. Over 80% of the population were ethnic minority people, mainly Ede ethnic group⁶⁰. The natural growth rate was recorded at 8.5‰, decreasing by 2.6‰ over the previous year. The birth rate was 11‰, a decrease of 3.6‰, and the death rate was 2.6‰, a decrease of 0.3‰ over 2019⁶¹.

Protestantism, Christianity, and Buddhism are three main religions in Cu Pong commune. Their followers accounted for 21.5% of the population. Of which, Protestantism has the highest number of followers with 2,000 people, while the followers of Christianity and Buddhism are lower with 163 and 446 people respectively⁶².

⁵⁶ Cu Ne CPC (2021b)

⁵⁷ Cu Ne CPC (2021a)

⁵⁸ Krong Buk District Portal (2021b)

⁵⁹ Cu Pong CPC (2021)

⁶⁰ Le Huong (2020)

⁶¹ Cu Pong CPC (2021)

⁶² Cu Pong CPC (2021)

■ Roads

Basically, 90% of inter-district roads and 32% of inter-commune roads in Cu Pong commune were asphalted and concreted in 2018⁶³. In 2020, Cu Ne CPC was invested VND 1,922 million to build inter-village roads in the commune. In which, VND 1,862 million were from the state budget, and VND 60 million were contributed by local people. The total length of constructed roads was 1,138m, of which, 150m was in Ea Liang village, 155m was in Ea Kram village, 113m was in Ea Klok, and 720m was in Tlan village⁶⁴.

■ Electricity supply

In 2018, all villages in Cu Pong commune had accessed to the national electricity system with the rate of households using electricity at 99%⁶⁵.

■ Water Supply

The commune has a variety of surface water sources from main streams (such as Ea Mok, Ea Sup, Ea Kok, Ea Ban, Ea Knung, Ea Drao, and Ea Tul streams) and lakes (such as Ea Bro, Ea Knung, Ea Klok, Krong Ana, and Adrong Diet lakes). The stream system is evenly distributed throughout the commune with its density of 0.62km/km². These streams supply a main part of irrigation water for perennial crops in the dry season; however, they are often dried up, causing many difficulties for farming activities⁶⁶. The groundwater source is mainly for daily life and partly for irrigation of crops in the dry season. The average depth of groundwater wells in the commune is 18 - 20 m⁶⁷.

In 2020, the number of households accessing hygienic water reached 2,653 households, accounting for 99.5% out of the total 2,667 households in the commune. The number of poor households using hygienic water was 274 households, accounting for 96.8%⁶⁸.

■ Irrigation System

By 2020, Cu Pong commune had 13 irrigation works. In 2020, the CPC upgraded Ea Bro 2 dam and reservoir to ensure the safety in the rainy season⁶⁹.

■ Solid Waste Management

The commune had a waste collection service which was implemented by Cu Pong Youth cooperative⁷⁰ with a monthly payment of VND 20,000 - 30,000 per household. The cooperative signed contracts with ten youth villagers in the commune to collect solid waste. Over 600 households residing in the center of the commune registered this service through the communal authority⁷¹.

In 2020, the number of households having hygienic latrines was 1,881 out of 2,369 households, reaching 79.4%. All seven schools in the commune had hygienic water and latrines (100%). The number of households with hygienic livestock barns was 212 out of 346 households having livestock barns, reaching the rate of 61.3%⁷².

The total natural landmass of Cu Pong commune was 7,562.3 ha, making up 21.1% of Krong Buk district's natural land area. According to the Land Use Plan of the Krong Buk province in 2021, the communal total landmass includes 6,976.7 ha of agricultural land, 582 ha of non-production land, and

⁶³ Tuan Anh (2018)

⁶⁴ Cu Pong CPC (2020)

⁶⁵ Hoang Vy (2018)

⁶⁶ Krong Buk District Portal (2021b)

⁶⁷ Krong Buk District Portal (2021b)

⁶⁸ Cu Pong CPC (2020)

⁶⁹ Cu Pong CPC (2021)

⁷⁰ Cu Pong CPC (2020)

⁷¹ Le Thanh (2020)

⁷² Cu Pong CPC (2020)

3.6 ha of unused land⁷³. In 2020, the CPC issued 153 land registration certificates with the total 124.2 ha, of which 146 cases were registered for agricultural land with a total area of 124 ha and other seven cases were for non-agricultural land with an area of 0.2 ha⁷⁴.

By 2020, the total budget revenue of Cu Pong commune was estimated at VND 673 million, reaching 96.7% compared to the communal plan⁷⁵.

■ Agriculture, Forestry, and Fishery

In 2019, Cu Pong commune had 287.47 ha planted area of cereals with the production of 1,628.85 tons, accounting for 14.6% of the district production. Planted area of rice was 39.79 ha providing the production at 171.17 tons, occupying 10% of the district production⁷⁶.

Due to unfavourable weather conditions in 2020, agricultural production remained still low. For perennial crops, the area of coffee accounted for 3,813.2 ha with an average yield of 2.4 tons/ha and the total production of 8,450 tons, achieving 100.6% compared to the communal development plan. In addition, the area for pepper planting was 240 ha with an average yield of 5 tons/ha. The planted area of durian trees was about 171 ha. The total cultivation area for annual crops was about 508 ha, of which 35 ha was for upland rice planting, 98.5 ha for wet rice, 97 ha for maize, 217 ha for cassava, and 58.9 ha for all kinds of bean.⁷⁷

■ Fishery

In 2019, Cu Pong commune's area of aquaculture was 11.23 ha, accounting for 13.5% the district's area of aquaculture⁷⁸.

■ Industry, Trade, and Service

By 2020, the commune had 269 small private business establishments trading in food, beverage services, groceries, motorbike repair, and mechanical garages. Due to the impacts of the COVID-19 pandemic, these establishments faced many difficulties affecting their business activities and income⁷⁹.

By the end of the school year 2019-2020, Cu Pong commune had six public schools, including two kindergartens of 699 attendees dividing into 22 classes, three primary schools, and one lower secondary school with a total of 1,871 pupils divided into 64 classes⁸⁰

In 2020, Cu Pong educational program faced several periods of disruption due to the impacts of the COVID-19 pandemic. However, the commune had maintained a good quality of teaching and strengthened the educational facilities and equipment. As a result, 100% (or 277) children in school age entering grade one, 100% (or 123) pupils graduating from lower secondary education, and the dropout rate at all class levels of the commune was at 0.7%, accounting for 13 out of 1,884 school intake pupils (including eight pupils in primary schools and five pupils in lower secondary schools)⁸¹.

Cu Pong commune has a health station serving for basic health examination and check-. The health station has been invested to meet the national standard of health, with medical equipments such as testing machines and ultrasound machines and medical staff⁸². In 2020, the health station of the commune received a total of 2,667 visits for examinations and treatments.

⁷³ Dak Lak PPC (2021b)

⁷⁴ Cu Pong CPC (2021)

⁷⁵ Cu Pong CPC (2021)

⁷⁶ Krong Buk District Statistics Office (2020)

⁷⁷ Cu Pong CPC (2021)

⁷⁸ Krong Buk Statistics Office (2020)

⁷⁹ Cu Pong CPC (2021)

⁸⁰ Krong Buk District Statistics Office (2020)

⁸¹ Cu Pong CPC (2021)

⁸² H'Xiu (2019)

In 2020, the commune recorded some diseases including dengue fever (five cases), hand-foot-mouth disease (three cases), measles (four cases), tuberculosis (four cases), mental health (17 cases). In addition, the commune also had expanded immunization programs for specific groups including 44% of children under one year old fully vaccinated and 50% of women (comprising pregnant women and women in the age of 15-35) vaccinated⁸³.

As for COVID-19 prevention, the CPC has implemented the Government's Resolution No. 42/NQ-CP and Decision No. 15/QD-TTg of the Prime Minister in order to review and synthesise beneficiary to receive financial support from the government.

In term of security, there had been nine cases of violation in the commune, of which:

- Two cases of property burglary;
- Three gambling cases involving 15 attendees;
- Three cases of intentional destruction of property; and
- One case of setting off firecrackers.

In terms of traffic safety, in 2020, there were nine cases, including one traffic accident causing one death and eight crashes with 10 people injured. The commune also recorded four other accidents related to suicide (one case), electric shock (one case), drowning (one case), and unknown cause (one case). In addition, seven people involved in the usage of narcotics and illicit drugs were detected⁸⁴.

3.2.3 Ea Sin Commune

Ea Sin commune is located in the Northwest of Krong Buk district, and is 35 km away from the district center. The geographic location of Ea Sin commune is characterised as follows⁸⁵:

- The East borders Cu Ne commune;
- The West borders Ea Tir commune of Ea H'leo district, and Ea Kueh commune of Cu M'gar district;
- The North borders Ea Nam communes of Ea H'leo district; and
- The South borders Cu Pong commune.

Ea Sin commune was established in August 2007 on the basis of combining the 1,809 ha of Cu Pong commune with 1,649 people and 4,471 ha of Cu Ne commune with 1,652 people⁸⁶. Ea Sin commune has eight villages (Ea Sin, Ea Pong, Cu Kanh, Cu Mtao, Ea Kring, Ea Kap, Ea My, and Ea Klang).

⁸³ Cu Pong CPC (2021)

⁸⁴ Cu Pong CPC (2021)

⁸⁵ Krong Buk District Portal (n.d c)

⁸⁶ Vietnam Government (2007)

EA SIN COMMUNE

Area	62.19 km ² (2020)
Population	3,160 people (2020)
Number of villages	8
Number of households	831 (2021)
Poverty rate	37.7% (end 2020)
Main ethnic groups	Kinh and Ede



Source: Ea Sin CPC (2020a); Dak Lak PPC (2021a)

Figure 3.4 Ea Sin Commune at a Glance

In 2020, Ea Sin commune had a total population of 3,160 people corresponding to 816 households. In which, there were 1,107 females and 2,053 males. In addition, the number of households registered for temporary residence was 215 households with 670 people⁸⁷.

In the commune, there are currently 14 ethnic groups living together namely Kinh, Ede, Thai, Gia Rai, Muong, Tay, San Diu, Nung, Tho, Xo Dang, Dao, Hoa, Kho Mu and Man. In which, Ede and Kinh are two main ethnic groups in the locality with the dominant population⁸⁸.

In 2020, there were three religions in Ea Sin commune. There were 120 followers (27 households) of Catholicism; 95 followers (31 households) of Buddhism; and 248 followers (61 households) of Protestantism⁸⁹.

■ Roads

In 2020, Ea Sin commune completed the construction of five rural roads with a total length of 3 km in the Cu Mtao, Ea My, Ea Klang, Ea Kap, and Ea Kring villages⁹⁰.

■ Electricity Supply

In 2020, six out of eight villages of the commune were connected to the national electricity grid. Households in the remaining two villages (namely Ea Klang and Ea Kap) had to buy electricity from the third party (a private unit invested to pull the power line from national electricity grid into the villages and sell electricity to the local people). In addition, the commune built 3 km of medium voltage lines and one low voltage transformer station in Ea Kring village, providing electricity for 58 households⁹¹. By May 2021, 67% of households have accessed to the national electricity grid⁹².

■ Water Supply

In 2020, Ea Sin commune built and put into operation concentrated domestic water supply works in Cu Mtao, Cu Kanh, Ea Pong, and Ea Sin villages. In addition, the percentage of poor households using hygienic water reached 91%, exceeding the target of 81%⁹³.

⁸⁷ Ea Sin CPC (2020a).

⁸⁸ Ea Sin CPC (2020a)

⁸⁹ Ea Sin CPC (2020a)

⁹⁰ Ea Sin CPC (2020a)

⁹¹ Ea Sin CPC (2020a)

⁹² Le Thanh (2021c)

⁹³ Ea Sin CPC (2020a)

The total natural landmass of the Ea Sin commune was 6,218.96 ha, making up 17.4% of Krong Buk district's natural land area. According to the Land Use Plan of the Krong Buk province in 2021, the communal total landmass included 5,698.55 ha of agricultural land, 516.03 ha of non-production land, and 4.38 ha of unused land⁹⁴.

■ Agriculture

In 2019, the planting cereal area of the commune was 511.35 ha with the productivity of 2,906.10 tons, accounting for 26% of the district production. The area of rice production was 33.1 ha with the productivity of 142.39 tons, accounting for only 8.3% of the district production⁹⁵.

In 2020, the total planted area of coffee was 3,562 ha. Of which, only 3,534.2 ha contributed the production. The yield was estimated at two tons per ha, reaching the target. The total planted area of cassava was 120 ha, a decrease of 30 ha compared to the same period in 2019 and the average yield was five tons per ha. The total cashew growing area was 120 ha. Of which, the area for harvest was 287 ha. The average yield is nine quintals per ha, an increase of one quintal per ha compared to 2019.

In addition, the commune implemented a production plan for the summer-autumn crop in 2020 with a total area of 147.5 ha. Specifically, there were five ha of growing rice (reaching 100% of the plan), 42 ha of growing maize (decreasing by 100 ha compared to 2019), 12 ha of growing sweet potato (increasing by 10 ha compared to 2019), 30 ha of growing beans of all kinds (increasing 8 ha compared to 2019), and one ha of growing beans (achieving 50% of the plan)⁹⁶.

■ Fishery

In 2019, the aquacultural production area of the commune was 4.86 ha, accounting for 5.9% the district aquacultural production area⁹⁷.

In 2020, Ea Sin commune had Bui Thi Xuan Ethnic Minority Semi-Boarding Primary School and Lower Secondary School and Hoa Hong kindergarten. The number of lower secondary pupils was 90 (studying in four classes). For primary education, there were 11 classes with 248 pupils. The number of children in kindergarten was 125. In addition, there were six cases of dropout including three pupils in primary level and three pupils in lower secondary level⁹⁸.

Ea Sin commune has a health station providing basic health care services to local people. In 2020, there were 1,798 visits for medical examination and treatment at Ea Sin commune health station. In which, four patients were transferred to higher levels⁹⁹. The rate of fully vaccinated children of under one year old reached 98.3%¹⁰⁰. The communal health station¹⁰¹ was equipped with eight staff including two males and six females, of which there were one doctor, three nurses, and four medical staff. In addition, the commune had eight village-level health staff.

Regarding the prevention of COVID-19 pandemic, in the first six months of 2021, the commune health station received 34 medical declarations and nine cases for home health monitoring¹⁰². Up to 29 July, 2021, there is no infected case detected in the locality.

In term of security, in 2019, Ea Sin commune was the only locality of Krong Buk district to receive the title of "commune free of drug addicts and crimes"¹⁰³. In 2020, rural security situation was stable. Specifically, the commune received only 14 crime reports, including six cases of property theft, two

⁹⁴ Dak Lak PPC (2021b)

⁹⁵ Krong Buk Statistics Office (2020)

⁹⁶ Ea Sin CPC (2020a)

⁹⁷ Krong Buk Statistics Office (2020)

⁹⁸ Ea Sin CPC (2020a)

⁹⁹ Ea Sin CPC (2020a)

¹⁰⁰ Ea Sin CPC (2020b)

¹⁰¹ Ea Sin CPC (2021)

¹⁰² Ea Sin CPC (2021)

¹⁰³ Nhu Quynh (2019b)

cases of murders, two gambling cases, two intentional injury cases, one property destruction case, and one case of violation of regulations on vehicle control¹⁰⁴.

3.2.4 Chu Kbo Commune

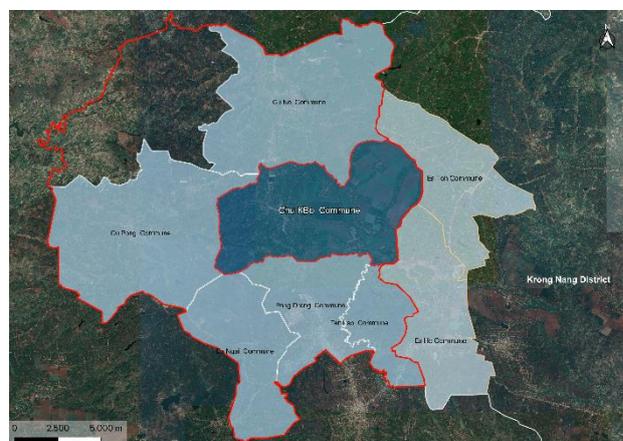
Chu Kbo commune is located in the East of Krong Buk district (see Figure 3.5). The geographic location of Chu Kbo commune is characterised as follows¹⁰⁵:

- The East borders Ea Ho and Ea Toh communes;
- The West borders Cu Pong commune;
- The North borders Cu Ne commune; and
- The South borders Pong Drang, Ea Ngai, and Tan Lap communes.

Established in 2007, Chu Kbo has 21 administrative villages including Kim Phu, Tan Lap, Hop Thanh, Binh Minh, Hoa Loc, An Binh, Quang Ha, Thong Nhat, Doc Lap, Lien Hoa, Nam Trung, Nam Thai, Nam Loc, Nam Tan, Kty 1, Kty 2, Kty 3, Kty 4, Kty 5, Nam Anh, and Ea Nho.

CHU KBO COMMUNE

Area	62.94 km ² (2021) ¹⁰⁶
Population	11,687 people (2019)
Population density	185.77 people/km ² (2019)
Number of villages	21
Number of households	3,003 (2020)
Poverty rate	5.5% (end 2020)
Main ethnic groups	Kinh and Ede



Source: Krong Buk District Statistics Office (2020); Dak Lak PPC (2021a)

Figure 3.5 Chu Kbo Commune at a Glance

Statistically, by 2019, Chu Kbo commune¹⁰⁷ had a total population of 11,687 people and the population density was 185.8 people/km². Main ethnic groups are Kinh and Ede. Local religious people follow Buddhism, Catholicism and Protestantism. The labor force of the commune in 2020 was 8,556 people¹⁰⁸.

In 2020, with the support from the provincial and district's capital, Chu Kbo commune also encouraged local people to contribute to clear site and give reciprocal contributions to build nine rural roads with a total length of 5,160m (including 500m in Kty 2 village, 500m in Hoa Loc village, 500m in Nam Trung village, 600m in Nam Tan village, 1,500m in Kty 4 village, 420m in Thong Nhat village, 420m in Quang Ha village, 420m in Hop Thanh village, and 300m in Quang Ha village). The total funding was VND 4,782 billion, of which: VND 4,090 billion from the state capital and VND 692 million from local people's contribution¹⁰⁹.

¹⁰⁴ Ea Sin CPC (2020a)

¹⁰⁵ Krong Buk District Portal (n.d. c)

¹⁰⁶ Dak Lak PPC (2021b)

¹⁰⁷ Krong Buk Statistics Office (2020)

¹⁰⁸ Department of Labor, War Invalids and Social Affairs of Dak Lak Province (2020).

¹⁰⁹ Chu Kbo CPC (2020)

The total natural landmass of the Chu Kbo commune was 6,294.65 ha, making up 17.6% of Krong Buk district's natural land area. According to the Land Use Plan of the Krong Buk province in 2021, the communal total landmass included 5,752.7 ha of agricultural land and 541.95 ha of non-production land¹¹⁰.

■ Agriculture

In 2019, the planting cereal area of the commune was 521.8 ha with the productivity of 2961.8 tons, accounting for 26.5% of the Krong Buk district's production. Planted area of rice was 178.96 ha providing the production at 769.87 tons, occupying 45% of the district production. Notably, Chu Kbo recorded the highest rice production in Krong Buk district in 2019¹¹¹.

In 2020, the planted area of cereals of the commune was 153.73 ha with the productivity at 542.93 tons (reaching 155% of the plan). In addition, the area of coffee cultivation was 2,100 ha with the yield at 2.8 tons per ha and the total productivity at 5,880 tons (reaching 104% of the plan)¹¹².

Regarding husbandry, in 2020, the total herd of cattle and poultry in the commune was 1,969 heads including 732 cows, 585 pigs, 476 goats, 14,904 chickens, 266 ducks, 754 geese, 438 pigeons, 1,243 dogs, 222 cats, and 354 swarms of bees. In addition, there were one pig farm in Nam Anh village, one dog farm in Kty 2 village, and two pig family-farms in Kty 1 village¹¹³.

■ Forestry

The forest coverage rate¹¹⁴ was 20% as recorded in 2020.

■ Fishery

In 2019, the aquacultural production area of the commune was 21.9 ha, accounting for 26.4% of Krong Buk district's aquacultural production area¹¹⁵.

■ Industry, Trade, and Service

In 2020, the total number of enterprises and business households in the commune was 114 units. In which, 29 businesses were managed by the DPC, 85 business households had the revenue above the tax collection threshold, and 29 business households had the revenue below the tax collection threshold¹¹⁶.

In the school year 2020-2021, the whole commune had seven schools including two kindergartens, three primary schools, and two lower secondary schools. The total number of pupils was 2,633, of which, 400 children were in kindergartens, 1,292 pupils followed primary education, and 941 pupils studied in lower secondary schools.

In addition, in the school year 2020-2021, Chu Kbo commune had five out of seven schools met the national standards in education quality. The average rate of students eligible for higher grades at all levels was 98%¹¹⁷.

In 2020, Chu Kbo communal health station examined and treated 1,507 cases. The health station promptly handled one case of malaria, five cases of dengue fever, and one outbreak of dengue fever in Quang Ha village. Regarding the prevention of COVID-19 pandemic, in 2020, there were 312 medical

¹¹⁰ Dak Lak PPC (2021b)

¹¹¹ Krong Buk Statistics Office (2020)

¹¹² Chu Kbo CPC (2020)

¹¹³ Chu Kbo CPC (2020)

¹¹⁴ Chu Kbo CPC (2020)

¹¹⁵ Krong Buk Statistics Office (2020)

¹¹⁶ Chu Kbo CPC (2020)

¹¹⁷ Chu Kbo CPC (2020)

declaration cases in the commune, of which 235 people were quarantined and no infected cases were detected¹¹⁸.

Regarding the security situation, in 2020, the CPC directed the Commune Public Security Division to coordinate with relevant departments to strengthen the work of ensuring political security, social order and safety in the commune. However, criminal activities have become more complex. In 2020, 54 cases occurred in the commune, an increase of 29 cases compared to 2019. Specifically, there were five cases of property theft, one property robbery case, one intentional injury case, seven cases of gambling, two cases of unexplained deaths, two cases of illegal drug possession, 22 cases handled administrative violations of illegal drug use, six cases of being compulsorily sent to detoxification establishments, three cases of illegal fireworks, two cases of fire, and three cases of traffic accidents¹¹⁹.

3.3 Affected Villages

Potentially affected communities of the survey includes (see Figure 3.6):

- Cu Hriet and Ea Bro villages of Cu Pong commune;
- Ea My village of Ea Sin commune;
- Kdro 1, Kdro 2, Drah 1, Drah 2, Ea Kung, Ea Siek, Ea Krom, Kmu, and Ea Nguoi villages of Cu Ne commune;
- Kty 4 and Kty 5 villages of Chu Kbo commune.

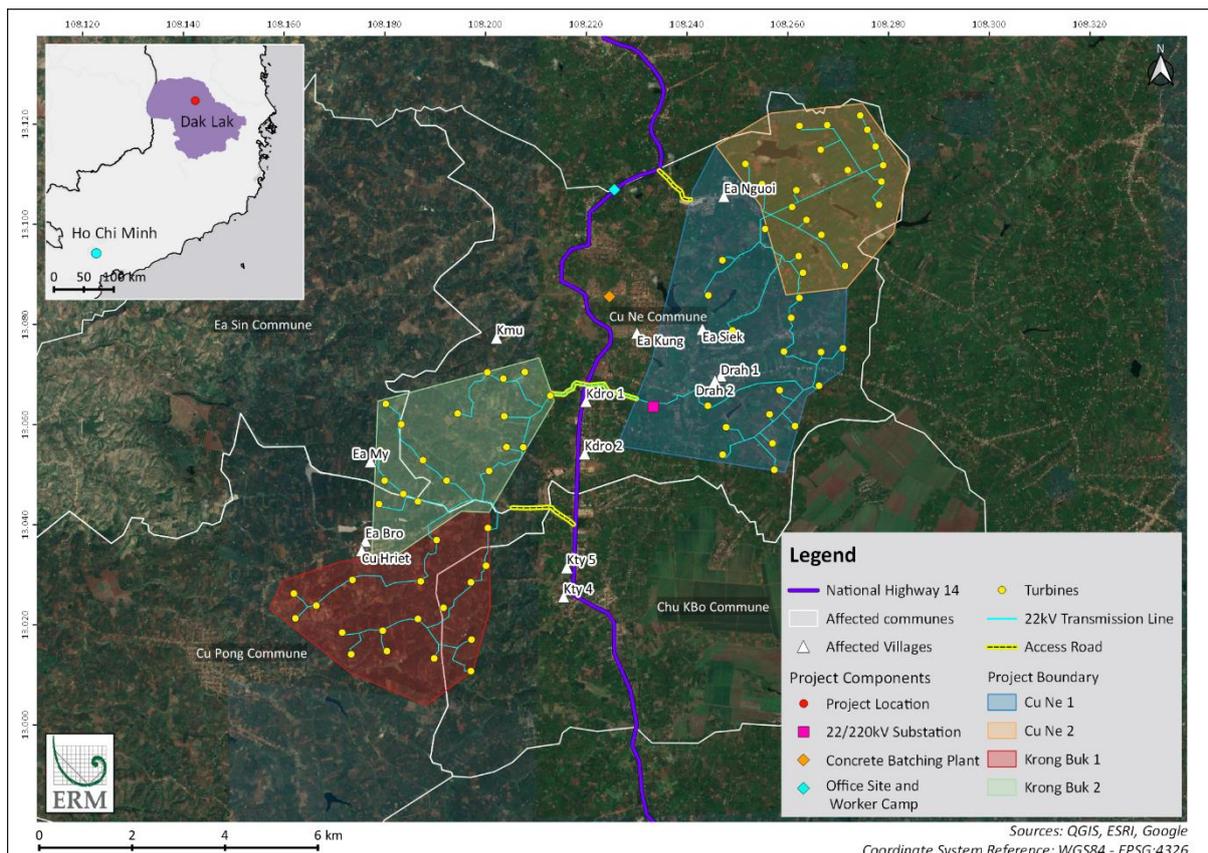


Figure 3.6 Project's Affected Villages

This section provides an overview of demographic profile and economic structure of the Project's affected villages based on the data collected from consultations with local authorities, KIIs, and FGDs.

¹¹⁸ Chu Kbo CPC (2020)

¹¹⁹ Chu Kbo CPC (2020)

In Dak Lak province, especially in Krong Buk district, the village administrative unit is called by different Vietnamese terms:

- Buôn refers to a village of Ede indigenous peoples who lived for a long time ago.
- Thôn refers to a village of the Kinh majority, Ede and other people from different ethnic minorities migrating to live in this area.

A total of 14 Buôn and Thôn (hereby called village) were surveyed in terms of socio-economic conditions. Of which, seven villages are called Buôn (Cu Hriet, Ea Bro, Kdro 1, Kdro 2, Drah 1, Drah 2, and Kmu) and seven are Thôn (Ea My, Ea Siek, Ea Nguoi, Ea Kung, Kty 4, and Kty 5). Demographic Profile

Of the 14 surveyed villages, seven ethnic minority villages (Buôn) including Cu Hriet, Ea Bro, Kdo 1, Kdo 2, Drah 1, Drah 2, and Kmu have a high proportion of Ede people. Specifically, Drah 1 has 100% of Ede households while in the remaining villages, Ede households accounts for from 50% to over 90%. Meanwhile, the proportion of ethnic minority households in Kinh dominant villages such as Ea My, Ea Siek, Ea Nguoi, Ea Kung, Kty 4, and Kty 5 remains modest. In these villages, Ede group with other Muong, Thai, and San Dui ethnic minority groups have been integrated with the Kinh majority.

Table 3.4 Demographic Features of the Surveyed Villages

Province	District	Commune	Village	Number of Households				Ethnic Minority Household Rate (%)	Number of Population				Vulnerability	
				Total	Ede	Kinh	Other Ethnic Minorities		Total	Ede	Kinh	Other Ethnic Minorities	Poor Households	Near Poor Households
Dak Lak	Krong Buk	Cu Ne	Kdo 1	137	95	40	2	70.8	546	416	126	4	14	7
			Kdo 2	202	151	51	-	74.8	926	692	234	-	16	4
			Drah 1	125	125	-	-	100.0	508	508	-	-	14	-
			Drah 2	125	120	5	-	96.0	669	649	20	-	12	1
			Kmu	113	57	56	-	50.4	460	230	230	-	17	6
			Ea Kung	176	2	171	3	2.8	690	8	670	12	5	8
			Ea Siek	78	1	73	4	6.4	365	4	342	19	4	5
			Ea Krom	82	-	78	4	4.9	337	-	325	12	-	3
			Ea Nguoi	304	2	283	19	6.9	1,148	3	1,071	74	6	17
		Cu Pong	Cu Hriet	250	216	34	-	86.4	900	770	130	-	12	31
			Ea Bro	170	125	45	-	73.5	770	410	360	-	9	27
		Ea Sin	Ea My	160	2	152	6	5.0	370	3	350	17	21	14
		Chu Kbo	Kty 4	116	-	116	-	0.0	560	-	560	-	2	9
			Kty 5	116	-	116	-	0.0	446	-	446	-	4	3

Source: Socio-economic survey conducted by ERM, July 2021

The surveyed villages have an inter-village and intra-village road system for local commuting. However, rural roads have been damaged and need to be upgraded for convenient commuting according to local evaluation. The surfaces of many rural roads are mainly dusty and slippery, which are most likely causes of these road accidents. Upgrading local road systems is given priority as good all-weather roads are an essential component facilitating safe access to markets, employment opportunities, education facilities, and also health establishments.

Most of the surveyed villages, including ethnic minority and Kinh villages access the national electricity grid and evaluate the electricity quality as stable, except Kty 5 and Ea My villages. In Kty 5, the national electricity grid only covers around one-third of village households while the remaining pull the electricity lines from the electricity poles with the cost of VND 3-5 million per household (KII, male respondent, Kinh ethnicity, Kty 5 village, Chu Kbo commune, 15 July 2021).

According to the Ea My village representative, Ea Mak, which was originally a self-governing area of Ea Sin commune but merged into the Ea My village since 2020, has around 32 households with residence registration and several non-resident cultivation households. These 32 households have not been directly connected with the national electricity grid but self contribute to pull the electricity lines with the cost of VND 20 million per ha. Local households have to pay VND 3,500 per kWh to a private third party, which is much higher than that provided by the official electricity retail prices ranging from approximately VND 1,600 VND to VND 3,000 VND per kWh (KII, male respondent, Kinh ethnicity, Ea My village, Ea Sin commune, 14 July 2021).

Water from dug wells is the primary source for daily use and production activities. Nearly 86% of the surveyed villages complained about the water shortage, especially from August to January of the following year. Local households deal with water shortage by purchasing water from households having drill wells, asking their neighbours for water, or waiting for one day to get water. Only in Kmu and Kty 5 villages, water supply is evaluated as relatively meeting local needs.

The coverage of solid waste collection service is very limited in the surveyed villages. Only five out of 14 surveyed villages have the solid waste collection service available for households located in the National Road 14 crossing villages and this service operate once a week. These households have to pay a service fee of VND 10,000 - 20,000 per month. The remaining households in the surveyed villages mainly dump or throw garbage into surrounding areas or burn their domestic waste.

Basic education facilities, such as kindergarten, primary and lower secondary schools are located in most of the surveyed villages (see Table 3.5), except Drah 2 whose cultural house is temporarily used as a class for kindergarten children. Findings from field observation showed that local schools are equipped with basic teaching and learning facilities; however, recreational areas within the school areas need to be further upgraded or invested.

Table 3.5 Local Schools in the Surveyed Villages

Communes	Villages	Current Facilities
Cu Ne	Kdro 1	The village has a private kindergarten. Primary, lower, and upper secondary schools are located in the neighbouring village - Kdro 2.
	Kdro 2	Local pupils can easily pursue their schooling with an adequate school system from kindergarten to upper secondary schools located right in the village.
	Drah 1	School facilities are evaluated as in good conditions.
	Drah 2	No official kindergarten in the village instead the village community house is temporarily used as kindergarten. There are a primary and lower secondary schools located in the village but for upper secondary education, pupils can attend schools in Kdro 2 village.

Communes	Villages	Current Facilities
	Kmu	There is a lower secondary school in the village while kindergarten and primary school are not available at the village. Pupils can study at the primary school in Ea Kung village and the upper secondary school in the district center, about 4 km away from the village.
	Ea Kung	Local children can attend kindergarten, primary, and lower secondary education levels in the village and neighbouring villages. For upper secondary education, they travel to Kdro 2 village for schooling.
	Ea Siek	The village does not have any basic education facilities. Local pupils can attend schools in other neighbouring villages such as Ea Kung, Kdro 2, and Ea Nguoi villages.
	Ea Krom	There is no school located in the village but pupils can attend schools located in neighbouring villages, about 3-4km away from.
	Ea Nguoi	Binh Minh kindergarten in the village is in good conditions. Primary and lower secondary schools are located in other villages, about 1-7km away from.
Cu Pong	Cu Hriet	There is a kindergarten and primary school located right in the village. For lower and upper secondary education, pupils go further 5-7 km for schools located in the commune and district centers.
	Ea Bro	Pupils can attend kindergarten and primary schools in the Cu Hriet neighbouring village. They travel to the district or commune centers for higher education levels.
Ea Sin	Ea My	A kindergarten is located in the village, primary and lower secondary schools are in the commune center, about 2km away from, and an upper secondary school is in the district center, about 10km away from.
Chu Kbo	Kty 4	There is no school located in the villages so children can travel to neighbouring villages for schooling.
	Kty 5	Local children attend kindergarten, primary, lower and upper secondary schools in Nam Loc and Nam Anh villages (2 km away) and Cu Ne commune (1.5 km away).

Source: Socio-economic survey conducted by ERM, July 2021

Villagers can access local health stations for basic health treatment, which are normally located in the commune centers. Local health stations mainly provide basic health check-up and treatment while complicated health issues are referred to health care establishments in the provincial and district levels.

There are no official markets in the surveyed villages but local people can buy goods or food from temporary markets or local grocery stores. They visit markets in Pong Drang commune or Buon Ho town for higher shopping needs.

The findings from KIIs with representatives of the surveyed villages showed that land-based livelihoods are reported as the driving force of surveyed communities. Wage-based livelihoods provide a source of income for a smaller batch of population and most of the people with waged employment are working for private companies in other provinces or as day labourers in agricultural production in the district or province during their farming-off time. A very modest number of local population run businesses and this livelihood is more common among Kinh households.

■ Land-based livelihoods

Main crops are coffee, avocado, durian, and pepper. Intercropping is regarded as a predominant cultivation method in the surveyed localities. Intercropping is the cultivation of two or more crops simultaneously on the same field to produce a greater yield on a given piece of land by making use of resources or ecological processes that would otherwise not be utilised by a single crop. Many surveyed Ede and Kinh households normally intercrop between coffee and pepper, avocado, and durian for ensuring production efficiency.

Apart from main crops, other crops such as vegetables and macadamia are planted. In addition, local household develop small scale livestock raising models. Common livestock in the surveyed villages are cows, chickens, ducks, goats, and sheep. Animal by product are for domestic use only.

The labour supply for their agricultural production comes from family members or labour exchanges. Labour exchange is quite popular among farming households when they do not have enough money to hire casual workers, but it can still be considered as hired labour with payment received in-kind in terms of each other's labour input. Labour exchange is usually based on close-knit groups, extended family or agricultural production group, which is a way to strengthen community cohesion.

■ Wage-based Livelihoods

Wage-based livelihoods are the second biggest income source in the surveyed villages. As reported, a considerable number of youths in the locality move to other cities or provinces (i.e. Ho Chi Minh city, Binh Duong and Dong Nai provinces) to work for textile and footwear companies with an income of around VND 6-10 million. Some others work as day labourers such as bricklayers or seasonally waged agricultural workers over Dak Lak province. Day labour brings an income of VND 150,000 - 170,000 per day.

■ Enterprise-based Livelihoods

A very limited number of households, mostly Kinh earn income from small businesses such as groceries, fertilizer and agricultural materials trading. Besides, unfortunately, there is limited information about traditional craft of Ede bussiness recorded during the survey.

Table 3.6 Livelihoods Structure of Surveyed Villages

Commune	Village	Land-based Livelihoods	Wage-based Livelihoods	Enterprise-based Livelihoods	Average Annual Income
Cu Ne	Kdro 1	About 90% of households rely on agricultural production with the focal crop of coffee and have a monthly income of around VND 4 million.	5% of households have an income from working for governmental organisations with a monthly income of VND 10 million and from working as day labourers in Binh Duong province and Ho Chi Minh city with a daily wage of VND 150,000 - 200,000.	5% of households, mainly Kinh, do small businesses with a monthly income of VND 5 million.	
	Kdro 2	100% of local households earn incomes from coffee planting.	About nine Kinh and Ede people are public servants. Some are day labourers in Binh Duong and Dong Nai provinces and Ho Chi Minh city.	12 Kinh households run grocery stores.	VND 80 million per household
	Drah 1	100% of households do agricultural production as the main livelihood with focal crops of avocado, durian, coffee, and jackfruit.	Since 2020, due to unstable agricultural product prices, local people migrated to other provinces for working as day labourers or company workers with the monthly income of VND 6 million. Only three village people work as public servants.	No small business is recorded in the village.	VND 40 million per household
	Drah 2	100% of households rely on agricultural production.	Some local people work as day labourers for other households in the village. Some work in Binh Duong or other Southern provinces	No small business is recorded.	
	Kmu	100% of households rely on agricultural production.	Local people mainly work as day labourers in the district with a daily wage of VND 170,000. Working out of the district and province is very limited during the COVID-19 pandemic.	Some Kinh households do small businesses.	VND 20 million per capita
	Ea Kung	95% of local household work in agricultural production.	2.5% are day labourers and public servants.	2.5% do small business.	VND 60 million per household
	Ea Siek	Agricultural production is the main livelihood.	Some work as day labourers with a wage of VND 160,000 -170,000 per day.	Small business is not well-developed in the village.	VND 20-22 million per capita
	Ea Krom	100% of local households rely on agricultural production.	About 9-10 people are workers in Binh Duong and Dong Nai provinces and Ho Chi Minh city.	Two households run small businesses such as food stores or agricultural medicine services.	VND 100-150 million per household

Commune	Village	Land-based Livelihoods	Wage-based Livelihoods	Enterprise-based Livelihoods	Average Annual Income
	Ea Nguoi	90% of local households depend on agricultural production.	Three or four people are company workers and a very limited number of local people is engaged in the village management board. Local people tended to give up their agricultural production to seek work opportunities in Ho Chi Minh city and Binh Duong province since 2019 due to low land-based income.	27 households run small businesses (i.e. grocery stores, fertilizer and agricultural materials trading).	VND 100-170 million per household
Cu Pong	Cu Hriet	All households mainly rely on agricultural production with main crops of avocado, coffee, pepper, and durian.	Around 100 people work as day labourers in other districts with a daily wage of VND 170,000 - 180,000 or in Binh Duong province and Ho Chi Minh city.	Five Kinh household run small businesses.	VND 15 million per capita
	Ea Bro	Agricultural production is the main livelihood to all local households.	About 25 people are day labourers in Binh Duong during 3-5 months per year with a monthly wage of VND 7.5 million.	About seven Kinh and Ede households work in small business.	VND 60 million per household
Ea Sin	Ea My	All households live on agricultural production with main coffee and pepper crops.	Some households work as day labourers in the district or other areas. Labour exchange is common among Kinh and Ede households.	Only three Kinh households run grocery stores.	
Chu Kbo	Kty 4	Agricultural production is the main livelihood to 90% of local households but its income reduces gradually due to weather conditions, low agricultural product prices, and high investment.	Around four people are public servants. About 30-40 local people work seasonally in Binh Duong and Ho Chi Minh due to low coffee price.	10% of local households do small business in food and drink supply.	VND 30-40 million per household
	Kty 5	99% of local household reply on agricultural production.	A very few number of local men are bricklayers or seasonal workers in Binh Duong and Ho Chi Minh city while women work for textile, footwear, and electronics companies.	1% do small business	VND 10-15 million per capita

Source: Socio-economic survey conducted by ERM, July 2021

4. LEGAL FRAMEWORK AND REQUIREMENTS

4.1 Vietnamese Regulations

4.1.1 National Level

The Constitution of Vietnam (2013) prescribes that “Land, water resources, mineral resources, resources in the sea and airspace, other natural resources, and property managed or invested in by the State are public property, owned by all the people, and represented and uniformly managed by the State” (Article 53). Land use rights and land acquisition are further described in clauses of Article 54:

- Land is a special national resource and an important resource for national development, and is managed in accordance with law.
- The State shall allocate or lease land to, and recognise land use rights of, organisations and individuals. Land users may transfer land use rights, exercise their rights, and perform their obligations in accordance with law. Land use rights shall be protected by law.
- The State may recover land currently used by organisations or individuals in case of extreme necessity prescribed by a law for national defence or security purposes; or socio-economic development in the national or public interest. Land recovery must be public and transparent, and compensation must be paid in accordance with the law.
- The State may requisition land in cases of extreme necessity prescribed by a law to perform national defence and security tasks or during a state of war or a state of emergency, or in response to a natural disaster.

The current legal documents required by law for land acquisition, compensation, support and resettlement of the Government of Vietnam are as follows:

National Laws and Regulations relating to Land Acquisition, Compensation and Resettlement

- Land Law No. 45/2013/QH13 dated November 29, 2013 of the National Assembly of the Socialist Republic of Vietnam, replacing Land Law 2003;
- Decree No. 01/2017/ND-CP dated January 6, 2017 on Amendments to Decrees on the Implementation of the Land Law 2013;
- Decree No. 43/2014/ND-CP dated May 15, 2014 of the Government, detailing the implementation of some provisions of Land Law 2013;
- Decree No. 44/2014/ND-CP dated May 15, 2014 of the Government on evaluating land prices;
- Decree No. 45/2014/ND-CP dated May 15, 2014 of the Government, regulating the collection of land-use fee;
- Decree No. 47/2014/ND-CP dated May 15, 2014 of the Government on compensation, support and resettlement when the State acquires land, replacing Decree No. 197/2004/ND-CP;
- Decree No. 35/2015/ND-CP dated 13 April 2015 by the Government on use and management of paddy land;
- Circular No. 36/2014/TT-BTNMT dated June 30, 2014, detailing the land valuation method; building and adjustment of specific land prices and consultation for land-price valuation;
- Circular No. 37/2014/TT-BTNMT dated June 30, 2014, detailing regulations on compensation, support and resettlement when the State acquires land;
- Decree No. 104/2014/ND-CP dated November 14, 2014 of the Government on land price bracket;
- Circular No. 23/2014/TT-BTNMT dated May 19 2014 providing for certificate of land use right, house ownership and other properties associated with the land;

- Circular No. 02/2015/TT-BTNMT dated 27 January 2015 by the Ministry of Natural Resources and Environment on detailing a number of articles of Decree No. 43/2014/ND-CP and Decree No. 44/2014/ND-CP;
- Circular No. 33/2017/TT-BTNMT dated September 29, 2017 of MoNRE stipulating details on compensation, support, resettlement and land acquisition procedures, handing-over land, and leasing land of Decree No. 01/2017/ND-CP;

National Laws and Regulations relating to Livelihood Restoration

- Law on Vocational Education No. 74/2014/QH13 dated 27 November 2014 by the National Assembly of the Socialist Republic of Vietnam;
- Decree No. 61/2015/ND-CP dated July 07, 2015 regulating policies on assistance in job search and the National Employment Funds;
- Decision No. 63/2015/QD-TTg dated December 10, 2015 on Assistance in Vocational Training and Job Search for People Whose Land is Withdrawn by The State;
- Decision No. 46/2015/QD-TTg dated September 28, 2015 on Support for Basic Training Courses and Short-Term Training Courses;
- Decision No. 1956/QD-TTg dated 27 November 2009 by the Prime Minister on approving the scheme on vocational training for rural laborers up to 2020;

National Laws and Regulations relating to Public Disclosure and Grievance Management

- Code of Civil Procedure No. 92/2015/QH13 dated 25 November 2015;
- The provisions relating to public disclosure and grievance dissolution of Land Law 2013.
- Law on Complaints No. 02/2011/QH1 dated 11 November 2011 by the National Assembly of the Socialist Republic of Vietnam;
- Law on Denunciation No. 25/2018/QH14 dated 12 June 2018 by the National Assembly of the Socialist Republic of Vietnam;
- Law on Administrative Procedures No. 93/2015/QH13 dated 25 November 2015 by the National Assembly of the Socialist Republic of Vietnam;
- Law on Sate Compensation Liability No. 10/2017/QH14 dated 20 June 2017 by the National Assembly of the Socialist Republic of Vietnam;
- Ordinance No. 34/2007//PL-UBTVQH dated 20 April 2007 by the National Assembly Standing Committee on the implementation of democracy in communes, wards and towns;
- Decree No. 75/2012/ND-CP dated 03 October 2012 by the Government on detailing the execution of some articles of the Law on Complaints;
- Decree No. 31/2019/ND-CP dated 10 April 2019 by the Government on detailing the execution of some articles of the Law on Denunciation;
- Circular No. 07/2014/TT-TTCP dated 31 October 2014 by the Government Inspectorate on prescribing the process of receiving, categorization, investigation and resolving community grievances.

4.1.2 Provincial Level

Regulations relating to Land Acquisition, Compensation and Resettlement

- Decision No. 39/2014/QD-UBND dated 10 November 2014 by the Dak Lak Province People's Committee on promulgating compensation, support and resettlement policies when the State acquires land in Dak Lak Province;
- Decision No. 40/2016/QD-UBND dated 1 December 2016 by the Dak Lak Province People's Committee on stipulating the coordination mechanism of agencies and units in implementing land recovery, compensation, support and resettlement; compulsory inventory, enforcement of the decision on compulsory inventory and enforcement of the decision on land recovery in Dak Lak province;
- Decision No 22/2017/QD-UBND dated 24 July 2017 by the Dak Lak Province People's Committee on modification and supplement of price list of types of land, regulations applicable to land price list; provisions on support when the state increase land in Dak Lak province in decisions of the provincial people's committee
- Decision No. 27/2019/QD-UBND dated 19 February 2019 by the Dak Lak Province People's Committee on amending the Regulations related to compensation, support and resettlement when the State recovers land in Dak Lak province at the decisions of the People's Committee of Dak Lak province;
- Decision No. 3225/QD-UBND dated 28 December 2020 by the Dak Lak Province People's Committee on authorizing to approve specific land prices for calculation of compensation when the State recovers land; authorizing land acquisition and approve compensation, support and resettlement plans;
- Decision No. 10/2020/QD-UBND dated 13 April 2020 by the Dak Lak Province People's Committee on regulating unit price for compensation and assistance for trees in Dak Lak province;
- Decision No. 22/2020/QD-UBND dated 03 July 2020 by the Dak Lak Province People's Committee on issues price list and provisions on price list of all types of land applicable in the districts, and cities of Dak Lak province period 2020 – 2024; and
- Decision No. 837/QD-UBND dated 13 April 2021 by the Dak Lak Province People's Committee on approving the land use plan 2021 in Krong Buk district, Dak Lak Province.

Livelihood Restoration Support

- Decision No. 1724/QD-UBND dated 2 August 2012 by the Dak Lak Province People's Committee on the approval of the project for development of agroforestry, livestock and aquaculture in Dak Lak province 2011-2020;
- Decision No. 21/2017/QD-UBND dated 18 July 2017 by the Dak Lak Province People's Committee on support level training cost primary qualifications and training less than 3 month vocational training in Dak Lak province;
- Resolution No. 03/2019/NQ-HDND dated 10 July 2019 the Dak Lak Province People's Assembly on policies to promote the development of cooperation and association in production and consumption of agricultural products in Dak Lak province;
- Decision No. 2117/QD-UBND dated 01 August 2019 by the Dak Lak Province People's Committee on issuing plan for implementation of new advanced rural community and new rural models in Dak Lak province, period 2019 – 2020;
- Plan No. 2016/KH-UBND dated 13 March 2020 by the Dak Lak Province People's Committee on issuing plan to support innovation and business start-up in 2020;

- Decision No. 735/QD-UBND dated 07 April 2020 by the Dak Lak Province People's Committee on issuing implementation plan the program "One Commune One Product" (OCOP) in Dak Lak province 2020; and
- Resolution No. 41/NQ-HDND dated 09 December 2020 by Dak Lak Province People's Assembly resolution on social-economic development objectives and assurance in 2021.

4.2 2012 IFC PS5 – Land Acquisition and Involuntary Resettlement

This RLR is prepared in accordance with the requirements of IFC PS5 to meet international commitments associated with environmental and social sustainability, in addition to mandatory Vietnamese government regulations. Following IFC PS 5 paragraph 30, where land acquisition and resettlement are the responsibility of the government, the project proponent will collaborate with the responsible government agency, to the extent permitted by the agency, to achieve outcomes that are consistent with PS5. The local authority has sufficient capacity to implement its plan, allowing the Project Owner to focus on active monitoring of implementation, grievance management support and development and implementation of additional livelihood support measures that are directly within the control of the Project and consistent with the objectives of PS5. Considerations given to determine what additional measures are required are provided in Section below.

Under IFC PS5 paragraph 31, the Project is obligated to identify and describe the government's resettlement measures, then determine any deficiencies between these and the requirements of PS5. In effect, the government's land acquisition and resettlement plan and the RLRP combined will bring the Project into conformance with PS5. This RLRF proposed the specific shortcomings in the government's livelihood restoration and support measures to ensure conformance with PS5.

4.3 AIIB ESS2 – Involuntary Resettlement approved February 2016 (Amended February 2019)

The project triggered land acquisition and involuntary resettlement are subject to AIIB ESS2 and this RLRF. This standard is not restricted to cases of physical resettlement, but also covers any loss of income, channels or means of livelihood (economic displacement) consequential from resettlement or restricted access to resources (e.g. land, water, or forest), resulting from project implementation or its associated facilities.

The policy applies to all components of the Project causing involuntary resettlement, regardless of the source of the Project component funding. It further applies to activities that causes involuntary resettlement, which are directly and materially related to the Project, carried/planned to be carried out with the Project, necessary for the Project to be viable and would not be undertaken if the Project did not exist.

AIIB ESS2's general principles that are fully adopted as principles of this RLRF, and are as follows:

- Involuntary resettlement should be avoided where feasible, or minimised, exploring all viable alternative project designs.
- Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient resources to enable the persons displaced by the project to share in project benefit. Displaced persons should be meaningful consulted and should have opportunities to participate in planning and implementing resettlement programs.
- PAPs should be assisted in their efforts to improve their livelihoods and standards of living or at least restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of the Project implementation.
- Special attention should be given to vulnerable groups as defined criteria in socio-economic baseline (e.g. poor households, near poor households, women-led households, and ethnic minorities).

- Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance.

The salient features of the AIIB Environmental and Social Framework and ESS2: Involuntary Resettlement are as follows:

- *Involuntary resettlement.* This covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land or access to land and natural resources, loss of assets or access to assets, income sources, or means of livelihood) as a result of; (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers such displacement whether these losses and involuntary restrictions are full or partial, permanent or temporary in nature. The Client should improve, or at least restore, the livelihoods of all persons displaced by the Project through: (i) where possible, land-based resettlement strategies when affected livelihoods are land-based or where land is collectively owned; or cash compensation at replacement value for land, including transitional costs, when the loss of land does not undermine livelihoods; (ii) prompt replacement of assets with assets of equal or higher value; (iii) prompt compensation at full replacement cost for assets that cannot be restored; and (iv) capacity building programs to support improved use of livelihood resources and enhance access to alternative sources of livelihood. Include transaction costs in determining compensation. Examine the opportunities for provision of additional revenues and services through benefit-sharing, as the nature and objectives of the Project may allow.
- *Resettlement Plan (RP).* A Resettlement Plan is prepared for a project involving involuntary resettlement. The RP encompasses the social risks and impacts and provides specialized guidance to address the specific issues associated with involuntary resettlement, including land acquisition, changes in land use rights, displacement and need for livelihood restoration. The RP elaborates the displaced persons' entitlements, income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget and time-bound implementation schedule. Involve affected persons in consultation on the resettlement plan and disclose the draft resettlement documentation. The resettlement plan complements the broader coverage of social risks and impacts in the environmental and social assessment and provides specialized guidance to address the specific issues associated with involuntary resettlement, including land acquisition; changes in land use rights, including customary rights; physical and economic displacement; and potential design adjustments that may reduce resettlement requirements. In some cases, with the Bank's prior approval, resettlement actions may be part of an overall community development plan, where the Client takes special efforts to ensure people who are displaced receive appropriate benefits through such a plan. When displacement is only economic, prepare a livelihood restoration plan. Provide measures to be taken in case of disputes over compensation.
- *Non-titled displaced persons:* AIIB requires the Client to ensure that displaced persons without title to land or any recognizable legal rights to land, are also eligible for and receive, resettlement assistance and compensation for loss of non-land assets, in accordance with cut-off dates established in the RP/ RPF, and that they are included in the resettlement consultation process.
- *Negotiated Settlement.* Develop procedures in a transparent, consistent and equitable manner if land acquisition or changes in land use rights are acquired through negotiated settlement under the Project, to ensure that those people who enter into negotiated settlements maintain the same or better income and livelihood status. For this Project, an independent external party will be engaged to document the negotiation and settlement procedures. The independent external party is an entity or person not involved in the day to day implementation of the project, for example, an academic professor, local NGO representative, a local expert on related field, etc.
- *Information Disclosure:* The relevant information about social risks and impacts of the Project have to made available in the Project area in a timely and accessible manner, and in form and language(s) understandable to the project affected people, other stakeholders and the general public, so they can provide meaningful inputs into the design and implementation of the project.

- *Meaningful Consultations:* Carry out meaningful consultations with persons to be displaced by the Project, host communities and non-governmental organizations, and facilitate their informed participation in the consultations. Consult with all persons to be displaced on their rights within the resettlement process, entitlements, resettlement options and grievances, and future participation process. Ensure their involvement in planning, implementation, and monitoring of the Resettlement Plan. Project to pay particular attention to consult and communicate with vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, Indigenous Peoples and those without legal title to land to ensure that their concerns and aspirations are accounted for in designing mitigation measures.
- *Grievance Mechanism:* Establish a grievance redress mechanism to receive and facilitate resolution of the concerns of persons displaced by the Project and inform them of its availability. Scale the grievance mechanism to the risks and impacts of the Involuntary Resettlement. The grievance mechanism may utilize existing formal or informal grievance mechanisms, provided that they are properly designed and implemented, and determined by the Bank to be suitable for the Project; these may be supplemented, as needed, with Project-specific arrangements. Design the mechanism to address displaced persons' concerns and complaints promptly, using an understandable and transparent process that is gender-sensitive, culturally appropriate and readily accessible to all affected people. Include provisions to protect complainants from retaliation and to remain anonymous, if requested. Disclose reports on grievance redress and outcomes.
- *Monitoring and Supervision:* Closely supervise implementation of the Resettlement Plan throughout Project implementation. Using suitably qualified and experienced experts, monitor and assess resettlement outcomes under the Project, their impacts on the standards of living of displaced persons and whether the objectives of the Resettlement Plan have been achieved, by considering the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports. Consider the use of suitably qualified and experienced third parties to support monitoring programs.
- *Project Affected Peoples' Mechanism (PPM) of AIIB:* The PPM has been established by AIIB to provide an opportunity for an independent and impartial review of submissions from Project-affected people who believe they have been or are likely to be adversely affected by AIIB's failure to implement its Environmental and Social Policy in situations when their concerns cannot be addressed satisfactorily through a project-level GRM or AIIB Management's processes.

4.4 Key Gaps between Vietnamese Regulations and AIIB ESS2 and IFC PS5

The key gaps between Vietnamese laws on land acquisition, compensation and resettlement and the AIIB ESS2 and IFC PS5 are summarised in Table 4.1.

Table 4.1 Gap Analysis of Vietnamese Regulations against AIIB ESS2

Theme	AIIB ESS2	IFC PS5	Government regulations	Gaps closure actions
Involuntary resettlement	Involuntary resettlement should be avoided wherever possible.	Involuntary resettlement should be avoided wherever possible.	Government has the right to make decisions on land acquisition. Vietnamese law fully encourages land users to voluntarily return land when they no longer need to use it.	Government does not deal with the minimization of involuntary resettlement. However, the government uses this approach as a standard practice.
Compensation and benefits	Prompt compensation at full replacement cost for assets that cannot be restored	Paragraph 9: Offer compensation for loss of assets at full replacement cost and other assistance to help them improve or restore their standards of living or livelihoods	<p>The compensation package includes money for occupational change, moving allowance and other support depending on each displaced case.</p> <p>The compensation price is decided based on the regulated price, which is issued by the provincial authority annually.</p> <p>No compensation for assets which are illegally created or created after the notice of land recovery is issued (Clause 2, Article 92 of Land Law 2013).</p> <p>For agricultural land which has been using before July 1, 2004 (without LURC or ineligible for LURC) compensation for the land area which is actually used and does not exceed the agricultural land allocation quota (Clause 2, Article 77 of Land Law 2013).</p>	Monitor livelihood restoration outcomes among other displaced households, provide alternative/additional livelihood support measures where restoration is not achieved.

Theme	AIIB ESS2	IFC PS5	Government regulations	Gaps closure actions
	Capacity building programs to support improved use of livelihood resources and enhance access to alternative sources of livelihood	Paragraph 9: Provides opportunities to displaced communities and persons to derive appropriate development benefits from the project	Not mentioned in government documents, not a requirement of license or permits	RLRF & RLRP provides displaced households with priority access to development programs, especially those identified as vulnerable.
Consultation and Information disclosure	<p>Minimize involuntary resettlement by exploring project and design alternatives.</p> <p>Carry out meaningful consultations with persons to be displaced by the Project</p> <p>Disclose the draft and final RLRF and RLRP, including documentation of the consultation process, in the Project area, in a timely manner, in an accessible place, and in a form and language(s) understandable to persons displaced by the Project and other stakeholders</p>	<p>Paragraph 10: Decision making processes related to livelihood restoration should include options and alternatives, where applicable.</p> <p>Consultation should be based on prior disclosure of relevant and adequate information, thus enabling informed participation and consent.</p> <p>Consultation should be inclusive and culturally appropriate, and should include disadvantaged or vulnerable groups, and host communities.</p>	Consultation meetings are required only on request. However, it is common practice that consultation meetings on compensation, support and resettlement are conducted.	Additional livelihood support measures in this RLRP will be defined considering the inputs of economic displaced households as gathered during social engagement sessions.
Resettlement and livelihood restoration planning and implementation	<p>Conducting census of displaced persons and resettlement planning</p> <p>Displaced people refer to both physical and economic displacement. Moreover both titleholders and non-titleholders need to be included.</p>	A census will be carried out to collect appropriate socio-economic baseline data to identify the persons who will be displaced by the project and determine who will be eligible for assistance.	The Project in collaboration with the district level (including LFDC if available) and commune PCs conduct a land inventory survey within the area of land acquisition for the Project to identify displaced households and determine who will	Conduct a household census, including Inventory of Loss and socio-economic survey to inform the definition of additional livelihood support measures in this RLRP

Theme	AIIB ESS2	IFC PS5	Government regulations	Gaps closure actions
			be eligible for compensation and assistance.	
	<p>Preparation of Resettlement Planning Framework and Resettlement Plan is required if a project anticipates involuntary resettlement</p> <p>Using suitably qualified and experienced experts, monitor and assess resettlement outcomes under the Project, their impacts on the standards of living of displaced persons and whether the objectives of the resettlement plan have been achieved</p>	<p>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>There are no requirements for monitoring and evaluation of resettlement and livelihood restoration.</p>	<p>Evaluate and monitor government resettlement processes as well as any possible alternative / additional livelihood support measures that could potentially be provided by the Project in this RLRP.</p>
Physical displacement	<p>Security of tenure of relocation land, proper housing at resettlement sites with comparable access to employment and production opportunities</p> <p>Transitional support and development assistance</p> <p>Civic infrastructure and community services as required</p> <p>Special assistance to woman-headed households and vulnerable households</p>	<p>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. This will include compensation at full replacement cost for land and other assets lost.</p> <p>The Plan will be designed to mitigate the negative impacts of displacement; identify development opportunities; develop a resettlement</p>	<p>A resettlement site is required to be provided to those physically displaced. Self-relocated cases can receive cash instead.</p>	<p>Evaluate and monitor government resettlement processes as well as any possible alternative / additional livelihood support measures that could potentially be provided by the Project in this RLRP</p>

Theme	AIIB ESS2	IFC PS5	Government regulations	Gaps closure actions
		<p>budget and schedule; and establish the entitlements of all categories of affected persons (including host communities).</p> <p>Particular attention will be paid to the needs of the poor and the vulnerable. The client will document all transactions to acquire land rights, as well as compensation measures and relocation activities.</p>		
Economic displacement	<p>Improve, or at least restore, the livelihoods of all persons displaced by the Project.</p> <p>Provide persons displaced by the Project with needed assistance.</p> <p>Improve the standards of living of the poor and other vulnerable groups displaced by the Project, including women, children and persons with disabilities, to at least national minimum standards, including access to social protection systems</p>	<p>Economically displaced persons who face loss of assets or access to assets will be compensated for such loss at full replacement cost.</p> <p>If adversely affected will also be provided opportunities to improve, or at least restore, their means of income earning capacity, production levels, and standards of living.</p>	<p>The RLRP for people affected by agricultural land acquisition shall be developed and approved concurrently with the compensation, support and resettlement plan. Only those that have official land use rights are eligible for receiving full compensation and assistance.</p>	<p>The Project will provide those economically displaced households (as identified through the social engagements and baseline census) with possible opportunities in this RLRP, which are additional to those provided by government and as identified as required to restore their pre-displacement standard of living.</p>

Theme	AIIB ESS2	IFC PS5	Government regulations	Gaps closure actions
Assistance for vulnerable households ¹²⁰	Vulnerable groups include HHs below the poverty line, the landless, the elderly, female headed households, women and children, Indigenous Peoples, and those without legal title to land The need of vulnerable HHs will be paid particular attention during consultations and impacts on vulnerable groups will be paid attention when establishing grievance redress mechanism.	Special considerations to the vulnerable, ethnic minorities and gender equity.	There is no provision on definition of “vulnerable groups” and paying particular attention on the groups. Land use levy exemption or reduction for or the people with meritorious services to the revolution, for poor households, for households and individuals of ethnic minorities living in areas with especially difficult socio-economic conditions, in bordering areas or on islands	There is no provision on definition of “vulnerable groups” and require projects to identify displaced poor and other vulnerable groups. The SPS has a broader description of vulnerability and requirement to improve their living standards
Gender	During the identification of the impacts of resettlement and resettlement planning, and implementation, gender concerns will be paid adequate	Special considerations to the vulnerable, ethnic minorities and gender equity.	There is no specific requirement for gender issues during the implementation of land acquisition, compensation, assistance and	Full names of both husband and wife must be specified in LURC if the land is under the mutual ownership (Clause 4, Article 98 of Land Law 2013)

¹²⁰ Vulnerable households are defined as meeting at least one of the following criteria:

- Poor or near-poor households¹²⁰ certified by the Government;
- Female-headed households;
- Households with orphans or abandoned children;
- Households with an elderly person above the age of 60 living alone without social welfare or insurance;
- Households with an elderly person from 80 years old without social welfare or insurance;
- Households with a physically disabled member;
- Households with a mentally disabled member incapable of work;
- Households with a member with HIV/AIDS and unable to work;
- Households with a single parent from a poor household who are raising children under the age of 16, or children aged 16-18 and attending school; and
- Households with an illiterate breadwinner.
- IPs and ethnic minority households; and
- Landless households.

Theme	AIIB ESS2	IFC PS5	Government regulations	Gaps closure actions
	<p>attention , including specific measures addressing the need of female headed households, gender-inclusive consultation, information disclosure, and grievance mechanisms, to ensure that both men and women receive adequate and appropriate compensation for their lost property and resettlement assistance, if required, as well as assistance to restore and improve their incomes and living standards.</p>		<p>resettlement under the Government's regulations.</p>	
<p>Grievance redress</p>	<p>A mechanism will be established to receive and facilitate the resolution of APs' concerns and grievances about physical and economic displacement and other project impacts, paying particular attention to the impacts on vulnerable groups. Include provisions to protect complainants from retaliation and to remain anonymous, if requested.</p>	<p>The project grievance mechanism should be established for the PAPs to lodge their grievances if any. Communities are informed about the grievance mechanism and an understandable process is used.</p>	<p>Land users shall have the right to complain about administrative decisions or administrative acts regarding land management. Grievance submission should follow the bottom-to-top principle (from commune to district and then higher levels of authority).No regulation of Vietnamese Laws on Project Level GRM, particularly "inform to APs on the GRM".</p>	<p>Steps, procedures for grievance redress that related to land and administrative decisions shall follow the steps and procedures regulated by the Law on Grievance (Article 204 of the Land Law 2013)</p> <p>Grievances against staff of land management agencies on land management, including land acquisition - may be sent to the competent agencies depending on the nature of grievances and administrative level that the staff works for (Clause 1, Article 209 of Land Law 2013).</p> <p>Within 30 days after receiving a grievance, chairperson of the People's Committee or the head of the land administration agency shall settle the</p>

Theme	AIIB ESS2	IFC PS5	Government regulations	Gaps closure actions
				<p data-bbox="1617 245 2018 344">grievance and respond to the complainant (Clause 2, Article 209 of Land Law 2013).</p> <p data-bbox="1617 360 2040 943">If does not agree with the administration decisions (for example, decision on land recovery, decision on compensation, assistance and resettlement), complainant can lodge first grievance directly to the person who made that decision or send the grievance to the court(Article 7 of Law on Grievances). Within 10 days of receiving the grievance, the person or agency who made the decision shall acknowledge of receiving the grievance. Within 30 days (or 45 days for the complex cases), response/decision shall be made to the complainant (Articles 27,28of Law on Grievances).</p> <p data-bbox="1617 959 2018 1366">If the complaint is not satisfied with response/decision or the person/ agency does not respond within the provided time period; within 30 days counting the date that the person/agency must respond but not respond - complaints can lodge the second grievance directly to the head of the person/agency who made the decision or send the grievant to the court(Article 7of Law on Grievances). Within 10 days of receiving the</p>

Theme	AIIB ESS2	IFC PS5	Government regulations	Gaps closure actions
				<p>grievance, the head of the person or agency who made the decision shall acknowledge of receiving the grievance. Within 45 days (or 60 days for the complex cases), response/decision shall be made to the complainant by the head of the person/agency who made the decision (Articles 27, 28, 33, 37 of Law on Grievances). If the complaint is not satisfied with response/decision or the head of the person/ agency does not respond within the provided time period, the complainant can lodge the case to the court.</p> <p>In case the decision made by the chairman of PPC, the first grievance shall be sent directly to the chairman of the PPC or sent to the court. The chairman of PPC has 30 days to respond. If the complainant is not satisfied with the respond or the chairman of PPC does not respond to the case, complainant can lodge the second grievance to the Minister of relevant sectors or send to the court. The Minister has 45 days to respond to the case (Articles 7 and 38 of Law on Grievances).</p>
Enforcement of land recovery	AIIB will not knowingly finance a project that either involves or results in forced evictions	Forced evictions will not be carried out except in accordance with law and the	Satisfied conditions for enforcement of land recovery: The person whose land is to be	There is no provision under the SPS on LAR enforcement.

Theme	AIIB ESS2	IFC PS5	Government regulations	Gaps closure actions
		<p>requirements of this Performance Standard.</p>	<p>recovered fails to comply with the land recovery decision after the mobilization and persuasion by the commune-level People’s Committee; The decision on enforcement of the land recovery decision is posted up at the office of the commune-level People’s Committee; The decision on enforcement of the land recovery decision has taken effect; The person who is to be coerced has received the effective decision on enforcement.</p> <p>Order and procedures for enforcement of land recovery: (i) To establish an enforcement board by chairman of DPC; (ii)The enforcement board shall mobilize, persuade the coerced persons – if AP agrees to hand-over the land, a minute shall be signed with the APs and land shall be handed over 30 days at the latest counting from the date of the minute signing; (iii) The enforcement board has the power to ask coerced to leave the coerced areas and to move their properties out of the land areas by themselves. If these people fail to comply, the enforcement board</p>	

Theme	AIIB ESS2	IFC PS5	Government regulations	Gaps closure actions
			shall move the coerced persons out of the areas. (Article 71 of Land Law 2013)	
Monitoring	Closely supervise implementation of the Resettlement Plan throughout Project implementation. Using suitably qualified and experienced experts, monitor and assess resettlement outcomes under the Project, their impacts on the standards of living of displaced persons and whether the objectives of the Resettlement Plan have been achieved, by considering the baseline conditions and the results of resettlement monitoring	Develop and implement monitoring and evaluation of the implementation of resettlement and livelihood restoration.	There is no specific requirement to monitor and evaluate the resettlement outcomes and impacts on the standards of living of displaced persons under the Government's regulations For projects with significant impacts, there is also no requirement for engaging an external expert to monitor. There is no mention in Vietnamese Laws on monitoring indicators	Monitoring and evaluation is required in a more general term and includes all aspects of the implementation of the Land Law (Article 33 of Decree No. 47/2014/NĐ-CP) Develop a system for monitoring and evaluation on land management and land use including land pricing, land recovery, settlement of disputes, etc. to be sent periodically to the government and the National Assembly (Article 200 of Land Law 2013).

5. RESETTLEMENT PLANNING PROCEDURE

5.1 Summary of Land Acquisition an Compensation, Support, and Resettlement Procedures

5.1.1 Land Acquisition Procedure

The Land Law 2013 prescribes the land ownership, powers and responsibilities of the State in representing the entire-people ownership of land and uniformly managing land, the land management and use regimes, and the rights and obligations of land users in the territory of Vietnam. The State may recover land for socio-economic development in the national or public interest in the following cases: (i) implementation of projects of national importance which are approved in principle by the National Assembly for which land must be required, (ii) implementation of projects which are approved or decided by the Prime Minister, and (iii) implementation of projects which are approved by provincial-level People’s Councils for which land must be required (Article 62). Land acquired for socio-economic development in the national or public interest must be based on: (i) the projects require land acquisition as prescribed in Article 62, (ii) the annual district-level land use plans which are approved. Article 66 defines competent organisations to recover land include:

- The Provincial-level People’s Committee shall decide on land acquisition in the following cases:
 - Acquisition of land from organisations, religious institutions, overseas Vietnamese, foreign organisations with diplomatic functions, and foreign-invested enterprises, excluding the case prescribed at Point b, Clause 2 of this Article;
 - Acquisition of agricultural land which is part of the public land funds of communes, wards or townships.
- The District-level People’s Committee shall decide on land acquisition in the following cases:
 - Acquisition of land from households, individuals and communities;
 - Acquisition of land from overseas Vietnamese who are allowed to own houses in Vietnam.
- In case both subjects prescribed in Clauses 1 and 2 of this Article exist in one required area, the provincial-level People’s Committee shall decide on the land acquisition or authorise district-level People’s Committees to decide on the land acquisition.

Organisations in charge of compensation and land clearance (OCLC) include public land service organisations and compensation, support and resettlement (CSR) councils (Article 67).

The land acquisition procedure as regulated in Land Law 2013, Article 69 includes the main steps as summarised and described in Figure 5.1 and Table 5.1.

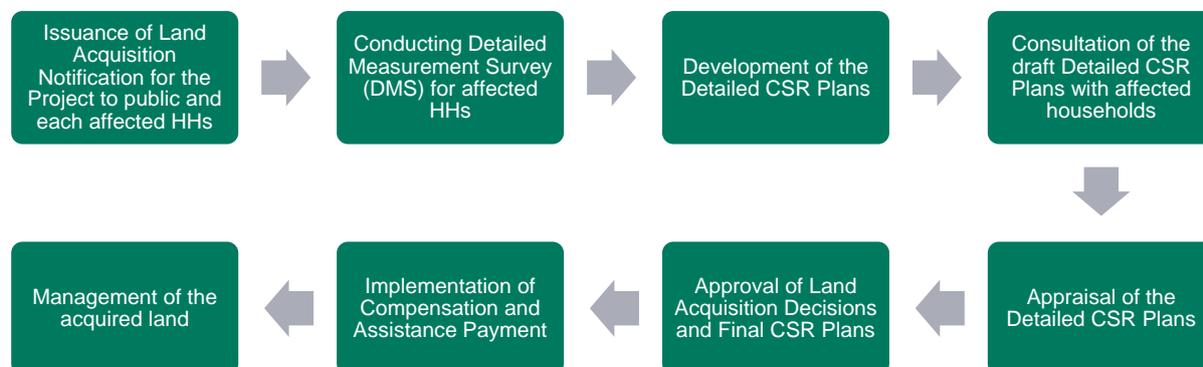


Figure 5.1 Main Steps of a Land Acquisition, Compensation and Resettlement Process

- The competent PCs should notify land users of the land acquisition at least 90 days (for agriculture land) and 180 days (for non-agriculture land) before the issuance of land acquisition decisions. Contents of the notification must include reasons for land acquisition, area and location of the land parcel to be acquired, plans for investigation, survey, measurement and inventory, and tentative plan for relocation and resettlement.
- The OCLC shall conduct Inventory of Loss (IoL) and Detail Measurement Survey (DMS), in collaboration with the commune-level PCs and land users.
- After IoL and DMS, OCLC will develop the detailed CSR Plans for each affected households.
- OCLC then coordinate with commune-level PCs to conduct consultation on the Detailed CSR Plans. The consultations should be in the forms of public meetings with affected households, posting detailed CSR plans at the commune PC office and at common public places where land is recovered. The period for detailed CSR Plans disclosure and receipt of comments is at least 20 working days.
- Based on the feedbacks and comments, OCLC will make amendment accordingly and submit to competent state agencies for appraisal. Competent agencies shall appraise the CSR plans before submitting them to the competent People's Committee for decision on land recovery.
- The competent People's Committee shall issue a decision on land recovery and a decision on approval of the CSR plans in the same day. The OCLC shall coordinate with commune-level PCs to disclose the decision and approval letters by posting them at the common public places, and sending to each affected households. The decision will also clearly show the time and place for compensation and support payment and time for handing over the recovered land to the state.
- The OCLC shall proceed with payment in accordance with the approved CSR plans. Within 30 days after the decision on the land acquisition by a competent state agency takes effect, OCLC shall pay compensation and support to people whose land is required. In case of delayed payment by OCLC, people whose land is required will receive an additional amount equivalent to the late-payment interest in accordance with the Law on Tax Administration calculated based on the unpaid amount and the delayed period¹²¹.
- The organisation in charge of compensation and ground clearance shall manage land which is already cleared.

¹²¹ It is described in the Law on Tax Administration 2019 that the rate of late payment interest is 0.03% per day on the overdue amount.

Table 5.1 Land Acquisition, and Compensation, Support and Resettlement (CSR) Steps

No	Step	Responsibility and Requirement	Stakeholder Engagement	Grievance Procedure
1	Issuance of a Notice of Land Acquisition	<p>The People’s Committee having competence to recover land shall issue a notice of land acquisition (Article 69 of Land Law 2013).</p> <p>Before issuing a decision on land acquisition, at least 90 days prior to the acquisition of agricultural land or 180 days prior to the acquisition of non-agricultural land, competent state agencies shall notify the land users of the land acquisition (Article 67 of Land Law 2013).</p> <p>The contents to be notified include (Article 17 of Decree 43/2014/ND-CP):</p> <ul style="list-style-type: none"> ■ Reason for land acquisition; ■ Area and location of the land parcel to be acquired as stated in the existing cadastral dossier or detailed construction master plan approved by a competent state agency. In case land is recovered according to the project implementation schedule, the land acquisition schedule must be clearly stated; ■ Plan on investigation, survey, measurement and inventory; ■ Tentative plan on relocation and resettlement; and ■ Assignment of the tasks of making and implementing a compensation, support and resettlement plan. 	<p>The notice of land acquisition must be sent to every land user whose land is acquired, publicised in the meetings with people in the acquired area and through the mass media, posted up at offices of the commune-level People’s Committee and at common public places of the residential areas of which land is acquired (Article 69 of Land Law 2013).</p> <p>In case land users whose land is acquired agree on the land acquisition plan prior to the time limit prescribed in Clause 1 of this Article, the competent People’s Committee may decide on land acquisition without having to wait until the time limit for the land acquisition notification expires (Article 67 of Land Law 2013).</p>	
2	Implementation of Plans for	The commune-level People’s Committee shall coordinate with the organisation in charge of	Land users shall coordinate with the organization in charge of compensation and	In case the land users in the acquired area do not cooperate with the organization in charge

No	Step	Responsibility and Requirement	Stakeholder Engagement	Grievance Procedure
	Land Acquisition, Investigation, Survey, Measurement and Inventory	compensation and ground clearance to implement plans for land acquisition, investigation, survey, measurement and inventory (Article 69 of Land Law 2013).	ground clearance in conducting investigation, survey and measurement of land area, inventory of houses and other land-attached assets to develop plans for compensation, support and resettlement (Article 67 of Land Law 2013).	<p>of compensation and ground clearance for investigation, survey, measurement and inventory, the commune-level People's Committee and Vietnam Fatherland Front in the locality and the organization in charge of compensation and ground clearance shall mobilize and persuade the land users to cooperate (Article 69 of Land Law 2013).</p> <p>If the land users still do not cooperate with the organization in charge of compensation and ground clearance within 10 days after the mobilization and persuasion, the chairperson of the district-level People's Committee shall issue a decision on compulsory inventory. Land users whose land is to be acquired shall comply with that decision. In case the land users do not comply with the decision, the chairperson of the district-level People's Committee shall issue a decision on enforcement of the decision on compulsory inventory and organize the enforcement in accordance with Article 70 of this Law (Article 69 of Land Law 2013).</p>
3	Development of the CSR Plan	<p>The organisation in charge of compensation and ground clearance shall make the plan for compensation, support and resettlement (Article 69 of Land Law 2013).</p> <p>The CSP Plan shall comprise (Article 28 of Decree 47/2014/ND-CP):</p>		

No	Step	Responsibility and Requirement	Stakeholder Engagement	Grievance Procedure
		<ul style="list-style-type: none"> ■ Full name and address of person whose land is expropriated; ■ Area, type of land, origin of expropriated land; existing quantity and value of properties linked to land subject to loss; ■ Foundations for calculation of compensation, support such as land price, house price, construction price, number of household members, number of working-age people, number of people entitled to welfare payment; ■ Amount of compensation, support; ■ Expenses for formulation and implementation of compensation and site clearance; ■ Resettlement arrangement; ■ Movement of construction works owned by the State, organizations, religious establishments and residential community; and ■ Movement of tombs, graves. 		
4	Consultations on the CSR Plan	The organisation in charge of compensation and ground clearance shall coordinate with the commune-level People’s Committee in the locality to conduct consultations on the CSR Plan (Article 69 of Land Law 2013).	<p>Consultations on the CSR Plan shall be in the forms of meetings with land users living in the acquired area. The CSR Plan shall be posted up at offices of the commune-level People’s Committee and at common public places of the residential areas of which land is acquired (Article 69 of Land Law 2013).</p> <p>The consultation results must be recorded in minutes which are certified by</p>	The organisation in charge of compensation and ground clearance shall make a written summarization of opinions which clearly specifies the numbers of opinions for, against and other opinions regarding the plans for compensation, support and resettlement; coordinate with the commune-level People’s Committee in the locality in organizing dialogues with those who have objections on the plans for compensation, support and

No	Step	Responsibility and Requirement	Stakeholder Engagement	Grievance Procedure
			<p>representatives of the commune-level People's Committee and Vietnam Fatherland Front, and land users whose land is acquired (Article 69 of Land Law 2013).</p> <p>All the suggestions contributed by residents in the area when expropriation takes place must be welcomed and sealed for at least 20 days (Article 28 of Decree 47/2014/ND-CP).</p>	<p>resettlement; and improve the plans for compensation, support and resettlement for submission to competent agencies (Article 69 of Land Law 2013).</p>
5	Appraisal of the CSR Plan	Competent agencies shall appraise the CSR Plan before submitting them to the competent People's Committee for decision on land acquisition (Article 69 of Land Law 2013).		
6	Approval of Land Acquisition and CSR Plans	The People's Committee which has the competence as prescribed in Article 66 of this Law shall issue a decision on land acquisition and a decision on approval of the CSP plan in the same day (Article 69 of Land Law 2013).		
7	Implementation of Approved Land Acquisition and CSR Plans	<p>The organisation in charge of compensation and ground clearance shall implement activities in accordance with the approved plans for compensation, support and resettlement (Article 69 of Land Law 2013).</p> <p>Within 30 days after the decision on the land acquisition by a competent state agency takes effect, agencies and organizations in charge of compensation shall pay compensation and support to people whose land is acquired. If agencies and organizations in charge of compensation delay the payment, in addition to</p>	<p>The organisation in charge of compensation and ground clearance shall coordinate with the commune-level People's Committee to publicize and post up the decision on approval of the plans for compensation, support and resettlement at the commune-level People's Committee offices and at common public places of the residential areas of which land is acquired. The organization shall send the decision on compensation, support and resettlement to each person whose land is acquired and that decision will clearly show the level of compensation and</p>	<p>In case land users whose land is to be acquired fail to hand over the land to the organization in charge of compensation and ground clearance, the commune-level People's Committee and Vietnam Fatherland Front in the locality and the organization in charge of compensation and ground clearance shall mobilize and persuade the land users to hand over (Article 69 of Land Law 2013).</p> <p>In case the land users fail to comply with the decision even after the mobilization and</p>

No	Step	Responsibility and Requirement	Stakeholder Engagement	Grievance Procedure
		<p>the compensation and support prescribed in approved plans for compensation, support and resettlement, people whose land is acquired are entitled to an amount equivalent to the late-payment interest in accordance with the Law on Tax Administration calculated based on the unpaid amount and the delayed period (Article 93 of Land Law 2013).</p> <p>The organization in charge of compensation and ground clearance shall manage land which is already cleared (Article 69 of Land Law 2013).</p>	<p>support, arrangement of the resettlement land or house (if any), time and place of payment for compensation or support, time to arrange resettlement land or house (if any) and time to hand over the acquired land to the organization in charge of compensation and ground clearance (Article 69 of Land Law 2013).</p> <p>After the land acquisition decisions take effect and plans for compensation, support and resettlement approved by competent state agencies are publicized, land users whose land is acquired shall comply with the land acquisition decisions (Article 67 of Land Law 2013).</p>	<p>persuasion, the chairperson of the district-level People's Committee shall issue a decision on enforcement of land acquisition and organize the enforcement in accordance with Article 71 of this Law (Article 69 of Land Law 2013).</p> <p>Persons whose land is acquired and related organizations and individuals may file lawsuits about land acquisition in accordance with the law on complaints. Pending the issuance of decisions on settlement of complaints, complainants shall continue to comply with land acquisition decisions or land acquisition enforcement decisions. In case state agencies competent to settle complaints conclude that the land acquisition is unlawful, the uncompleted enforcement shall be stopped, issued land acquisition decisions shall be cancelled and compensations for damage (if any) caused by land acquisition decisions must be paid (Article 17 of Decree 43/2014/ND-CP).</p>

5.1.2 Land Compensation, Support and Resettlement (CSR) Principles

The principles for land compensation, support and resettlement upon land recovery by the State are:

- Land users who meet the conditions prescribed in Article 75 Land Law 2013 upon land recovery by the State shall be compensated. The compensation must be made in the form of allocating new land with the same land use purpose as the recovered land. If there is no land available for compensation, the land users shall receive compensation in cash according to the specific land price¹²² decided by the provincial-level People's Committee at the time of the recovery decision.
- In addition to land compensation, land users shall also be considered for receiving the following supports:
 - Support for stabilizing livelihood and production;
 - Support for training, job transition and job seeking for cases of recovery of agricultural land from households and individuals directly engaged in agricultural production, or of recovery of land which is a combination between residential land and land for trading and services of households and individuals that have to be relocated;
 - Support for resettlement in case of recovery of land from households, individuals and overseas Vietnamese who have to be relocated;
 - Bonus for handing-over of affected land on-time
- Level of support is regulated in Decree No. 47/2014/ND-CP. Job transition support for people affected by agricultural land acquisition shall be developed and approved concurrently with the detailed CSR Plans by the OCLC. Such support can be paid in cash.
- For projects that involve resettlement, as specified in Article 85 of Land Law 2013, provincial and district PCs shall be responsible for developing and implementing resettlement projects prior to land acquisition. Resettlement sites shall be constructed with adequate infrastructure ensuring compliance with existing construction standards and suited with local customs. Importantly, land acquisition shall only be implemented once construction of housing or infrastructures in resettlement sites is completed. Resettlement within land acquisition areas is prioritised if land is still available for resettlement. If compensation and support is not enough for exchanging for a minimum land plot in the RS, the government will pay the difference.

5.2 Resettlement Principles of the Project

The following principles are expected to be observed for the preparation and implementation of the project Resettlement Policy Framework with key principles as follows:

- All Project Affected People (PAP) who have assets within or reside within the area of project before the cut-off date are entitled to compensation or/and assistance for their losses. Those who have lost their income and/or livelihood will be eligible for livelihood rehabilitation assistance based on the criteria of eligibility defined by the project in consultation with the PAPs. If, by the end of the project, livelihoods have been shown not to be restored to pre-project levels, additional measures will be provided.

¹²² Specific land price is decided by Provincial-level People's Committees and shall be used as basis for the calculation of compensation amount upon land recovery by the State. The determination of specific land prices must be based on the investigation, collection of information about land parcels, market land price and information on land price in the land database, and based on suitable valuation methods. Based on the consultation on land price, the provincial-level land administration agency shall submit the specific land price to the council for land price appraisal for consideration before submitting it to the People's Council of the same level for decision. The council for land price appraisal comprises the chairperson of the provincial-level People's Committee as the chairperson, and representatives of related agencies and organizations and the organization with the function of consultancy on land price determination.

- Persons or households without formal legal rights nor recognized or recognizable claims to the acquired land are still entitled to be compensated for their loss of assets other than land, such as dwellings or other improvements on the land at full replacement cost, provided that they have occupied/used the land or structures in the affected land prior to the cut-off date.
- The compensation rates will be determined based on the results of independent appraisal of the land/crops/assets (associated with the land) at time of resettlement implementation in a consultative manner. All fees and taxes on land and/or house transfers will be waived or otherwise included in a compensation package for land and structures/or houses or businesses. The local authorities will ensure that PAP choosing relocation on their own, obtain, without additional costs, the necessary property titles and official certificates commensurate with similar packages provided to those who choose to move to the project resettlement sites.
- Calculation of full replacement cost will be based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued; (iv) transitional and restoration costs; and (v) other applicable payments, if any. In the calculation, depreciation of structures will not be taken into account. It is expected that qualified and experienced experts will undertake the valuation of acquired assets.
- Land will be compensated “land for land” if the local land fund is available, or in cash, according to PAP’s choice. PAPs who prefer “land for land” for residential land will be provided with land plots with the equivalent quality for lost lands or a combination of land (a standard land plot). Persons covered under (i) and (ii) are provided compensation for the land they lose, and in a new residential area nearby the original resident, and cash adjustment for difference between value of their lost land and the land plots provided. The resettlement area will be planned properly and implemented in consultation with the PAPs. All basic infrastructures, such as paved roads, sidewalks, drainage, water supply, and electricity and telephone lines, will be provided.
- PAPs who prefer “cash for land” will be compensated in cash at the full replacement cost. These PAPs will be assisted in rehabilitating their livelihoods and making their own arrangements for relocation.
- Compensation for all residential, commercial, or other structures will be offered at the replacement cost, without any depreciation of the structure and without deduction for salvageable materials. Structures shall be evaluated individually. Any rates set by category of structure must use the highest value structure in that group (not the lowest) to ensure PAP can build a new structure with similar technical standard and category.
- Households who have to relocate but ineligible for compensation for affected land and have not any land or house within the project commune/ward will be entitled to buying a minimum plot or house in resettlement site and resettlement assistance in cash.
- PAPs will be provided with full assistance (including a transportation allowance) for transportation of personal belongings and assets, in addition to the compensation at replacement cost of their houses, lands and other properties. Full compensation and allowance must be provided to affected households prior to the taking of affected land and assets.
- Additional efforts, such as economic recovery assistance, training and other forms of assistance, should be provided to PAPs losing income sources, especially to vulnerable groups, in order to enhance their future prospects toward livelihood restoration and improvement.

With the promulgation of Land Law 2013, the Decree 47/2014/ND-CP and relevant decrees stated above, the policies and practices of the Government have become more consistent with AIIB’s social safeguards policies. Nonetheless, provisions and principles adopted in this RP will supersede the provisions of the relevant decrees currently in force in Viet Nam wherever a gap exists, as provided for under Decree 38/2013/ND-CP (April 2013), which regulates the management and use of official development assistance. It should also be noted that as per Decree 47/2014/ND-CP, Article 25, it states "Apart from the supports prescribed in Article 19, 20, 21, 22, 23 and 24 of this Decree, basing

themselves on the local realities, the provincial-level People's Committee Chair shall decide on other supporting measures to stabilize life and production of persons who have land recovered; special cases shall be submitted to the Prime Minister for decision", therefore, if additional gaps not mentioned below are found during RLR updating, the required assistance or support will be included in the final RLRP.

5.3 Resettlement Planning Procedure

The procedures of implementation of resettlement plan consist of these activities as follows:

- Establishing the resettlement action staff and team;
The Project's resettlement action staff are working with local partner companies and local authorities in implementation land acquisition processes.
- Recruiting the independent monitoring agency;
The Project Owner should nominate an agency with qualified qualifications on resettlement or social sciences for monitoring the land acquisition and livelihood restoration planning and implementation of the Project.
- Arrangement of budget for resettlement implementation;
The Project Owner is responsible for preparing sufficient resettlement budget in order to carry out the implementation of compensation, support and resettlement.
- Training the staff in charge of resettlement;
The Project Owner is in charge of project resettlement work in order to giving them guidance for implementation of the project resettlement plan.
- Validation surveys to verify affected households:
Based on the results of identified sensitive receptors, affected households (by i.e. blade ejection failure, noise impact, and shadow flicker impact) will be verified by the Project Owner representatives, village heads, and Commune People's Committee representatives. Through meaningful consultations and on-going monitoring, relocation will be confirmed.
- Project information disclosure;
The Project Owner has carried our engagements with local authorities and communities during the development of the ESIA (see further Section 7) and is carrying out information disclosure sessions at all project communes in order to update the project impacts, plan and activities to displaced persons and communities. Displaced persons and communities are supplied with detailed information of resettlement in accordance with the schedule plan of resettlement implementation.
- Census, inventory and evaluation of losses;
The Project Owner and governmental land development agency, Krong Buk LFDC, and related commune authorities carry out the detailed measurement survey (DMS) on affected land and assets and socio-economic situations of affected households.
With the detailed measurement survey (DMS), the Independent Monitoring Agency and the related Services will define the unit price applying for resettlement plan and present to Provincial People's Committee to adjust, if necessary, in order to ensure that the unit price of compensation is in accordance with the replacement price at the timing date of implementing the resettlement plan.
- Definition of displaced persons' entitlements and measures of compensation;
The results of DMS is the basis of defining displaced persons' entitlements and applying unit price of compensation for affected assets as well as solutions of resettlement assistance and the choice of compensation measures.
- Consulting displaced households on compensation, support, and resettlement measures;

The Project Owner and partners will consult with displaced persons on the measures of compensation at the meeting of community consultation, agree on the measures of compensation support, and resettlement and handle the complaint and grievances concerning to their entitlements.

- Development of livelihood restoration programs;

Beside compensation, affected households are eligible for livelihood restoration programs to recover or improve living conditions. When carrying out the compensation, the Project Owner will coordinate with local authorities and related organizations in preparing the programs of restoration and assistance for the displaced persons. Details of livelihood restoration development are presented in Section 9.

- Compensation payment and assistance implementation; and

The Project Owner will, in coordination with District LFDC and the assistance from local authorities pay compensation for displaced households.

- Supervision, monitoring and evaluation.

The Project Owner and its consultation agencies will examine/supervise all activities of project resettlement and implementation of livelihood restoration programs.

5.4 Relocation Arrangement

There are three options for physical resettlement: (i) on-site relocation (if remaining land area is enough for rebuilding house); (ii) relocation to resettlement site of the project; and (iii) self-relocation.

- On-site relocation: The on-site resettlement option is applicable to households whose houses are partly or totally affected but the remaining area is sufficiently large to rebuild their houses. In cases where the AH's remaining area is agricultural land that is located in a planned residential area of the city, they will be converted into residential land for resident.
- Self-relocation: This resettlement option is offered to households who have to relocate and want to self-relocate to other sites. These households receive cash compensation and allowances for self – relocation.
- Resettlement at resettlement area: Households who have to relocate and chose to move in resettlement site will be allocated land plot in the resettlement site of the Project. The resettlement area will be constructed with full technical infrastructure to ensure that affected households will get better living condition or at least equal to their old place.

6. LEGAL ENTITLEMENT FRAMEWORK

6.1 Eligibility

This RLRF applies to the PAPs, whose lands will be permanently or temporary affected by compulsory actions due to any land acquisition or restriction of access required for public and municipal needs under the Project development, or health and safety reasons. It also applies to people who lease private or state-owned land or those who have no registered or legal rights over the land they use, and who will be adversely affected as a result of the Project's land acquisition. However, the RLRF does not apply to state land that is transferred from one state entity to another, or used temporarily by the Project Owner during the construction works.

The RLRF also applies to future additional/new involuntary land acquisition requirements and expresses the commitment of the Project Owner to avoid adverse involuntary land acquisition and resettlement impacts, where possible, and to mitigate and manage them to ensure that PAPs are able to maintain, restore or improve their livelihoods.

6.2 Cut-off Date

Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. It is therefore clear that all project affected persons irrespective of their status or whether they have formal titles, legal rights or not, squatters or otherwise encroaching illegally on land, are eligible for some kind of assistance if they occupied the land or had use of it, before the entitlement cut-off date. This cut-off date policy will not include persons who became owners after the cut-off date by court decision of a property existing prior to cut-off date. The date counters opportunistic claims from those moving into the Project are solely in anticipation of benefits.

In order to establish a cut-off date for determine the eligibility of PAPs for resettlement compensation and assistance, a census survey of persons and inventory of assets shall be produced, as soon as the Project is identified. The date of beginning of census will be considered as cut-off date.

6.3 Compensation, Support and Resettlement Policies

Appendix C and Appendix D present the applicable price frameworks for land and land attached assets. With the detailed measurement survey (DMS), the Independent Monitoring Agency and the related Services will define the unit price applying for land acquired for the Project. Below is the compensation, support, and resettlement policies regulated by national and provincial governments.

The legal process establishes compensation, support and resettlement that those who have lost land or land attachments (such as trees or crops) are entitled. A general summary on the entitlement framework for those affected by land acquisition is presented in Table 6.1. Nevertheless, this table has to updated to be in line with the number of AHs on land compensation, support, and resettlement for the Project.

Table 6.1 General Summary of Legal Entitlement Matrix

	Type of impacts	Eligibility	Entitlements	Implementation Issues
1. Loss of Agricultural land				
1.1	Loss of Agricultural land	Owners with Land Use Rights Certificate (LURC) or be eligible to have LURC allocated as regulated by the Land Law	<ul style="list-style-type: none"> ■ Households and individuals using agricultural land when the State recovers land are eligible to receive compensation for land and remaining investment costs on land in accordance with the following provisions (Article 77, Land Law No.45/2013/QH13 dated 11 Nov 2013). <ul style="list-style-type: none"> - Agricultural land area to be compensated includes the area within the quotas as prescribed in Articles 129 and 130 of this Law and the area received in the form of inheritance; - Agricultural land area exceeding the quota specified in Article 129 of this Law is ineligible for compensation for land but is eligible for the remaining investment costs on land; - For agricultural land area exceeding the quota prior to the effective date of this Law, the compensation and support must comply with the Government's regulations. ■ For agricultural land which was used before July 1,2004, of which land users are households and individuals directly engaged in agricultural production but have not been granted a certificate or not being eligible to be granted a certificate of land use rights and ownership of houses and other land-attached assets under this Law, the compensation must be made for the land area which is actually used and does not exceed the agricultural land allocation quota prescribed in Article 129 of this Law. ■ Entitled to the following monetary assistances: <ul style="list-style-type: none"> - Assistance to stabilize life: depending on percentage of land loss area (30% - 70% or more than 70%), the assistance is provided from 6 to 36 months (Article 17, Decision No. 39/2014/QD-UBND); - Assistance to production is not exceeding 2 million VND (Article 17, Decision No. 39/2014/QD-UBND) 	The level of monetary assistance for one person is calculated in cash equivalent to 30 kg of ordinary rice per person/month, with the price of rice calculated according to the market price announcement of the Department of Finance at the time of implementation of the support.

	Type of impacts	Eligibility	Entitlements	Implementation Issues
			<ul style="list-style-type: none"> - Assistance for occupational trainings, job changes and job seeking equal to two times of compensation amount for the affected land area (Article 4, Decision No. 22/2017/QD-UBND) ■ Cash compensation at replacement cost for the affected land area (AIIB ESS2 and IFC PS5) ■ Entitled to participate in the RLRP (AIIB ESS2 and IFC PS5) 	
1.2	Temporary impacts on agricultural land	<ul style="list-style-type: none"> - Owners with LURC - Owners without LURC but are using the land for cultivation stably (with certification from the commune people's committee) 	<ul style="list-style-type: none"> ■ There are no specific compensation and support for this type of impact. Therefore, the Project Owner is proposed to compensate and support as follows: <ul style="list-style-type: none"> - Cash payment for the affected land by the net-income that would have been derived from the affected land area during the period of disruption; - Cash compensation at market rate for the affected crops. Compensation is calculated by the yield of the crop on the affected area (the average yield of the crop of 03 consecutive years) multiplying by the affected harvesting seasons (time period of impact), then multiplying by the market price of the crop (the average price of the crop of 03 consecutive years); - Restoration of land within one month after use of land to its previous or better quality or pay full replacement cost to the land owner if it fails to restore the affected land within 1 month after use of land. ■ Entitled to participate in the RLRP (AIIB ESS2 and IFC PS5) 	<ul style="list-style-type: none"> ■ If the net-income that would have been derived from the affected land area during the period of disruption can-not be identified, it will be calculated by the PPC's land rental rate multiplying by disruption time. ■ Construction contractors shall be responsible for compensating for temporarily affected land and restoring of land to its previous or better quality before returning it to the affected households. The Project Owner is to ensure that the construction contractors compensate for the temporary impacts and restore of soil quality.
1.4	Agricultural land within the transmission line ROW	Owners with LURC or be eligible to have LURC allocated	<p>Forest land and land for perennial trees within ROW are not compensated, but the affected land is entitled to compensation for restriction on land use, equal to 30% of value of the affected land area (Article 10, Decision No. 39/2014/QD-UBND).</p> <ul style="list-style-type: none"> ■ Entitled to participate in the RLRP (AIIB ESS2 and IFC PS5) 	<ul style="list-style-type: none"> ■ The owners still use the land for the regulated purpose but they must ensure that the distance from any part of trees within the ROW to the nearest electrical conductor

	Type of impacts	Eligibility	Entitlements	Implementation Issues
				at maximum sag shall not be less than 3m
2. Loss of residential land				
2.1	Loss of residential land	Owners with LURC or be eligible to have LURC allocated	<ul style="list-style-type: none"> ■ Affected HHs shall be compensated: <ul style="list-style-type: none"> - with residential land or resettlement houses in the following cases (Article 5, Decision No. 39/2014/QD-UBND) - for moving expenses from 7 million to 10 million VND depending on the location within or outside the Provincial's boundary (Article 1, Decision No. 27/2019/QD-UBND) - for house and other construction works attached to the land when the State recovers the land according to the unit price of new construction house issued by the Provincial People's Committee (Article 13, Decision No. 39/2014/QD-UBND) - The minimum resettlement rate specified in Article 27 of Decree No. 47/2014/ND-CP in Dak Lak province with residential land is 40 m2 in urban areas, 60 m2 in rural areas and 40 m2 in apartment buildings. ■ Entitled to the following monetary assistances: <ul style="list-style-type: none"> - House rent assistance while waiting to create a new accommodation (Article 1, Decision No. 27/2019/QD-UBND) - Assistance for occupational trainings, job changes and job seeking is 6 million VND (Article 1, Decision No. 27/2019/QD-UBND) ■ Cash compensation at replacement cost for the affected land area (AIIB ESS2 and IFC PS5) ■ Entitled to participate in the RLRP (AIIB ESS2 and IFC PS5) 	<ul style="list-style-type: none"> ■ LURC shall be adjusted at no cost for the owner.
2.2	Residential land within the transmission line ROW	Owners with LURC or be eligible to have LURC allocated	<ul style="list-style-type: none"> ■ Residential land and other types of land eligible for compensation in the same plot as residential land within ROW are not compensated, but the affected land is entitled to compensation for restriction on land use, equal to 80% of land value of the affected land (Article 10, Decision No. 39/2014/QD-UBND). 	<ul style="list-style-type: none"> ■ The distance from any part of a building/structure to the nearest electrical conductor at maximum sag shall not be less than 4.0 m

	Type of impacts	Eligibility	Entitlements	Implementation Issues
			<ul style="list-style-type: none"> ■ Residential land and other types of land eligible for compensation in the same plot as residential land are not compensated, but the affected land is entitled to compensation for restriction on land use, equal to 80% of value of the affected land area (Article 10, Decision No. 39/2014/QD-UBND). ■ Area of houses and facilities serving daily life of households and individuals are not compensated, but the affected land is entitled to compensation for restriction on land use, equal to 70% according to the unit price of new construction house set by the Provincial People's Committee (Article 10, Decision No. 39/2014/QD-UBND). ■ Entitled to participate in the RLRP (AIIB ESS2 and IFC PS5) 	<ul style="list-style-type: none"> ■ Avoid, to the maximum extent practical, locating towers in front side of houses.
3. Loss of crops and trees				
3.1	Affected crops and trees	Owners of affected crops and trees	<ul style="list-style-type: none"> ■ All types of crops and trees planted after receiving the notice of land recovery from a competent State agency on the recovered land area will not be not entitled to compensation or support (Article 3, Decision No. 10/2020/QD-UBND). ■ For affected crops and trees, cash compensation is specified in the list of price-frame but does not exceed 80% of the compensation value according to the prescribed the list of price-frame (Article 23, Decision No. 39/2014/QD-UBND, Article 3, Decision No. 10/2020/QD-UBND); ■ For crops and trees that are not specified in the list of price-frame, the organization in charge of compensation and ground clearance shall calculate and apply the compensation and support unit prices for the same type of group or equivalent value (Article 3, Decision No. 10/2020/QD-UBND) ■ Entitled to participate in the RLRP (AIIB ESS2 and IFC PS5) 	<ul style="list-style-type: none"> ■ Owners of affected crops and trees can use their affected crops and trees that are cut down after receiving compensation if they commit to hand over the land on time as decided by the competent authority.
4. Compensation for moving graves				
4.1	For relocation of graves		<ul style="list-style-type: none"> ■ Dak Lak PPC stipulates specific compensation levels suitable to local customs and practical status in case a grave yard is arranged (Article 15, Decision 39/2014/QD-UBND) 	

	Type of impacts	Eligibility	Entitlements	Implementation Issues
			<ul style="list-style-type: none"> ■ If the local government cannot arrange location for re-burial, affected households will be compensated with an amount not exceeding 5,000,000 VND/grave 	
5. Poor households according to the poverty line promulgated by the Prime Minister				
5.1	Residential and Agriculture land loss	Poor households according to the poverty line promulgated by the Prime Minister	<ul style="list-style-type: none"> ■ For residential land loss, poor households are monetary support to build houses when households have their land acquired and have to move to new residential land (Article 24, Decision No. 39/2014/QD-UBND). ■ For agriculture land loss, in addition to general support, they are also monetary support based on the number in their family to ensure accommodation, stable life and production (Article 24, Decision No. 39/2014/QD-UBND). ■ Entitled to participate in the RRLRP (AIIB ESS2 and IFC PS5) 	
6. Displaced Vulnerable households and Ethnic minority				
6.1	Displaced Vulnerable households and Ethnic minority	Vulnerable households to meet vulnerability criteria as defined in Socio-economic baseline chapter of ESIA.	<ul style="list-style-type: none"> ■ Entitled to participate in the RLRP (AIIB ESS2 and IFC PS5) 	

7. INFORMATION DISSEMINATION AND STAKEHOLDER CONSULTATION

Project's stakeholder engagement is presented in the ESIA and SEP. This section is to highlight the consultation and participation of the Project with local authorities and communities and emphasis engagement requirements during the land acquisition and livelihood restoration processes.

7.1 Stakeholder Engagement Prior to the ESIA Process

Pre-ESIA engagement activities of the Project has mainly implemented with the provincial (Dak Lak) and district (Krong Buk) authorities for:

- Business and investment registration and arrangement;
- Land use planning;
- Foreigner worker registration and approval;
- EPP development and registration;
- Construction permit.

The Project also carried out informal contacts with commune authorities and local communities during land acquisition process for the Project.

7.2 Stakeholder Engagement during ESIA Development

During the ESIA process, the Project representatives and consultants have conducted intensive engagements with local authorities and communities, particularly IPs and vulnerable groups, via multiple approaches and methods (see Table 7.1), including:

- Meetings and semi-structured interviews with local authorities;
- Key informant interviews (KIIs);
- Focus group discussions (FGDs); and
- Household interviews.

Table 7.1 ESIA Stakeholder Engagements by Geographical Location and Method

Level of Administration				Number of Engagements			
Province	District	Commune	Village	Interviews with local authorities	KIIs	FGDs	Household Interviews
Dak Lak				4			
	Krong Buk			3			
		Cu Ne		1			
			Kdro 1		1	1	15
			Kdro 2		1	2	11
			Drah 1		1	1	11
			Drah 2		1	1	7
			Kmu		1		
			Ea Kung		1	1	5
			Ea Siek		1		
			Ea Krom		1		

Level of Administration				Number of Engagements			
			Ea Nguoi		1		
		Cu Pong		1	2		
			Cu Hriet		1	3	22
			Ea Bro		1	2	24
		Ea Sin		1	2		
			Ea My		2	1	28
		Chu Kbo		1			
			Kty 4		1	1	11
			Kty 5		1	1	10
Total				11	19	14	144

Source: Socio-economic survey conducted by ERM, May and July 2021

7.3 Existing Community Consultations and Local Concerns about the Project

Out of the 144 surveyed respondents, there were only six respondents (including four Kinh households and two Ede households) participating in community consultation about the Project, accounting for 4.2%. Of these six households, three of them hold positions in village management board and the other two people are engaged in Women's Union (see Table 7.2). On the other hand, the rest of the respondents did not attend any public consultation. Of which about 93.1% or 134 households did not know about the consultation but they would like to attend while other 1.4% (including one Kinh and one Ede households) did not want to attend the consultation by any means. In addition, 1.4% (two Kinh respondents) heard about the consultation but could not attend.

Table 7.2 Participation in Public Consultations

Participation in Public Consultation (%)	Cu Ne Commune (N=49)		Cu Pong Commune (N=46)		Ea Sin Commune (N=28)	Chu Kbo Commune (N=21)	All Surveyed Communes (N=144)		All Surveyed Communes (N=144)
	Kinh	Ede	Kinh	Ede	Kinh	Kinh	Kinh	Ede	
Participated in the consultation	2.0	4.1	2.2	0.0	7.1	0.0	2.8	1.4	4.2
Did not know about the consultation but want to participate in	22.4	69.4	17.4	78.3	89.3	95.2	44.4	48.6	93.1
Did not know about the consultation and did not want to attend	0.0	2.0	0.0	0.0	0.0	4.8	0.7	0.7	1.4

Participation in Public Consultation (%)	Cu Ne Commune (N=49)		Cu Pong Commune (N=46)		Ea Sin Commune (N=28)	Chu Kbo Commune (N=21)	All Surveyed Communes (N=144)		All Surveyed Communes (N=144)
	Kinh	Ede	Kinh	Ede	Kinh	Kinh	Kinh	Ede	
Heard about the consultation but could not attend	0.0	0.0	2.2	0.0	3.6	0.0	1.4	0.0	1.4

Source: Socio-economic survey conducted by ERM, July 2021

Of six people participating in the consultation, half of them want to have more information on the Project, of which one Kinh household got enough details (16.7%) while the other two households (including one Kinh and one Ede) did not (33.3%). The remaining respondents do not want more the information, of which one Ede household got the full information (16.7%) and two Kinh households did not (33.3%) (see Table 7.3).

Table 7.3 Perception on the Adequacy of the Project Information

Adequacy of the Project Information	Cu Ne Commune (N=3)		Cu Pong Commune (N=1)		Ea Sin Commune (N=2)		All Surveyed Communes (N=6)	
	N	%	N	%	N	%	N	%
Not sufficient, want to know more	1	33.3	1	100.0	0	0.0	2	33.3
Not sufficient, not want to know more	1	33.3	0	0.0	1	50.0	2	33.3
Sufficient, not want extra information	1	33.3	0	0.0	0	0.0	1	16.7
Sufficient, want to know more	0	0.0	0	0.0	1	50.0	1	16.7

Source: Socio-economic survey conducted by ERM, July 2021

Of these three respondents who want to get more information on the project, they all concern about compensation schemes, the implementation timeline of the Project, employment opportunities for the local people, and the Project impacts on community environment. In addition, two of them concern about Project impacts on community health, issues that might happen to the village and commune when the Project starts, and negative impact mitigation strategies (see Table 7.4).

Table 7.4 Further Specific Information about the Project

Further Specific Information about the Project	Surveyed Households (N=3)	
	N	%
Compensation	3	100.0
Project implementation timeline	3	100.0
Employment opportunities for the locals	3	100.0
Project impacts on community environment	3	100.0
Project impacts on community health	2	66.7
What happens to the village or commune when the Project starts	2	66.7
Negative impact mitigation strategies	2	66.7

Source: Socio-economic survey conducted by ERM, July 2021

Of three respondents want extra information, they would want to have the Project information being announced through public community consultation (100%), local authorities (33.3%), and face-to-face meetings (33.3%).

7.4 Information Disclosure and Consultations with Affected Community

Stakeholder engagement for the RLRP will be guided by the SEP. Engagement with local communities, especially IPs (Ede ethnic minority) communities and affected households should observe Informed Consultation and Participation (ICP) requirements. The following tasks are highlighted particularly during the land acquisition and resettlement implementation of the Project:

- Screen early to identify involuntary resettlement impacts and risks and determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks;
- Carry out health and safety validation surveys to verify affected households;
- Carry out meaningful consultations with displaced persons, host communities, and concerned non-government organizations. Inform all displaced persons of their entitlements and resettlement options and ensure their participation in various stages of the project especially vulnerable and poor groups. Establish a grievance redress mechanism to receive and facilitate resolution of the displaced persons' concerns. Support the social and cultural institutions of displaced persons and their host population;
- Disclose both the draft and final resettlement and livelihood restoration plan in a form and language understandable to displaced persons and other stakeholders;
- Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

8. GRIEVANCE REDRESS MECHANISM

Grievance redress is another critical component of effective stakeholder engagement. The purpose of GRM is to provide a forum to the internal and external stakeholders to voice their concerns, queries and issues with the project. Such a mechanism would provide the stakeholders with one project personnel or one channel through which their queries will be channelled and will ensure timely responses to each query. This will allow for trust to be built amongst the stakeholders and prevent the culmination of small issues into major community unrest. The GRM will be accessible and understandable for all stakeholders in the project and for the entire project life. The GRM will be communicated to all relevant stakeholders.

As stated earlier, a grievance is a concern or complaint raised by an individual or a group within communities affected by company operations. Both concerns and complaints can result from either real or perceived impacts of a company's operations, and may be filed in the same manner and handled with the same procedure. Grievances may take the form of specific complaints for actual damages or injury, general concerns about project activities, incidents and impacts or perceived impacts. Based on the understanding of the project area and the stakeholders, an indicative list of the types of grievances have been identified for the project, as can be seen below:

- External Grievances: Grievance from all related stakeholders in general and community grievances in particular;
- Internal Grievances: Grievances from Employees (including both direct and indirect employees, including local workers and migrant workers through contractors); and
- AIIB's Project-affected People's Mechanism (PPM).

It is noted the Project Owner has developed the Stakeholder Engagement Plan (SEP) including Community and Worker Grievance Mechanisms. The below sections present summarised procedures while SEP describes the detailed mechanisms, monitoring, and reporting.

8.1 Grievance Management Procedure during Land Acquisition Process

- After DMS step, in case the land users in the required area do not cooperate with OCLC in this step, the commune-level PCs and Vietnam Fatherland Front in the locality and the OCLC shall persuade the land users to cooperate. Within 10 days, if the land users continue to be uncooperative, district-level People's Committee shall issue a decision on compulsory inventory. In case the land users do not comply with the decision, the district-level PCs shall issue a decision on enforcement of the decision on compulsory inventory and organise the enforcement in accordance with Article 70 of this Law.
- After the step of issuing land acquisition decisions and final CSR plans, in case land users whose land is to be required fail to hand over the land to the organisation in charge of compensation and ground clearance, the commune-level People's Committee and Vietnam Fatherland Front in the locality and the organisation in charge of compensation and ground clearance shall mobilise and persuade the land users to hand over (Article 69 of Land Law 2013).
- In case the land users fail to comply with the decision even after the mobilisation and persuasion, the chairperson of the district-level People's Committee shall issue a decision on enforcement of land acquisition and organize the enforcement in accordance with Article 71 of this Law (Article 69 of Land Law 2013).
- Persons whose land is required and related organisations and individuals may file lawsuits about land acquisition in accordance with the law on complaints. Pending the issuance of decisions on settlement of complaints, complainants shall continue to comply with land acquisition decisions or land acquisition enforcement decisions. In case state agencies competent to settle complaints conclude that the land acquisition is unlawful, the uncompleted enforcement shall be stopped,

issued land acquisition decisions shall be cancelled and compensations for damage (if any) caused by land acquisition decisions must be paid (Article 17 of Decree 43/2014/ND-CP).

8.2 Community Grievance Mechanism

To allow grievances to be incorporated into project decision-making and to allow key messages to be accurately communicated, all community grievances will be recorded in the issues/ grievances register as a means of maintaining transparency throughout any action taken relating to a grievance.

Community grievances can be submitted to the Project through different channels such as: grievance boxes which can be allocated in the office of the affected commune People's Committee; at the site office of the Project Owner; directly via a telephone hotline to the grievance team of the Project; or directly submitted to a person in charge of community liaison (e.g. Community and Social Relations Specialist) of the Project.

The community grievance mechanism is generally designed for different levels of redress, corresponding to the scale and seriousness of the complaint. Therefore, classification of the complaint is an important step.

The Project should appropriately recruit and allocate human resources to manage the procedure. A team of Community and Social Relations (CSR) Specialists should be established under the management of CSR Manager. Ideally, persons with social and community management background should be recruited and assigned as a CSR Specialist and this could include members of the local community who have the requisite skill set.

Details of each step in a community grievance mechanism are illustrated in Figure 8.1 and the following text.

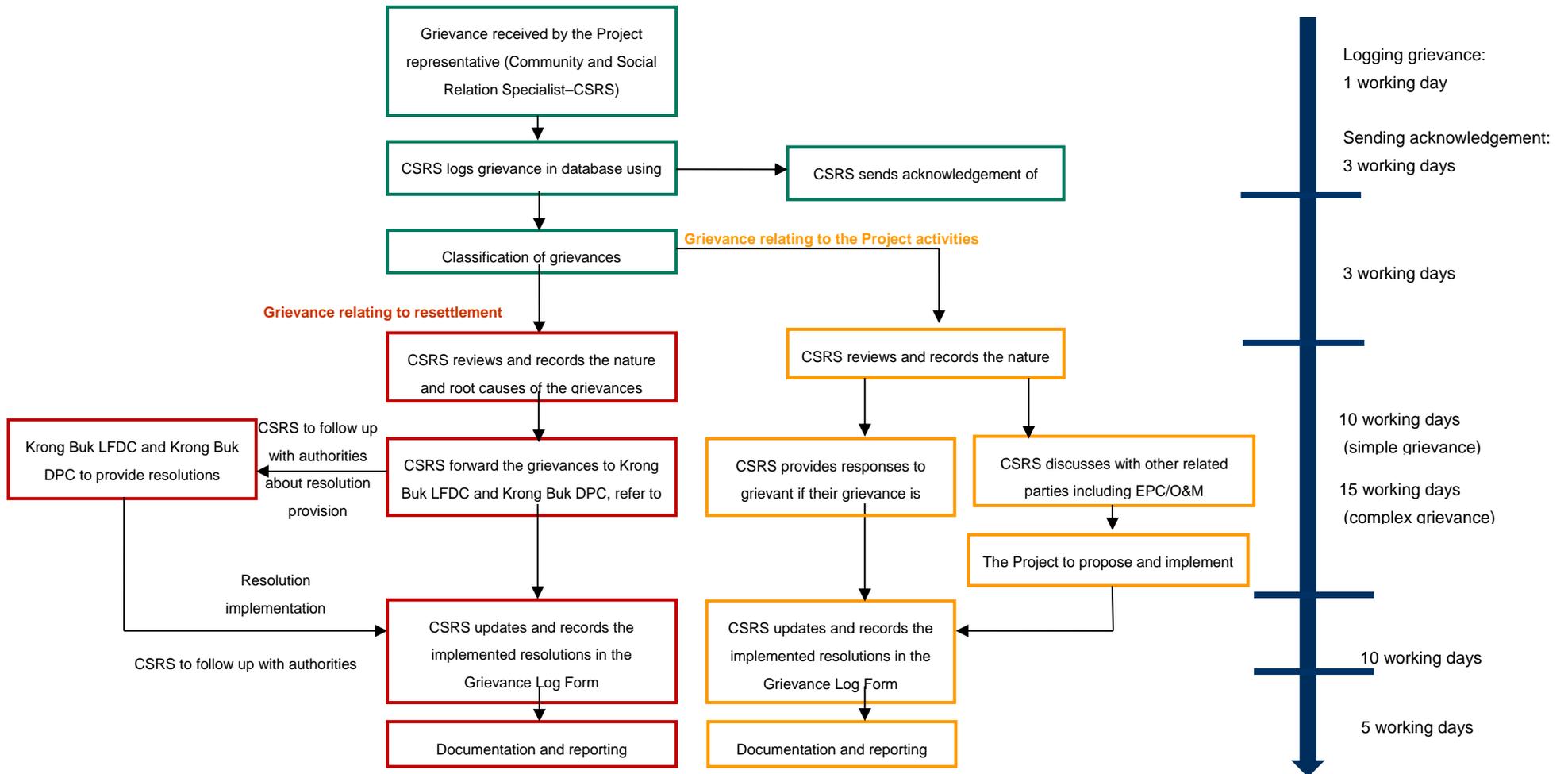


Figure 8.1 Suggested Community Grievance Mechanism for the Projects

Step 1: Receive and log grievance (1 working day)

- The grievance should be collected by the Project representative. Ideally a member of a communication or community relations function (e.g. Community and Social Responsibility - CSR Specialist) should be responsible for this.
- The grievance may be reached to the CSRs from the following sources:
 - Informing/ reporting to the CSRs by the grievant;
 - Submitting in the grievance boxes located at the offices of CPC/ WPC. These boxes will be checked weekly;
 - Informing/ reporting to the CSRs by the local authorities or Head of Villages during the project's engagements with local authorities and communities;
 - Informing/ reporting to the Project via the hotline; and
 - Informal engagement with local communities.
- The CSR logs the grievance using the Grievance Form and ensures that it is captured in a Grievance Log in order to monitor actions taken in resolving the grievance.

Step 2: Acknowledge grievance (approximately 3 working days)

- The CSR should communicate and it should be documented in writing, with the grievant acknowledging receipt of the grievance and providing information on the proposed steps and the anticipated timeframes for resolving the grievance.
- The date of receiving the grievance shall be record in the Grievance Form.

Step 3: Classification of grievance and forward to relevant department (approximately 3 working days)

The CSR should review and classify the grievances based on its nature.

- Grievances relating to resettlement: will be forwarded to the Land Fund Development Centre (LFDC) of Krong Buk District who is in charge of the implementation of the compensation, support and resettlement process for the Project for their resolution. Before forwarding such type of grievance, the CSR should record the nature and root causes of the grievances for the grievance following up and monitoring.
- Grievances relating to the Project activities: can be classified into two level of its complexity, which are:
 - Simple grievances: for one-off grievance, and the grievances are considered local (family to small area level) in nature and do not attract attention of media; or
 - Complex grievances: for the grievances that are either recurring and/or potentially affect the community (large group to village or commune level) and/or attract attention of media.

Step 4: Investigate and resolve grievances relating to the Project activities (approximately 15 working days)

- In the event that the grievances are assessed simple such as asking for further information about the Project and Project related procedure, direct interaction between the CSR and the grievant(s) shall be conducted. Solutions can then be developed and implemented.
- In the event that the grievances are considered as complex, immediate intervention of related parties such as senior managers, subcontractor, and/or village head, local authorities to seek their advice and then propose a resolution which is agreed by the parties in the discussion. The Project should assign resources to set up a Grievance Committee. Members of this Committee typically include Project Director, EHSS Manager and other related managers, if needed and are managed by CSR Manager. During the construction phase, managers of the subcontractor shall be involved to discuss and resolve the issues relating to their activities.

It is noted that any grievance that needs involvement of third party (e.g. technical expert, authority), the Project Owner needs to contact the relevant third party for their advice or resolution responsibilities.

- Depending on the complexity of the grievance, the CSRs may need to seek approval of:
 - If the solutions are not accepted by the grievant(s), the CSRs should conduct consultation with the grievant(s) to obtain further detailed clarification on the issues and to try and agree upon a mutual solution. Minutes of consultation session shall be kept in the Grievance Log. If a mutual solution cannot be obtained through consultation, third parties could be asked to be involved. The third-party can provide advice or facilitation in a way that is acceptable to all parties
 - In addition, where mediation is desired, academic or other local institutions may be sought out to play an “honest broker” role in mediating between the Project and stakeholder groups.

Step 5: Follow up on grievance (approximately 10 working day)

- Grievances relating to resettlement: the CSRs should work closely with the Authority to follow up with the resolution process of this type of grievance from the grievance review, resolution to the implementation of the proposed resolution to ensure no grievances will be left unsolved or pending too long.
- For all grievances: The CSRs is responsible for seeking the grievant(s) responses/feedback on the implementation of the resolutions. The implemented resolutions shall also be recorded in the Grievance Form and kept in place as required. These activities are considered as follow up actions. In case that the grievant did not receive any feedback after 15 working days since the submitted the grievance or did not agree with the resolutions, the grievant may submit another grievance to higher local authorities or higher level of the Project’s management.

Step 6: Documentation and reporting (approximately 5 working days)

- All follow-up actions shall be tracked in the Grievance Log of the Project.
- The CSR is responsible for maintaining all records in the Grievance Log.

The CSR is responsible for preparing periodical reports to the CSR Manager about the resolution of each grievance processed by the CSR team.

8.3 AIIB’s Project-affected People’s Mechanism (PPM)

The Project-affected People’s Mechanism (PPM) provides an opportunity for an independent and impartial review of submissions from Project-affected people who believe they have been or are likely to be adversely affected by the failure of the Asian Infrastructure Investment Bank (AIIB) to implement its Environmental and Social Policy (ESP) when their concerns cannot be addressed satisfactorily through Project-level grievance redress mechanisms or AIIB Management’s processes. The PPM is guided by the Policy on the PPM (PPM Policy) and Rules of Procedure of the PPM (PPM Rules of Procedure). The Complaints-resolution, Evaluation and Integrity Unit (CEIU) is responsible for the functioning of the PPM. It reports directly to the Bank’s Board of Directors and is independent of AIIB’s management.

Two or more Project-affected people (Requestors) may file a submission. They may authorize an in-country representative (Authorized Representative) to file a submission on their behalf. In exceptional situations, when in-country representation is unavailable, the Requestors may designate an individual or organization outside of the country as their Authorized Representative to file a submission.

The PPM’s three submission-handling functions are summarized below.

8.3.1 Project Processing Queries

A Project Processing Query (PPQ) is designed to enable Project-affected people to obtain rapid resolution of their concerns about simple matters that arise during AIIB’s environmental and social due

diligence of a Project and do not require dispute resolution (see below). The due diligence includes screening, categorization and assessment of the environmental or social impacts of the Project. Examples of concerns that may be suitable for a PPQ include inquiries about the consultation process related to a Project or requests to address environmental nuisances such as dust, noise or mobility restrictions experienced during Project preparation.

8.3.2 Requests for Dispute Resolution

Requests for Dispute Resolution (RDR) allow the PPM to seek to facilitate and coordinate the resolution of a dispute that has arisen over measures required to mitigate known and quantifiable, potential or actual material adverse environment and social impacts that arise during AIIB's due diligence of a Project or during Project implementation. The parties to the dispute typically include the Client and the Requestors, but they may also involve Management and/or contractors or other parties involved in the Project processing or implementation. The aim of this process is to reach a time-bound and monitorable dispute resolution agreement between the parties concerned on actions to mitigate these impacts. Under this process, the PPM explores with the concerned parties mutually acceptable dispute resolution methods. This process may include consultative dialogue, information sharing, joint-fact finding, creation of a mediation mechanism or other methods.

8.3.3 Requests for Compliance Review

The process under a Request for Compliance Review (RCR) involves an investigation by the PPM of allegations by Project-affected people that AIIB has failed to comply with its obligations under the ESP in its environmental and social due diligence of a Project during Project preparation or its oversight of the Project during implementation, thereby causing or being likely to cause material adverse environmental or social impacts on the Project-affected people. If the allegations are substantiated, the process includes a review of any action plan proposed by Management to address these impacts.

Unlike the PPQ and RDR processes, an RCR requires that the PPM assess whether AIIB is in compliance with its ESP. The PPM reviews whether:

- The facts alleged in the RCR are substantiated;
- A direct causal link exists between the adverse impact and alleged AIIB non-compliance with the ESP;
- The alleged adverse impact is material;
- Management has adequately explained its actions pursuant to the ESP;
- The actions proposed by Management to resolve the issues raised in the submission are appropriate.

If the PPM determines that there has been noncompliance with the ESP, AIIB Management prepares a Management Action Plan (MAP) to address the PPM's findings of noncompliance. The PPM submits its findings to AIIB's Board of Directors. The MAP is subject to approval by AIIB's Board of Directors. The PPM also submits to AIIB's Board of Directors its review of monitoring reports prepared by AIIB's Management on implementation of the MAP.

The submission shall identify the Requestors making the submission. The Requestors shall be encouraged but not required to indicate under which PPM function they propose their submission to be reviewed. Other information to be included in the submission shall be detailed in the sample submission form to be set out in the Rules of Procedure for the PPM.

The submission may be written in English or in any official or national language of the Requestors' country. The PPM's acknowledgment of submission receipt shall be in English and in the language of the submission, if such language is not English. Thereafter, PPM's communications with the Requestors shall be in English. The PPM shall also translate the substantive part of these communications into the

submission language, if such language is not English. However, the English language version of AIIB's communications shall prevail in the case of a discrepancy between the English and translated version.

The PPM shall acknowledge receipt of a submission to the Requestors and recommend the most suitable processing option based on submission content, timing and eligibility criteria, taking the Requestors' proposal, if any, into account. The PPM shall determine whether the submission meets the eligibility criteria. If the submission meets such eligibility criteria, it shall be registered in the PPM registry.

The PPM may, unless the Member in which the Project is located objects, undertake site visits to the Project area at any time after a submission has been filed, in order to better understand submission issues and possible ways to address them. If the Member rejects a site visit request, the PPM will inform the Board of Directors and shall conduct its review on the basis of the available evidence. In the spirit of AIIB's partnership with its Members assistance from Members in facilitating timely PPM site visits is anticipated.

Once the submission has been registered in the PPM registry, the PPM shall provide a copy of it to Management. Management shall provide its response to the submission. The PPM shall facilitate constructive dialogue between Management, the Client, the Requestors and any other relevant parties to identify solutions to address the concerns raised. The Project Processing Queries shall be handled as promptly as possible in order to facilitate resolution of concerns during Project preparation.

8.4 Note for Grievances Raised by Indigenous Peoples

As stated in AIIB ESS3, there is a need to design a mechanism to address Indigenous Peoples (IPs)' concerns and complaints promptly, useful, practical, understandable and transparent process that is gender-sensitive, culturally and language appropriate and readily accessible to all affected Indigenous Peoples. The grievance mechanism may utilize existing formal or informal grievance mechanisms, provided that they are properly designed and implemented, and determined by the AIIB to be suitable for the Project; these may be supplemented, as needed, with Project-specific arrangements. Include provisions to protect complainants from retaliation and to remain anonymous, if requested.

Generally, the suggested community grievance mechanism is applied to the IPs grievant. During the socio-economic baseline survey of ESIA development, the literacy of Ede IPs are good and able to log in the grievances. Most of them can use both languages (i.e. Kinh/ Vietnamese and Ede). Nevertheless, there are some suggested points that need the Project Owner to make sure it is appropriate and accessible.

- “Pre-consult” with indigenous communities through their representative institutions (e.g. village head, village patriarch, IP influencer) to determine the issues in advance;
- Should be put into writing, publicised, and disclosed the community grievance mechanism at each affected IP village within strategic locations, with the participation of diverse attendees (e.g. village head, village patriarch, IP influencer, woman, elderly, and youth and other vulnerable groups) in a mean which can be accessible by all the impacted community and in cultural appropriateness;
- Should be provided in a format and language readily understandable (e.g. bilingual languages including Vietnamese and Ede) to the Ede IPs and/or communicated orally in areas where literacy levels are low;

Village head, village patriarch, IP influencer should may be sought out to play an “honest broker” role in mediating between the company and IP groups. In certain circumstances, it can be good practice for a company to provide funding for such third-party advice or facilitation in a way that is acceptable to all parties and doesn't compromise the integrity of the process

9. DEVELOPMENT OF LIVELIHOOD RESTORATION PROGRAMS IN THE RESETTLEMENT AND LIVELIHOOD RESTORATION PLAN

Since the CSR plans of the Project have not yet been completed by Krong Buk District People's Committee, the information on the economic displacement from the Project has not been confirmed and the available information is considered to be provisional at this stage. Nevertheless, this Resettlement and Livelihood Restoration Framework (RLRF) is prepared in order to demonstrate to Lenders the Project's commitment and compliance to international standards (e.g. AIIB ESS2, IFC PS5 and Equator Principles). This RLRF proposes approaches, methods, main contents and common RLRF projects.

This section will guide the formation of the detailed Livelihood Restoration Programs which is expected to be carried out upon the completion of the local Compensation Support and Resettlement (CSR) process by local authorities and on a census of all affected households.

9.1 Application of Sustainable Livelihood Framework

Land acquisition for the Project development will entail displacement to affected households and (in the worst case scenario) relocation due to health and safety reasons. In the view of the AIIB ESS2 and IFC PS5, an appropriate livelihood restoration approach should be developed and implemented to prevent and mitigate the potential adverse impacts to affected households and individuals as a direct result of the land acquisition process and be able to support them to gain a similar or better livelihood, independently. It is recommended that the Sustainable Livelihood Framework (SLF) can be used as the basis for summarizing the main components of and influences on affected households' livelihoods. The SLF methodology is one of the most useful practical tools of the international development organizations to analyse strategies for strengthening various capitals for developing and sustaining the livelihoods of different social groups.

The SLF presents the main factors that affect people's livelihoods, and typical relationships between these. It can be used in both planning new livelihood development activities and evaluating the contribution to livelihood sustainability made by existing activities.

9.2 Preliminary Recommendations on Livelihood Restoration Programs

Guidance Note 5 corresponding to the IFC Performance Standard 5 on 'land acquisition and involuntary resettlement' sets out the general principles of livelihood restoration for the affected people. The following are summary recommendations for the design of measures to improve and or restore livelihoods that are land-based, wage-based and enterprise-based:

- Land-based livelihoods: Depending on the type of economic displacement and/or the site to which affected women and men are relocated, they may benefit from: Assistance in acquiring or accessing replacement land; Physical preparation of farm land; Small-scale credit, including rice banks, cattle banks and cash loans; Access to markets.
- Wage-based livelihoods: Wage earners in the affected households and communities may benefit from skills training and job placement, provisions made in contracts with project sub-contractors for temporary or longer-term employment of local workers, and small-scale credit to finance start-up enterprises.
- Enterprise-based livelihoods: Established and start-up entrepreneurs and artisans may benefit from credit or training (e.g., business planning, marketing, inventory and quality control) to expand their business and generate local employment. Clients can promote local enterprise by procuring goods and services for their projects from local suppliers.

Given some cash support can be provided, the guidance note also emphasizes that compensation alone does not guarantee the restoration or improvement of the livelihoods and social welfare of displaced households and communities. Restoration and improvement of livelihoods often may include many interconnected assets such as access to land, access to social networks, access to natural resources, business opportunities as well as employment, and capital.

In the Vietnam’s local contexts, wind power projects share several common livelihood restoration programs. Table 9.1 provides this list of common livelihood restoration programs and projects in Vietnam.

Table 9.1 Common Livelihood Restoration Programs and Projects in Vietnam

Programs	Projects
Education and skill development	■ Vocational orientation and employability projects
	■ Vocational training/ skill transition projects for adults
	■ On-the-job training projects
	■ Science, Technology and Engineering Scholarship projects for college/ university students
	■ Household and Personal Finance Management projects
Self-employment development	■ Small scale agriculture and aquaculture support projects
	■ Fishing smallholder support projects
	■ Micro, Small and Medium Business Development projects (in linkage with local procurement policy)
	■ Saving group/ micro-credit projects
Wage-employment development	■ Jobseeker Support projects
	■ Processing Service projects

The selection and detailed design of livelihood restoration programs and projects will be determined during the development of RLRP. The programs should be developed to ensure that the impacts stated within Section 6 of this RLRP can be addressed in the most adequate manner, implemented and tracked. They should be identified based upon the outcomes of the ongoing baseline data analysis, and continual engagement with local authorities and local affected community representatives. These proposed programs will be subject to finalisation and agreement with Project Owner at the time of the establishment of the RLRP.

9.3 Existing Project Owner Actions on Community Investment Programs

Given there is no information on community development programs implemented for the local affected communities by the Project Owner at the early stage of the Project, at the corporate level, Huadian Corporation has implemented the spirits of “caring everywhere” and spread “Huadian warmth” by proactively fulfilling corporate social responsibilities and serving the society with a sincere attitude and service. The Group proactively understands the needs and benefits of the community. By implementing e.g. targeted poverty alleviation, activities of caring about the community, public open day, the Group bring warmth to the family in the community and to its heart¹²³.

■ Unity in the Fight Against Coronavirus Disease of 2019 (COVID-19)

After the outbreak of COVID-19 at the beginning of 2020, the Group actively responded to the call of the government, quickly took action and carefully organized the prevention and control of COVID-19. The Group followed the changing situation of the epidemic and adjusted its prevention and control strategies. With firm political consciousness, the Group did a good job in various epidemic prevention

¹²³ 2020 Huadian Power International Corporation Limited, Corporate Social Responsibility Report

and control work. The Group locked down the industrial areas, purchased epidemic prevention materials urgently, strengthened epidemic prevention publicity, implemented prevention and control measures, and made every effort to fight against COVID-19. The Group's employees devoted themselves to the front line, bravely overcame difficulties and made sacrifice and contribution. The Group allowed non-local employees to work from home, and each employee cared about their enterprises and worked in coordination with each other to ensure safe production. In addition, the Group has actively fulfilled its responsibilities as a state-owned enterprise, taking the initiative to donate money and materials to support the worship areas, which shows its caring.

Case



While ensuring power supply, Huadian Laizhou Power Generation Company Limited utilized its professional expertise to produce nearly 6 tons of disinfectant and donate it to the communities near the plant, effectively alleviating the shortage of local epidemic prevention materials.

Sources: 2020 Huadian Corporate Social Responsibility Report

Figure 9.1 Show Case of the Project Owner Responses to COVID-19 Support

■ Work Together for Poverty Alleviation

The 19th National Congress has made clear that priority should be given to poverty alleviation in extremely poor areas, and that by 2020, the rural population living below the current poverty line of China would be lifted out of poverty. In response to the call of the state, the Group has deepened and implemented poverty alleviation work and accurately identified the poor households. The Group provides effective assistance through various poverty alleviation programs and contributes to the building of a moderately prosperous society in an all-round way. During the Reporting Period, the Group invested a total of RMB8.518 million in targeted poverty alleviation.

Case



In 2020, the Company collected a total of 881 items of all kinds of donations. The donated goods were also distributed to recipients at the "Huadian Charity Supermarket" in Wakewake Village, Songtake Township, Atushi City in Xinjiang, so as to help the poor people get rid of poverty and make contributions to the building of a moderately prosperous society in all respects.



Case



On August 4, 2020, Anhui Branch of the Company organized a volunteer service activity in Jinxing Village, a designated poverty alleviation village located in Shucheng County. Volunteers gave school bags and stationery to 10 poor left-behind children in Jinxing Village. Volunteers taught villagers how to prevent drowning and to use electricity. They also purchased chickens and ducks from poor villagers, totaling RMB3,300.

Sources: 2020 Huadian Corporate Social Responsibility Report

Figure 9.2 Show Case of the Project Owner Works Together for Poverty Alleviation

■ Care About the Community

In order to strengthen communication with the community and deepen the community's understanding of windfarm plant operation, the Group has been carrying out volunteer services, the Open Day of windfarm plants, and supporting community infrastructure construction for many years.

Case



On July 11, 2020, Anhui Huadian Wuhu Power Generation Company Limited carried out voluntary service activities for public performance. The company's volunteers regularly participate in rehabilitation training for autistic children. Through sincere company, volunteers guided autistic children to participate in public welfare performances, helping them build a sense of discipline and collective consciousness.

Sources: 2020 Huadian Corporate Social Responsibility Report

Figure 9.3 Show Case of the Project Owner Care about the Community

9.4 Eligibility Criteria and Entitlement

Following the Project commitment to AIB ESS2 and IFC PS5, additional types of loss beyond those recognized in government led resettlement are covered. Generally, all members of households having livelihoods impacted due to Project’s development are eligible to livelihood restoration programs. They include:

- Households economically displaced by the Project’s land acquisition; and
- Vulnerable households within the affected villages of the Project;
- Households whose losses cannot be determined or foreseen at this stage of the Project.

9.5 Development of the Livelihood Restoration Programs

The scope of work for livelihood restoration programs development includes the following tasks:

Table 9.2 Task List

Task name/ Week	1	2	3	4	5	6	7	8	9
Task 1: Kick-off call/meeting	x								
Task 2: Document review		x							
Task 3: Census survey, initial livelihood counseling and stakeholder engagement			x	x	x	x			
Task 4: RLRP development							x	x	x

9.5.1 Task 1: Kick-off Call/Meeting

The Project Management Board (PMB) will organise a kick-off meeting with the Community and Social Responsibility team (hereafter referred to as “Consultant” though this may be the Project staff) to gain an understanding of the current status of the Project’s development activities, lending process/ status and any associated social development activities. In the kick-off meeting, PMB will update the Consultant about the status of the Project and any available documentation since the time of this RLRP

Framework. Within two working days after the kick-off meeting the Consultant will prepare a detailed document request list and send to PMB to seek for further project details.

9.5.2 Task 2: Document Review

To allow a clear understanding of the updated Project context, particularly land use, land acquisition and local livelihoods, and to design an appropriate scope for social census, initial livelihood counseling and stakeholder engagement (see Task 3). The following documents will be required as a minimum for review:

- Update on CSR policies of Dak Lak province;
- Update on CSR process by Krong Buk district;
- Update the social economic development plans of Project affected areas;
- Update on project documents relating to Project design and social impact assessment.

9.5.3 Task 3: Census Survey, Initial Livelihood Counselling and Stakeholder Engagement

9.5.3.1 Census Survey

IFC PS 5 requires that a census of 100% of physically and economically displaced households should be conducted to ensure that information on eligibility and entitlement of all physically and economically displaced households is captured in the RLRP. It is noted, it is understood that only economic displacement is currently anticipated related to this Project.

The census will be in a format of a face-to-face interview with semi-structured questionnaire. In order to maximise the opportunity to include 100% of the affected households for the census, the field work will involve informing the local authority (i.e. People's Committees of related communes and village heads), obtaining their approval for the census survey, and informing the community about the census and setting up the time for the interview with these households. The interviewed members shall be adults and preferably heads of the households.

The census will focus on the following:

- Collecting basic information on the affected population such as demographic information (ethnicity, religion, members within a family, gender, age and occupation status of each member), especially economic/ livelihood indicators. These include livelihood status before land acquisition, the percentage of lost/ remaining land out of the total amount of land owned by households, compensation values, vulnerability factors;
- Providing a baseline for monitoring and evaluation of the effectiveness and outcomes of the RLRP;
- Registering the affected population by residence or locality;
- Establishing a list of legitimate beneficiaries for RLRP intervention. Eligible beneficiaries for RLRP will receive initial livelihood counseling as described in Item (b) below. Project Affected Households ("PAHs") who are not eligible for RLRP intervention often include households who have stable livelihood and do not require support from the Project for livelihood development; households who cannot be found in Project affected area; households who do not want to receive support from the Project; and households whose impacts by Project development are minor; and
- Collecting community perception and concerns of Project development.

It is noted that in the Detailed Measurement Survey (DMS) of the government, all land lots within the Project boundary will be surveyed and measured for details of land and assets on land regardless land title status. The eligibility review will be the next step after the DMS. As such, the list of land users identified during the DMS from the local authority will be regardless of eligibility and can be used as the foundation for the household visit during the census.

To understand the eligibility of displaced land users including their title on the acquired land lots, it is recommended that the census should be conducted right after the draft detailed CSR plans are issued and delivered to the displaced land users.

9.5.3.2 Initial Livelihood Counseling

Based on the legitimate list of beneficiaries for RLRP intervention from the census survey, it is recommended that the Project conduct initial livelihood counseling to understand households' perceptions on the challenges of livelihood restoration, their available capital to restore livelihoods, and most importantly, households' desire regarding livelihood strategy/ programs.

It is fundamental that livelihood counseling with PAPs takes place prior to any livelihood restoration effort, as well as and throughout the livelihood restoration process. Livelihood counseling helps enhance households' ownership over their livelihood restoration, reduces the dependency of households on the Project, and enables better outcomes through active ownership and engagement of the PAPs.

The counseling will take the form of direct engagement with each household and focus group discussions with e.g. livelihood-based groups, vulnerability-based groups, female-headed households.

This task requires the development of a livelihood-counseling toolkit, communications materials and establishment of a counseling team. Ideally, the counseling team should comprise of full time professional social counselors with knowledge and skills in engagement, participatory rural assessment tools, livelihood development frameworks, data management and reporting. Counselors should liaise closely with local mass organizations (e.g. Women Union, Veteran Association, Farmer Association) and the Project's Execution Director to update the livelihood landscape, opportunities and common local livelihood strategies/ programs to be used as input during the counseling process.

Expected outputs of this task will be an updated dataset of household information and their livelihood strategies/ programs. This will be in the form of a "live" excel database. The database will require periodic updates during RLRP implementation. It should include recommendations for the RLRP, input for further counseling scheme design, future referral system to connect PAPs with RLRP and key performance indicators to monitor and evaluate the livelihood restoration of affected people.

9.5.3.3 Stakeholder Engagement

The stakeholder engagement includes the following actions:

9.5.3.3.1 Consultation with Local Authorities

Consultation with local authorities will be conducted at district and commune level. The consultation is to inform the local authorities about the requirements of AIB and IFC standards compliance, to obtain the perceptions of the local authorities about the development of the Project, to seek for collaboration from the local authorities, and to discuss solutions/approach for supporting the Project in terms of livelihood restoration for affected communities. Additionally, the authorities will be asked about potential community development and livelihood restoration programs that can be considered in the area, and for information on existing government led programs.

Proposed stakeholders for consultation including but not limited to:

- The People's Committee (PC) of Krong Buk district;
- The Land Fund Development Center of Krong Buk district; and
- The PCs of Cu Ne, Cu Pong, Ea Sin, Chu Kbo communes.

9.5.3.3.2 Key Informant Interviews (Governmental and non-governmental actors)

The key informant interviews will be conducted with knowledgeable individuals in the communities including village heads, ethnic minority representatives, and other representatives of communities (i.e. women union, farmers union, fishermen union at commune level and representatives of the commune

health clinic) and with the Non-Government Organisations running livelihood development related programs in the Project area, if any. The interviews will be in a form of semi-structured interviews with open-ended questions and discussions. These interviews will generally be held individually and collect qualitative information on:

- Updated socio-economic conditions of the area including demographics, community infrastructure, local organizations and government structures, existing health and education services, economic activities, skills and employment opportunities in the area, as well as dependence on land use and other natural resources (ecosystem services);
- Local requirements and desires for provisions to ensure restoration or improvement of livelihoods;
- Potential for social, cultural, and economic integration with host communities;
- Livelihood resources and use of natural habitats; and
- Other baseline information including identification of vulnerable households, ethnic minority groups and persons who may require special assistance during the land acquisition period.

All questionnaires and discussion guides should be prepared and approved by the Project Owner in advance.

The number of key informant interviews will be discussed and approved by Project Owner when further information on the displaced communities is available.

9.5.3.3 Focus Group Discussion

Focus group discussion (FGD) on the livelihood restoration and potential economic impacts will be conducted during the site visit with the aim to understand the concerns and expectation of the displaced people regarding restoration of their livelihoods. Participant should be included the PAPs. FGDs would focus on the concerns of a variety of social groups, therefore, the FGDs will include the suggested followings groups:

- Livelihood groups which affected by land acquisition (e.g. agroforestry, micro business);
- Ethnic minority group;
- Gender group; and
- Vulnerable group.

The outcomes of the FGDs will be used for detailing the RLRP of the Project.

9.5.4 Task 4 – RLRP Development

The RLRP development should be in line with LRP objectives, expected outcomes, proposed timings and eligibility for target groups as stated in Table 9.3.

Table 9.3 LRP Development Overview

RLRP objective	To identify impacts to livelihoods as a result of livelihood resource acquisition and restrictions to livelihood access, and to provide a plan for livelihood restoration in compliance with applicable standards.
Expected outcome	Project affected people/ households have their livelihood restored to the same level, or better, than before livelihood resource acquisition and restrictions to livelihood access.

Timing	<p>The LRP for this Project is recommended to cover at minimum the construction period, i.e. 50 months and ideally starting from 3-6 months prior to land acquisition and Compensation, Support and Resettlement (“CSR”) process.</p> <p>Depending on results of Livelihood Monitoring and Completion Audit Report (not under the scope of this Framework), Project Owner may design an extension to the LRP, or include any remaining vulnerable cases into Community Development Plan (CDP) projects.</p>
Target group	<p>Benefits/interventions will only be available to people/ households affected from livelihood resource acquisition and restrictions to livelihood access. For the Project, this has been identified as those being economically displaced.</p>

The LRP structure should, at a minimum, provide the following information (Box 6.1):

Box 9.1 LRP Structure

- The Project background;
- Regulatory review (including gap analysis and how this RLRP addresses those gaps);
- Summary of impacts linked to land acquisition process (largely drawn out of the Census Survey, FGD and the ESIA). The RLRP should identify the full range of impacts to livelihoods as a result of the Project’s land acquisition, or restrictions to land use);
- Entitlement framework and eligibility;
- RLRP program (This section provides a detailed plan for livelihood restoration. Livelihood restoration programs/ projects ideas should emerge through consultation, stakeholder engagement, risk analysis and dialogues with the Project Owner. Therefore, LRP development mostly uses input mentioned above. It should be noted that gender equity and support for vulnerable group are crosscutting issues across all programs/ projects;
- Consultation and disclosure plan and grievance redressed process;
- RLRP implementation plan;
- Monitoring and evaluation programmes (including approach to the Completion Audit), with proper attention to managing livelihood data of project affected persons/ households;
- Budget, including manpower requirements and data management requirements; and
- Implementation timeframes.

10. IMPLEMENTATION FRAMEWORK

When this RLRP is updated to be an action plan RLRP, the RLRP will be disclosed and consulted further during on-going consultations with related stakeholders of the Project. The engagement process can be illustrated in Figure 10.1 below.

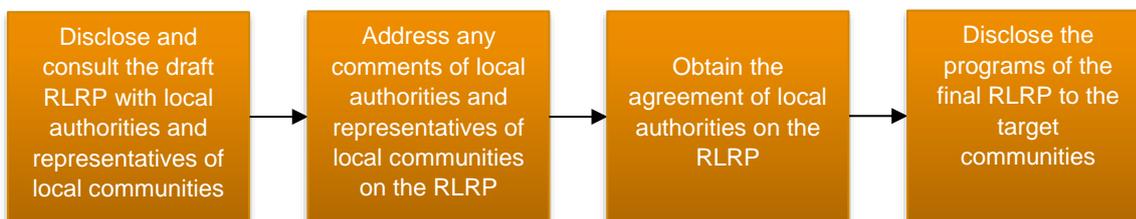


Figure 10.1 Engagement Process for Disclosure and Consultation on the RLRP

Stakeholder engagement for the RLRP will be guided by the SEP. A grievance procedure designed for the Project should be disclosed and implemented for the all Project activities including the implementation of resettlement actions and livelihood restoration programmes.

The RLRP should provide details about the essential arrangements for both its development and implementation (see Table 10.1).

Table 10.1 Essential Arrangements for RLRP Implementation

Manpower	<ul style="list-style-type: none"> ■ Competent expert/ staff with experience in RLRP development; ■ A competent local social team manager who oversees overall RLRP development and implementation and ensures synergies and coordination among stakeholders and all projects' components; ■ A competent local community engagement and social responsibilities team. A dedicated social staff should be attached to each project (project lead) to assist its identification, implementation and to monitor its activities in the field. In case the social team does not hold adequate competency for RLRP implementation, it is recommended that Project Owner recruits a competent third party Consultant to provide support during the first stages of the implementation of the RLRP, and provide on-the-job training to community and social responsibilities team, as needed; ■ A good network of NGOs, mass organizations and other institutions who owns local knowledge and expertise to implement the designed program/ project, if needed; ■ Strong connection with the Project's EPC person-in-charge/ Liaison to best utilize local procurement and local recruitment policy.
Resources	<ul style="list-style-type: none"> ■ An RLRP in line with Project Owner business interests, risk reduction and impact mitigation, as well as being relevant to the interests and priorities of the community; ■ Annual execution plans for the RLRP; ■ Communication plans for annually updated RLRP and each livelihood restoration programs; ■ A Monitoring, Evaluation and Reporting System (frequency is detailed below in the following section); ■ Committed annual budget; ■ A well-managed database of households and RLRP interventions; ■ Clear procurement procedure to support the social team to utilize third party support in project implementation, if required; ■ A set of protocols for RLRP implementation, e.g. guideline on payment for activity participants, health and safety guidelines for staff and subcontractors, etc.
Timeline	<ul style="list-style-type: none"> ■ It normally takes 3--4 months for the development of a detailed execution plan for each RLRP program/ project.

11. MONITORING, EVALUATION, AND REPORTING

11.1 Overview

The Project needs to put in place an appropriate mechanism to monitor and evaluate the livelihood restoration activities. The monitoring would not only help in keeping track of the envisioned tasks but would also provide for opportunities for mid-course corrections in the planned approach and implementation.

The monitoring and evaluation framework consists of three elements:

- Internal monitoring carried out by Community and Social Responsibilities team of the Project;
- External monitoring undertaken by an experienced consultant on livelihood restoration (third-party); and
- A Resettlement and Livelihood Restoration Completion Audit.

Table 11.1 Type and Frequency of Monitoring, Audit and Reporting

Type of monitoring	Reporting	Submission to
Internal	Monthly	Internal Manager (e.g. E&S Manager/Stakeholder Manager, Plant Director)
	Biannually	
External	Annually	
Completion Audit	At the time of the resettlement and livelihood restoration is consider complete	

11.2 Internal Monitoring

The purpose of internal monitoring activity is to ensure the effectiveness of measures, which have been developed for compensating the losses of directly affected persons, restoring livelihood of the affected people and mitigating the significance of adverse impacts on all other local people to likely be affected by the Project.

The monitoring indicators that should be taken into account include:

- Data on land acquisition, compensation and resettlement process;
- Progress of the implementation of the livelihood restoration programs;
- Utilization and allocation of budget and human resources;
- Benefits incurred;
- The issues faced; and
- Beneficiaries' feedback on the land acquisition, compensation and resettlement and the livelihood restoration programs.

The findings of the monitoring will assist the Project in understanding the progress and effectiveness of the livelihood restoration programs. The Corporate Social Responsibility Team can conduct the monitoring by the following methods:

- Interview random households involved in the livelihood restoration programs including representatives of target groups;

- Carry out public consultation;
- Check the type of complaints and their correctness by direct investigations;
- Check appropriateness of feedbacks by monitoring community satisfaction; and
- Observe visible improvements in livelihoods, employment and education of the target groups.

The internal monitoring can be monthly conducted and reported by the Corporate Social Responsibility team and submitted to the Corporate Social Responsibility Manager for review before giving to the Site Director.

An internal monitoring systems should be set up to assess progress and evaluate benefits and effectiveness of the community development activities.

11.3 External Monitoring

Evaluation activities will verify the process defined in the RLRP. The evaluation of the livelihood restoration programs should be carried out independently by a third party. The overall indicators of evaluation are as follows:

- Satisfaction and restoration after compensation and resettlement of affected people;
- Progress and effectiveness of livelihood restoration programs;
- Utilization and allocation of budgets;
- Limitations and constraints of the livelihood restoration programs;
- Improvements in living conditions/quality of life in terms of income restoration and improvement; and
- Participation, cooperation and support of partners.

The findings of the monitoring and the evaluation will be used to adjust and improve the implementation of the livelihood restoration programs. As such the livelihood restoration programs will satisfy the expectation of the affected communities and local labour demand.

11.4 Completion Audit

The overall goal of the RLRP is to ensure that people have their livelihoods restored to pre-existing conditions and can continue to pursue these livelihoods with no intervention or support through the RLRP. Through its ongoing internal and external monitoring programs, the Project Owner will be able to determine when this goal is close to being achieved. The Project Owner will consider to have the completion audit within three years of implementation, if at that time livelihood of the displaced community is sustainable and that no further interventions are considered necessary. At that point, a completion audit (conducted by a third party never previously involved to ensure objectivity) will be undertaken to determine that livelihood restoration has been complete.

11.5 Reporting

Monitoring reports that will result from monitoring activities are summarised in Table 11.2.

Table 11.2 Proposed Reporting Activities

Report type	Frequency	Prepared by	Submitted to	Main content
Internal Monitoring Report	Monthly during the RP implementation	Community Relations Team	E&S Manager	Summarising progress against the RLRP, outline of any issues and corrective actions, monitoring results of grievance mechanism, consultation with APs.

Report type	Frequency	Prepared by	Submitted to	Main content
RLRP Completion Audit Report	Once off when the RLRP implementation is considered complete	Third party	Project Owner & Lenders	<p>A brief description of the monitoring process to date covering the project and impacted communities, magnitude of displacement, key resettlement and livelihood impacts, legal framework, eligibility criteria and entitlement framework, timing of the various components of physical and economic displacement undertaken, resettlement and/or livelihood restoration activities and compensation provided and major or outstanding issues or grievances.</p> <p>Completion audit for the livelihood restoration programs as mentioned in can be included in this report.</p>

12. BUDGET AND RESOURCES

12.1 Budget

The RLRP implementation will require extensive funding support for the execution of the various programs. Budget for RLRP mainly includes:

- Budget for LRP consultation and update;
- Budget for livelihood restoration programs implementation; and
- Budget for external monitoring and evaluation, including monitoring and evaluation of the livelihood restoration programs implementation.

Most of this funding will need to be borne by the Project, with budgetary provisions being made on the basis of the various tasks and costs under the different programs. As this RLRP has also been prepared to ensure consistency with the various social and economic development programs being led by authorities in the area, there will likely be elements of it which are implemented cooperatively and a clear delineation of budgets needs to be provided for.

In order to ensure transparency, continuity, adequacy and auditability of the budget, the Community and Social Responsibilities team will be responsible for preparing a detailed annual financial plan and a higher level rolling five year financial plan for submission to the Site Director for approval. This plan will require detailed input from a range of departments within the Project Owner and should include not only the cost for design and implementation of the various programs, but also for the monitoring, evaluation and reporting elements. The initial plan will need to be prepared prior to financial closure, with the date for annual revision to be based upon the date of final investment decision (FID) for the Project.

12.2 Resources

The implementation of the RLRP mostly involves the community liaison team of the Project who directly implement the activities of the RLRP. Therefore, the Project should recruit candidates whose background relates to social/community development to establish a community liaison team; local people who have an understanding of the local context and culture is preferred. This team could be under management of environment and social management department of the Project. Please refer to the Environmental and Social Management Plan (ESMP) for the Environmental and Social Management Structure with key relevant positions (i.e. Site Director, the Community and Social Responsibilities Manager and the Community and Social Responsibilities Specialist) that are responsible for implementation of the RLRP. Roles and responsibilities of such positions are proposed in Table 12.1.

It is noted that roles and responsibilities and all elements of these positions will be updated appropriately when the project goes into operation.

Table 12.1 Roles and Responsibilities for Implementation of the LRP

Roles	Responsibilities
Site Director	<ul style="list-style-type: none"> ■ Approve budget and other resources for the implementation of the RLRP; and ■ Review monthly internal reports from Corporate Social Responsibility Manager.
Community and Social Responsibilities Manager	<ul style="list-style-type: none"> ■ Oversees and monitors the RLRP implementation; ■ Review monitoring and completion audit report; ■ Review monthly internal reports from RLRP team; ■ Responsible for allocating further human resources for implementation of the RLRP if necessary.

Roles	Responsibilities
	<ul style="list-style-type: none"> ■ Report to the Management Board at and after each external monitoring and completion audit.
<p>Social Responsibilities Specialist</p>	<ul style="list-style-type: none"> ■ Directly responsible for implementation of the RLRP including stakeholder engagement activities throughout the implementation time as suggested in this report; ■ Conduct internal monitoring of the RLRP; ■ Support third-party in external monitoring and completion audit; ■ Manage the implementation within budget and schedule.
<p>EPC Contractor</p>	<ul style="list-style-type: none"> ■ Submit human resource plan to Project in advance for better customisation of vocational training and local recruitment

**APPENDIX A LAND USE RIGHT CERTIFICATES OBTAINED BY THE
PROJECT AND LAND ACQUISITION NOTIFICATIONS BY
KRONG BUK DISTRICT PEOPLE’S COMMITTEE**

LAND USE RIGHT CERTIFICATES OBTAINED BY THE PROJECT

No	Land Use Right Certificate No	Land User and In-Land property Owner	Permanent Residence	Land Portion No	Cadastral Map No	Area (m ²)	Land Use Purpose	Land Use Term	Land Location	LURC Issuance Date	Previous Land Owner	Turbine Location	Project
1	CS 03830	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	84	27	2950.8	Perennial crop land	Until 2043	Cu Pong, Krong Buk, Dak Lak	16 September 2019		A2-3	KB1
2	CS 03886	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	21	38	3663.5	Perennial crop land	Until 2043	Cu Pong, Krong Buk, Dak Lak	09 November 2020		A3-2	KB1
3	CS 03815	Dinh Hung Duong	Kieu Thuy, Hai Phong City	101	37	2919	Perennial crop land	Until 2043	Cu Pong, Krong Buk, Dak Lak	09 September 2020		A6-4	KB1
4	CS 03820	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	100	36	4001.8	Perennial crop land	Until 2043	Cu Pong, Krong Buk, Dak Lak	09 September 2020		A7-2	KB1
5	CS 03829	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	90	47	2950.1	Perennial crop land	Until 2043	Cu Pong, Krong Buk, Dak Lak	16 September 2019		A8-3	KB1
6	CS 03818	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	67	48	2950.2	Perennial crop land	Until 2064	Cu Pong, Krong Buk, Dak Lak	16 September 2019		A9-2	KB1
7	CS 03753	Dinh Hung Duong	Kieu Thuy, Hai Phong City	43	49	2950.6	Perennial crop land	Until 2043	Cu Pong, Krong Buk, Dak Lak	06 August 2019		A10-4	KB1

RESETTLEMENT AND LIVELIHOOD RESTORATION FRAMEWORK

Huadian Dak Lak Wind Power Project

No	Land Use Right Certificate No	Land User and In-Land property Owner	Permanent Residence	Land Portion No	Cadastral Map No	Area (m ²)	Land Use Purpose	Land Use Term	Land Location	LURC Issuance Date	Previous Land Owner	Turbine Location	Project
8	CS 03354	Dinh Hung Duong	Kieu Thuy, Hai Phong City	93	10	2950.8	Perennial crop land	Until 2043	Cu Pong, Krong Buk, Dak Lak	16 September 2019		A11-2	KB1
9	CS 03311	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	98	6	3271.1	Perennial crop land	Until 2057	Chu Kbo, Krong Buk, Dak Lak	24 July 2020	Nguyen Thanh Tuan and Hoang Thi Tinh - Ea Sin, Krong Buk, Dak Lak	A12	KB1
10	CS 303339	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	90	14	2957.2	Perennial crop land	Until 2064	Chu Kbo, Krong Buk, Dak Lak	06 August 2020		A13-2	KB1
11	CS 03345	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	87	20	4489.5	Perennial crop land	Until 2063	Chu Kbo, Krong Buk, Dak Lak	06 August 2020		A14	KB1
12	CS 03763	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	45	49	2986.7	Perennial crop land	Until 2064	Cu Pong, Krong Buk, Dak Lak	13 August 2020		A15	KB1
13	CS 03811	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	70	48	2983	Perennial crop land	Until 2064	Cu Pong, Krong Buk, Dak Lak	10 September 2020		A16-3	KB1
14	CS 03414	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	95	10	2999.8	Perennial crop land	Until 2064	Chu Kbo, Krong Buk, Dak Lak	08 October 2020		A17	KB1
15	CS 03414	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	49	59	3126.1	Perennial crop land	Until 2064	Kdro, Cu Ne, Krong	05 August 2020	Y Xoem Rcham & H	B1	KB2

RESETTLEMENT AND LIVELIHOOD RESTORATION FRAMEWORK

Huadian Dak Lak Wind Power Project

No	Land Use Right Certificate No	Land User and In-Land property Owner	Permanent Residence	Land Portion No	Cadastral Map No	Area (m ²)	Land Use Purpose	Land Use Term	Land Location	LURC Issuance Date	Previous Land Owner	Turbine Location	Project
									Buk, Dak Lak		Ne Mlo, Cu Ne, , Krong Buk, Dak Lak		
16	CS 03756	Lai THI Thu Trang	Hoan Kiem, Ha Noi City	75	58	2952.2	Perennial crop land	Until 2063	Chu Kbo, Krong Buk, Dak Lak	14 August 2020		B2-2	KB2
17	CS 03779	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	77	58	2989.9	Perennial crop land	Until 2063	Cu Ne, Krong Buk, Dak Lak	28 August 2020		B3-7	KB2
18	CS 03723	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	63	68	3098.1	Perennial crop land	Until 2064	Cu Ne, Krong Buk, Dak Lak	29 July 2020		B4-2	KB2
19	CS 04564	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	92	63	3011.2	Perennial crop land	Until 2064	Cu Ne, Krong Buk, Dak Lak	11 September 2020		B5	KB2
20	CS 03354	Dinh Hung Duong	Kieu Thuy, Hai Phong City	133	71	2950.2	Perennial crop land	Until 2063	Ea Sin, Krong Buk, Dak Lak	31 August 2020		B7-2	KB2
21	CS 04570	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	136	71	2951.2	Perennial crop land	Until 2063	Ea Sin, Krong Buk, Dak Lak	18 September 2020		B8-2	KB2
22	CS 03784	Dinh Hung Duong	Kieu Thuy, Hai Phong City	101	13	4071	Perennial crop land	Until 2063	Cu Pong, Krong Buk, Dak Lak	26 August 2020		B9-2	KB2

RESETTLEMENT AND LIVELIHOOD RESTORATION FRAMEWORK

Huadian Dak Lak Wind Power Project

No	Land Use Right Certificate No	Land User and In-Land property Owner	Permanent Residence	Land Portion No	Cadastral Map No	Area (m ²)	Land Use Purpose	Land Use Term	Land Location	LURC Issuance Date	Previous Land Owner	Turbine Location	Project
23	CS 03829	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	105	79	2989.8	Perennial crop land	Until 2064	Cu Ne, Krong Buk, Dak Lak	08 October 2020		B13-2	KB2
24	CS 03743	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	38	78	3003.3	Perennial crop land	Until 2064	Cu Ne, Krong Buk, Dak Lak	06 August 2020		B14-4	KB2
25	CS 03736	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	115	80	2950.5	Perennial crop land	Until 2064	Cu Ne, Krong Buk, Dak Lak	09 August 2020		B15-7	KB2
26	CS 03724	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	113	80	3790.2	Perennial crop land	Until 2063	Cu Ne, Krong Buk, Dak Lak	28 July 2020		B16-2	KB2
27	CS 03740	Dinh Hung Duong	Kieu Thuy, Hai Phong City	161	81	3001.7	Perennial crop land	Until 2064	Cu Ne, Krong Buk, Dak Lak	06 August 2020		B18-2	KB2
28	CS 03718	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	130	59	2904.3	Perennial crop land	Until 2064	Cu Ne, Krong Buk, Dak Lak	24 July 2020		B19-4	KB2
29	CS 03755	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	54	33	2500.7	Perennial crop land	Until 2061	Cu Ne, Krong Buk, Dak Lak	14 August 2020		C1-2	CN1
30	CH 03004	Dinh Hung Duong	Kieu Thuy, Hai Phong City	3	42	5336.7	Perennial crop land	Until 2064	Drao, Cu Ne, Krong Buk, Dak Lak	27 July 2020	Y Guat Ayun & H Nguyen Mlo, Drao, Cu Ne, Krong Buk, Dak Lak	C2-2	CN1

RESETTLEMENT AND LIVELIHOOD RESTORATION FRAMEWORK

Huadian Dak Lak Wind Power Project

No	Land Use Right Certificate No	Land User and In-Land property Owner	Permanent Residence	Land Portion No	Cadastral Map No	Area (m ²)	Land Use Purpose	Land Use Term	Land Location	LURC Issuance Date	Previous Land Owner	Turbine Location	Project
31	CS 03811	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	54	33	2500.7	Perennial crop land	Until 2061	Cu Ne, Krong Buk, Dak Lak	14 August 2020		C3-4	CN1
32	CS 03811	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	126	42	3370.7	Perennial crop land	Until 2057	Cu Ne, Krong Buk, Dak Lak	29 September 2020		C4-2	CN1
33	CH 03746	Dinh Hung Duong	Kieu Thuy, Hai Phong City	139	52	3020.2	Perennial crop land	Until 2064	Cu Ne, Krong Buk, Dak Lak	06 August 2020		C6	CN1
34	CS 03735	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	107	44	3001.3	Perennial crop land	Until 2043	Cu Ne, Krong Buk, Dak Lak	03 August 2020		C7	CN1
35	CS 03735	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	127	64	2950.2	Perennial crop land	Until 2064	Cu Ne, Krong Buk, Dak Lak	06 August 2020		C8	CN1
36	CS 03814	Dinh Hung Duong	Kieu Thuy, Hai Phong City	138	65	2800.8	Perennial crop land	Until 2043	Cu Ne, Krong Buk, Dak Lak	29 September 2020		C9	CN1
37	CS 03756	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	143	65	2979.6	Perennial crop land	Until 2060	Cu Ne, Krong Buk, Dak Lak	09 November 2020		C16	CN1
38	CS 03805	Dinh Hung Duong	Kieu Thuy, Hai Phong City	105	85	3356.2	Perennial crop land	Until 2058	Cu Ne, Krong Buk, Dak Lak	24 September 2020		C17	CN1

RESETTLEMENT AND LIVELIHOOD RESTORATION FRAMEWORK

Huadian Dak Lak Wind Power Project

No	Land Use Right Certificate No	Land User and In-Land property Owner	Permanent Residence	Land Portion No	Cadastral Map No	Area (m ²)	Land Use Purpose	Land Use Term	Land Location	LURC Issuance Date	Previous Land Owner	Turbine Location	Project
39	CH 88669	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	37	74	4210	Perennial crop land	Until 2063	Cu Ne, Krong Buk, Dak Lak	27 July 2020	Le Huu Ching & Nguyen Thi Hong Gam, Cu Ne, Krong Buk, Dak Lak	D4	CN2
40	CH 02281	Dinh Hung Duong	Kieu Thuy, Hai Phong City	25	6	4282.1	Perennial crop land	Until 2064	Ea Nguoi, Cu Ne, Krong Buk, Dak Lak	31 July 2020	Trieu Van Tuan & Nguyen Thi No, Cu Ne, Krong Buk, Dak Lak	D8-2	CN2
41	CS 03777	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	62	14	2938.4	Perennial crop land	Until 2064	Cu Ne, Krong Buk, Dak Lak	28 August 2020		D15-3	CN2
42	CH 93220	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	71	34	4674.4	Perennial crop land	Until 2064	Ea Jin, Cu Ne, Krong Buk, Dak Lak	20 August 2020	Tran Van Chinh & Ho Thi Da Thao, Cu Ne, Krong Buk, Dak Lak	D17-3	CN2
	CH 93219	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	70	34	752.3	Perennial crop land	Until 2064	Ea Nguoi, Cu Ne, Krong Buk, Dak Lak	20 August 2020	Tran Van Chinh & Ho Thi Da Thao, Cu Ne, Krong Buk, Dak Lak		
43	CH 03830	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	66	22	2974.1	Perennial crop land	Until 2064	Cu Ne, Krong Buk, Dak Lak	28 September 2020		D18-2	CN2

RESETTLEMENT AND LIVELIHOOD RESTORATION FRAMEWORK

Huadian Dak Lak Wind Power Project

No	Land Use Right Certificate No	Land User and In-Land property Owner	Permanent Residence	Land Portion No	Cadastral Map No	Area (m ²)	Land Use Purpose	Land Use Term	Land Location	LURC Issuance Date	Previous Land Owner	Turbine Location	Project
44	CH 02374	Lai Thi Thu Trang	Hoan Kiem, Ha Noi City	110	11	3918.5	Perennial crop land	Until 2064	Cu Ne, Krong Buk, Dak Lak	04 September 2020	Tran Khac Tuan & Hoang Thi Diem, Cu Ne, Krong Buk, Dak Lak	D19-2	CN2
TOTAL						144,380.7							

Land Acquisition Notifications by Krong Buk District People's Committee

No	Land Acquisition Notification No	Issued on	Issued by	Land acquired from	Current Residence	Area of acquired land (m ²)	Land Portion No	Cadastral Map No	Land Location	Proposed time for Detailed Measurement Survey
Cu Ne 1, Batch 1										
1	99/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	54	33	Cu Ne, Krong Buk	June – end August 2021
2	100/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	126	42	Cu Ne, Krong Buk	June – end August 2021
3	101/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	107	44	Cu Ne, Krong Buk	June – end August 2021
4	102/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	127	64	Cu Ne, Krong Buk	June – end August 2021
5	103/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	143	65	Cu Ne, Krong Buk	June – end August 2021
6	104/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	37	74	Cu Ne, Krong Buk	June – end August 2021
7	105/TB-UBND	07 June 2021	Krong Buk DCP	Dinh Hung Duong	Kien Thuy, Hai Phong	900	03	42	Cu Ne, Krong Buk	June – end August 2021
8	106/TB-UBND	07 June 2021	Krong Buk DCP	Dinh Hung Duong	Kien Thuy, Hai Phong	900	139	52	Cu Ne, Krong Buk	June – end August 2021
9	107/TB-UBND	07 June 2021	Krong Buk DCP	Dinh Hung Duong	Kien Thuy, Hai Phong	900	138	65	Cu Ne, Krong Buk	June – end August 2021
10	108/TB-UBND	07 June 2021	Krong Buk DCP	Dinh Hung Duong	Kien Thuy, Hai Phong	900	105	85	Cu Ne, Krong Buk	June – end August 2021

RESETTLEMENT AND LIVELIHOOD RESTORATION FRAMEWORK

Huadian Dak Lak Wind Power Project

No	Land Acquisition Notification No	Issued on	Issued by	Land acquired from	Current Residence	Area of acquired land (m ²)	Land Portion No	Cadastral Map No	Land Location	Proposed time for Detailed Measurement Survey
Cu Ne 2, Batch 1										
11	110/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	62	14	Cu Ne, Krong Buk	June – end August 2021
12	111/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	111	44	Cu Ne, Krong Buk	June – end August 2021
13	112/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	71	34	Cu Ne, Krong Buk	June – end August 2021
14	113/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	66	22	Cu Ne, Krong Buk	June – end August 2021
15	114/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	110	11	Cu Ne, Krong Buk	June – end August 2021
16	115/TB-UBND	07 June 2021	Krong Buk DCP	Dinh Hung Duong	Kien Thuy, Hai Phong	900	25	06	Cu Ne, Krong Buk	June – end August 2021
Krong Buk 1, Batch 1										
17	130/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	84	27	Cu Pong, Krong Buk	June – end August 2021
18	131/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	21	38	Cu Pong, Krong Buk	June – end August 2021
19	132/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	100	36	Cu Pong, Krong Buk	June – end August 2021
20	133/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	67	48	Cu Pong, Krong Buk	June – end August 2021
21	134/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	49	59	Cu Pong, Krong Buk	June – end August 2021

RESETTLEMENT AND LIVELIHOOD RESTORATION FRAMEWORK

Huadian Dak Lak Wind Power Project

No	Land Acquisition Notification No	Issued on	Issued by	Land acquired from	Current Residence	Area of acquired land (m ²)	Land Portion No	Cadastral Map No	Land Location	Proposed time for Detailed Measurement Survey
22	135/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	45	49	Cu Pong, Krong Buk	June – end August 2021
23	136/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	70	48	Cu Pong, Krong Buk	June – end August 2021
24	137/TB-UBND	07 June 2021	Krong Buk DCP	Dinh Hung Duong	Kien Thuy, Hai Phong	900	101	37	Cu Pong, Krong Buk	June – end August 2021
25	138/TB-UBND	07 June 2021	Krong Buk DCP	Dinh Hung Duong	Kien Thuy, Hai Phong	900	43	49	Cu Pong, Krong Buk	June – end August 2021
26	139/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	98	06	Chu Kbo, Krong Buk	June – end August 2021
27	140/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	90	14	Chu Kbo, Krong Buk	June – end August 2021
28	141/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	49	59	Chu Kbo, Krong Buk	June – end August 2021
29	142/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	95	10	Chu Kbo, Krong Buk	June – end August 2021
30	143/TB-UBND	07 June 2021	Krong Buk DCP	Dinh Hung Duong	Kien Thuy, Hai Phong	900	93	10	Chu Kbo, Krong Buk	June – end August 2021
Krong Buk 2, Batch 1										
31	116/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	49	59	Cu Ne, Krong Buk	June – end August 2021
32	117/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	75	58	Cu Ne, Krong Buk	June – end August 2021

RESETTLEMENT AND LIVELIHOOD RESTORATION FRAMEWORK

Huadian Dak Lak Wind Power Project

No	Land Acquisition Notification No	Issued on	Issued by	Land acquired from	Current Residence	Area of acquired land (m ²)	Land Portion No	Cadastral Map No	Land Location	Proposed time for Detailed Measurement Survey
33	118/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	77	58	Cu Ne, Krong Buk	June – end August 2021
34	119/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	63	68	Cu Ne, Krong Buk	June – end August 2021
35	120/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	105	79	Cu Ne, Krong Buk	June – end August 2021
36	121/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	115	80	Cu Ne, Krong Buk	June – end August 2021
37	122/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	113	80	Cu Ne, Krong Buk	June – end August 2021
38	123/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	130	59	Cu Ne, Krong Buk	June – end August 2021
39	124/TB-UBND	07 June 2021	Krong Buk DCP	Dinh Hung Duong	Kien Thuy, Hai Phong	900	38	78	Cu Ne, Krong Buk	June – end August 2021
40	125/TB-UBND	07 June 2021	Krong Buk DCP	Dinh Hung Duong	Kien Thuy, Hai Phong	900	161	81	Cu Ne, Krong Buk	June – end August 2021
41	126/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	92	63	Ea Sin, Krong Buk	June – end August 2021
42	127/TB-UBND	07 June 2021	Krong Buk DCP	Lai Thi Thu Trang	Hoan Kiem, Ha Noi	900	136	71	Ea Sin, Krong Buk	June – end August 2021
43	128/TB-UBND	07 June 2021	Krong Buk DCP	Dinh Hung Duong	Kien Thuy, Hai Phong	900	133	71	Ea Sin, Krong Buk	June – end August 2021
44	129/TB-UBND	07 June 2021	Krong Buk DCP	Dinh Hung Duong	Kien Thuy, Hai Phong	900	101	13	Cu Pong, Krong Buk	June – end August 2021

**APPENDIX B AN EXAMPLE OF A WILLING SELLING-WILLING BUYING
CONTRACT BETWEEN A LOCAL LAND USER AND
PROJECT STAFF FOR A TURBINE LAND PARCEL**

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

**HỢP ĐỒNG CHUYỂN NHƯỢNG QUYỀN SỬ DỤNG ĐẤT
VÀ TÀI SẢN GẮN LIỀN VỚI ĐẤT**

Hôm nay, ngày 12 tháng 03 năm 2021... Chúng tôi gồm có:

BÊN CHUYỂN NHƯỢNG: (Sau đây gọi tắt là Bên A)

- Ông: Hoàng Hữu Huân Sinh năm: 1966

CMND/CCCD/Hộ chiếu số: 240 220 795, cấp ngày 05/01/2017, tại Đắk Lắk

Hộ khẩu thường trú: Buôn Kđrô, xã Cư Né, huyện Krông Buk, tỉnh Đắk Lắk

- Cùng vợ là bà: Tạ Thị Nở Sinh năm: 1966

CMND/CCCD/Hộ chiếu số: 240 333 536, cấp ngày 03/06/2009, tại Đắk Lắk

Hộ khẩu thường trú: Buôn Kđrô, xã Cư Né, huyện Krông Buk, tỉnh Đắk Lắk

Cùng các con:

- Hoàng Quốc Việt Sinh năm 1989

Hộ khẩu thường trú: Buôn Kđrô, xã Cư Né, huyện Krông Buk, tỉnh Đắk Lắk

- Hoàng Vũ Sinh năm 1993

CMND/CCCD/Hộ chiếu số: 241 333 822, tại Đắk Lắk

Hộ khẩu thường trú: Buôn Kđrô, xã Cư Né, huyện Krông Buk, tỉnh Đắk Lắk

BÊN NHẬN CHUYỂN NHƯỢNG: (Sau đây gọi tắt là Bên B)

Ông: Lại Thị Thu Trang Sinh năm: 1985

CMND/CCCD/Hộ chiếu số: 012271743, cấp ngày 14/07/2011, tại Hà Nội

Hộ khẩu thường trú: 62 Hàng Điều, quận Hoàn Kiếm, thành phố Hà Nội

Hai Bên tự nguyện cùng nhau lập và ký Hợp đồng này để thực hiện việc chuyển nhượng quyền sử dụng đất và tài sản trên đất theo các thoả thuận sau đây:

ĐIỀU 1

**QUYỀN SỬ DỤNG ĐẤT VÀ TÀI SẢN GẮN LIỀN VỚI ĐẤT
CHUYỂN NHƯỢNG**

2/10/21

Hoàng Hữu Huân Tạ Thị Nở Hoàng Quốc Việt Hoàng Vũ

Lại Thị Thu Trang

1. Quyền sử dụng đất

Quyền sử dụng đất của bên A thuộc:

- Thửa đất số: 21
- Tờ bản đồ số: 72
- Địa chỉ thửa đất: Buôn Kmu, xã Cư Né, huyện Krông Buk, tỉnh Đắk Lắk.
- Diện tích: 46.238,5 m² (bằng chữ: Bốn mươi sáu nghìn hai trăm ba mươi tám phẩy năm mét vuông)

Thửa đất có tứ cận như sau:

- Phía đông giáp đường đi;
- Phía tây giáp đất bà Ngu, chiều dài khoảng 236m;
- Phía nam giáp đất ông bà Thành Loan chiều dài khoảng 45m; giáp đất ông bà Hồng Thạch chiều dài khoảng 165m ; giáp đất bà Hương chiều dài khoảng 128m.
- Phía bắc giáp đường;

2. Tài sản gắn liền với đất bao gồm:

- Nhà cấp 4, diện tích 28m²;
- Sầu riêng khoảng 500 cây;
- Bơ các loại khoảng 400 cây;
- Tiêu 1200 cây;
- Và các loại cây trồng khác bao gồm: Mít, chôm chôm, ca cao, cao su, ổi, bưởi, chanh...

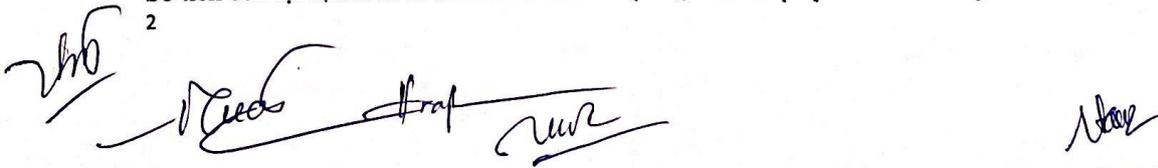
ĐIỀU 2

GIÁ CHUYỂN NHƯỢNG VÀ PHƯƠNG THỨC THANH TOÁN

1. Giá chuyển nhượng quyền sử dụng đất và tài sản gắn liền với đất nêu tại Điều 1 của Hợp đồng này là: 6.242.000.000 đồng
(bằng chữ: Sáu tỷ hai trăm bốn mươi hai triệu đồng Việt Nam).

2. Phương thức thanh toán và thời hạn thanh toán;

- Chuyển qua tài khoản ngân hàng;
- Ngay sau khi hai bên ký kết hợp đồng này bên B thanh toán cho bên A số tiền 4.370.000.000 (bằng chữ: Bốn tỷ ba trăm bảy mươi triệu đồng).
- Số tiền còn lại 1.872.000.000 (bằng chữ: Một tỷ tám trăm bảy mươi hai triệu đồng)



Hợp đồng.....) bên B thanh toán cho bên A hạn cuối vào ngày.. 12/4/2021.....

ĐIỀU 3

VIỆC GIAO ĐẤT VÀ TÀI SẢN GẮN LIỀN VỚI ĐẤT

Bên A có nghĩa vụ giao thửa đất và tài sản gắn liền với đất nêu tại Điều 1 của Hợp đồng này cho bên B ngay sau khi các bên ký kết hợp đồng này.

ĐIỀU 4

PHƯƠNG THỨC GIẢI QUYẾT TRANH CHẤP HỢP ĐỒNG

Trong quá trình thực hiện Hợp đồng này, nếu phát sinh tranh chấp, các bên cùng nhau thương lượng giải quyết trên nguyên tắc tôn trọng quyền lợi của nhau; trong trường hợp không giải quyết được thì một trong hai bên có quyền khởi kiện để yêu cầu Toà án có thẩm quyền giải quyết theo quy định của pháp luật.

ĐIỀU 5

CAM ĐOAN CỦA CÁC BÊN

Bên A và bên B chịu trách nhiệm trước pháp luật về những lời cam đoan sau đây:

1. Bên A cam đoan:

- 1.1. Những thông tin về nhân thân, về thửa đất và tài sản gắn liền với đất đã ghi trong Hợp đồng này là đúng sự thật;
- 1.2. Thửa đất thuộc trường hợp được chuyển nhượng quyền sử dụng đất theo quy định của pháp luật;
- 1.3. Tại thời điểm giao kết Hợp đồng này:
 - a) Thửa đất và tài sản gắn liền với đất không có tranh chấp;
 - b) Quyền sử dụng đất và các tài sản gắn liền với đất không bị kê biên để bảo đảm thi hành án;
- 1.4. Việc giao kết Hợp đồng này hoàn toàn tự nguyện, không bị lừa dối, không bị ép buộc;
- 1.5. Thực hiện đúng và đầy đủ các thoả thuận đã ghi trong Hợp đồng này. Nếu sau khi ký kết hợp đồng này.

2. Bên B cam đoan:

- 2.1. Những thông tin về nhân thân đã ghi trong Hợp đồng này là đúng sự thật;
- 2.2. Đã xem xét kỹ, biết rõ về thửa đất và tài sản gắn liền với đất nêu tại Điều 1 của Hợp đồng này và các giấy tờ về quyền sử dụng đất, quyền sở hữu tài sản gắn liền với đất;

3

2.3. Việc giao kết Hợp đồng này hoàn toàn tự nguyện, không bị lừa dối, không bị ép buộc;

2.4. Thực hiện đúng và đầy đủ các thoả thuận đã ghi trong Hợp đồng này.

ĐIỀU 6

ĐIỀU KHOẢN CUỐI CÙNG

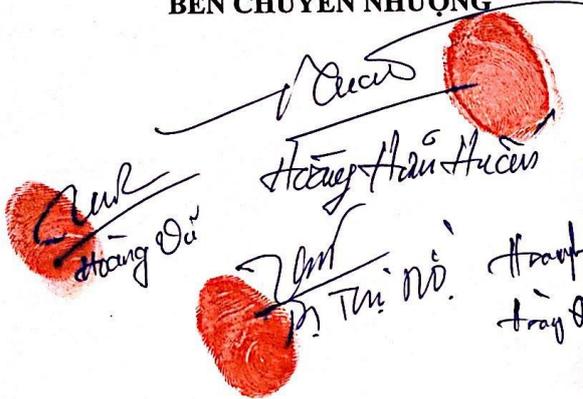
Bản Hợp đồng này có hiệu lực ngay sau khi hai Bên ký kết. Việc sửa đổi, bổ sung hoặc huỷ bỏ Hợp đồng này chỉ có giá trị khi được hai Bên lập thành văn bản.

Hai bên đã tự đọc nguyên văn, đầy đủ các trang của bản Hợp đồng này và không yêu cầu chỉnh sửa, thêm, bớt bất cứ thông tin gì trong bản hợp đồng này. Đồng thời hiểu rõ quyền, nghĩa vụ, lợi ích hợp pháp của mình và hậu quả pháp lý của việc giao kết Hợp đồng này.

Hợp đồng này gồm 04...tờ, ...04..... trang và được lập thành ...02... bản có giá trị như nhau, mỗi bên giữ 01..... bản để thực hiện.

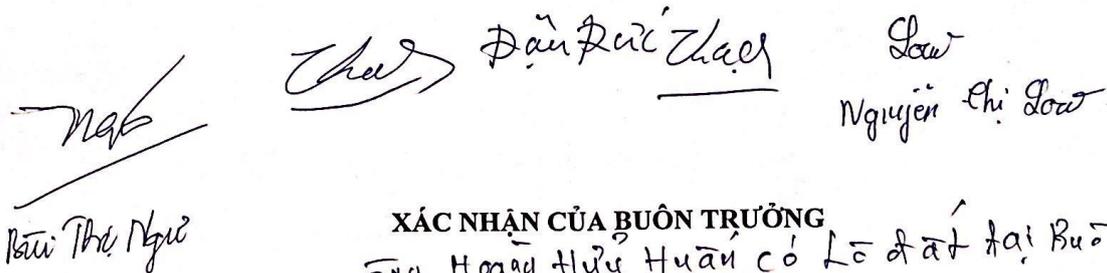
BÊN CHUYỂN NHƯỢNG

BÊN NHẬN CHUYỂN NHƯỢNG





NHỮNG NGƯỜI CÓ THỬA ĐẤT GIÁP RANH LÀM CHỨNG



XÁC NHẬN CỦA BUỒN TRƯỞNG

Ông Hoàng Hữu Hùng có Lô đất tại Buôn K Nư 4) 6 H đất nông nghiệp đã chuyển nhượng cho Bà: Lại Thị Thu Trang người làm chứng của Nguyễn Văn Sơn

**APPENDIX C LAND PRICE FRAMEWORK IN KRONG BUK DISTRICT
REGULATED BY DAK LAK PROVINCE PEOPLE'S
COMMITTEE**

BẢNG GIÁ CÁC LOẠI ĐẤT TRÊN ĐỊA BÀN HUYỆN KRÔNG BÚK

(Kèm theo Quyết định số **22** /2020/QĐ-UBND ngày **03** tháng **7** năm 2020 của Ủy ban nhân dân tỉnh Đắk Lắk)

Bảng số 1: Giá đất trồng lúa nước 02 vụ trở lên
ĐVT: Đồng/m²

TT	Đơn vị hành chính	Mức giá
1	Xã Pong Drang	22.000
2	Xã Chư K'bô	22.000
3	Xã Cư Né	22.000
4	Xã Cư Pong	20.000
5	Xã Tân Lập	20.000
6	Xã Ea Ngai	20.000
7	Xã Ea Sin	17.000

* Đối với đất trồng lúa 01 vụ, giá đất tính bằng 70% giá đất lúa 02 vụ trở lên theo từng vị trí của từng xã.

Bảng số 2: Giá đất trồng cây hàng năm khác

ĐVT: Đồng/m²

TT	Đơn vị hành chính	Mức giá		
		Vị trí 1	Vị trí 2	Vị trí 3
1	Xã Pong Drang	32.000	30.000	28.000
2	Xã Chư K'bô	30.000	28.000	25.000
3	Xã Cư Né	30.000	28.000	25.000
4	Xã Cư Pong	28.000	25.000	23.000
5	Xã Tân Lập	28.000	25.000	23.000
6	Xã Ea Ngai	28.000	25.000	23.000
7	Xã Ea Sin	25.000	23.000	20.000

1. Xã Pong Drang

- Vị trí 1: Các thôn 7, 8, 9, 8A, 9A, 12, 13, 14, Tân Lập 2, Tân Lập 3, Tân Lập 4, Tân Lập 5, Tân Lập 6, Tân Lập 7;

- Vị trí 2: Các thôn 10, 15, buôn Ea Tut, buôn Ea Nur, buôn Cư Blang;

- Vị trí 3: Các khu vực còn lại.

2. Xã Chư K'bô

- Vị trí 1: Các thôn Nam Lộc, Nam Thái, Nam Tân, Hòa Lộc, Thống Nhất, An Bình, Quảng Hà, KTy 1, KTy 2, KTy 3, KTy 4, KTy 5;

- Vị trí 2: Các thôn Nam Anh, Bình Minh, Liên Hóa;

- Vị trí 3: Các khu vực còn lại.

3. Xã Cư Né

- Vị trí 1: Các thôn 6, Ea Kung, Ea Plai, Ea Nguôi, Ea Kroa; Các buôn Đrao, K Tong Drun, Mùi 1, Mùi 2, Kdrô 1, Kdrô 2;

- Vị trí 2: Các thôn Ea Siêr, Ea Krôm; Các buôn Kmu, Kô, Drah 1, Drah 2, Ea Zin;

- Vị trí 3: Các khu vực còn lại.

4. Xã Cư Pong

- Vị trí 1: Các buôn Đray Huê, K Buôr, Ea Bro, Cư H R i ê t, Ea Druich, thôn Cư Bang;

- Vị trí 2: Các buôn Ea Liang, Ayun Ea Klôk, Khal, Xóm A, T Lan, Cư Yuôt, Ea Kram, Cư Hiam, Ea Tuk;

- Vị trí 3: Các buôn Kđoh, Adrong Điết.

5. Xã Tân Lập

- Vị trí 1: Các thôn 2, Tân Hòa, Tân Thịnh;

- Vị trí 2: Các thôn 1, 3, 4;

- Vị trí 3: Các khu vực còn lại.

6. Xã Ea Ngai

- Vị trí 1: Các thôn 2, 3, 9;

- Vị trí 2: Các thôn 1, 6, 7, 8;

- Vị trí 3: Các khu vực còn lại.

7. Xã Ea Sin

- Vị trí 1: Các buôn Ea Kring, Ea Káp, Ea Klang; thôn Ea My;

- Vị trí 2: Các buôn Ea Pông, Ea Sin, Cư Khanh, Cư M' Tao.

Bảng số 3: Giá đất trồng cây lâu năm

DVT: Đồng/m²

TT	Đơn vị hành chính	Mức giá		
		Vị trí 1	Vị trí 2	Vị trí 3
1	Xã Pong Drang	48.000	40.000	36.000
2	Xã Chư K' Bô	38.000	35.000	32.000
3	Xã Cư Né	38.000	35.000	32.000
4	Xã Cư Pong	35.000	32.000	30.000
5	Xã Tân Lập	38.000	35.000	32.000
6	Xã Ea Ngai	38.000	35.000	32.000
7	Xã Ea Sin	30.000	28.000	26.000

1. Xã Pong Drang

- Vị trí 1: Các thôn 8, 9, 8A, 9A, 12, 13, 14, Tân Lập 2, Tân Lập 3, Tân Lập 4, Tân Lập 5, Tân Lập 6, Tân Lập 7;

- Vị trí 2: Các thôn 10, 15; Các buôn Ea Tut, Ea Nur, Cư Blang;

- Vị trí 3: Các khu vực còn lại.

2. Xã Chứ K'bô

- Vị trí 1: Các thôn Nam Lộc, Nam Thái, Nam Tân, Hòa Lộc, Thống Nhất, An Bình, Quảng Hà, KTy 1, KTy 2, KTy 3, KTy 4, KTy 5;
- Vị trí 2: Các thôn Nam Anh, Bình Minh, Liên Hóa;
- Vị trí 3: Các khu vực còn lại.

3. Xã Cư Né

- Vị trí 1: Các thôn 6, Ea Kung, Ea Plai, Ea Nguôi, Ea Kroa; Các buôn Đrao, K Tong Drun, Mùi 1, Mùi 2, Kdrô 1, Kdrô 2.
- Vị trí 2: Các thôn Ea Siêr, Ea Krôm; Các buôn Kmu, Kô, Drah 1, Drah 2, Ea Zin;
- Vị trí 3: Các khu vực còn lại.

4. Xã Cư Pong

- Vị trí 1: Các buôn Đray Huê, Ea Bơr, Ayun Ea Liang, Ayun Ea Klôk, Ea Draich, Cư Hriết, Cư Yuốt, thôn Cư Bang;
- Vị trí 2: Các buôn Khal, Xóm A, TLan, Ea Dho, Ea Nho, ADrong Điết, Ea Kram, Cư Hiam, Kbuôr;
- Vị trí 3: Các buôn Kđoh, Ea Tuk.

5. Xã Tân Lập

- Vị trí 1: Các thôn 2, Tân Hòa, Tân Thịnh;
- Vị trí 2: Các thôn 1, 3, 4;
- Vị trí 3: Các khu vực còn lại.

6. Xã Ea Ngai

- Vị trí 1: Các thôn 2, 3, 9;
- Vị trí 2: Các thôn 1, 6, 7, 8;
- Vị trí 3: Các khu vực còn lại.

7. Xã Ea Sin

- Vị trí 1: Các buôn Ea Kring, Ea Káp, Ea Klang, thôn Ea My;
- Vị trí 2: Các buôn Ea Pông, Ea Sin, Cư Khanh, Cư M'Tao.

Bảng số 4: Giá đất rừng sản xuất

ĐVT: Đồng/m²

STT	Đơn vị hành chính	Mức giá
1	Xã Pong Drang	12.000
2	Xã Chứ K'Bô	12.000
3	Xã Cư Né	12.000
4	Xã Cư Pong	12.000
5	Xã Tân Lập	12.000
6	Xã Ea Ngai	12.000
7	Xã Ea Sin	11.000

Bảng số 5: Giá đất nuôi trồng thủy sản

ĐVT: Đồng/m²

STT	Đơn vị hành chính	Mức giá	
		Vị trí 1	Vị trí 2
1	Xã Pong Drang	21.000	18.000
2	Xã Chư K' Bô	21.000	18.000
3	Xã Cư Né	21.000	18.000
4	Xã Cư Pong	21.000	18.000
5	Xã Tân Lập	21.000	18.000
6	Xã Ea Ngai	21.000	18.000
7	Xã Ea Sin	18.000	16.000

1. Xã Pong Drang

- Vị trí 1: Các thôn 8, 9, 8A, 9A, Tân Lập 2, Tân Lập 3, Tân Lập 4, Tân Lập 5, Tân Lập 6, Tân Lập 7;
- Vị trí 2: Các khu vực còn lại.

2. Xã Chư K' bô

- Vị trí 1: Các thôn Nam Lộc, Nam Thái, Nam Tân, Hòa Lộc, Thống Nhất, An Bình, Quảng Hà;
- Vị trí 2: Các khu vực còn lại.

3. Xã Cư Né

- Vị trí 1: Các thôn Ea Kung, Ea Plai, Ea Nguôi, Ea Kroa, buôn Ea Zin, buôn Đrao, buôn K Tong Drun;
- Vị trí 2: Các khu vực còn lại.

4. Xã Cư Pong

- Vị trí 1: Các buôn Đray Huê, A Drong Ea Bro, Ea Liang, Ea Druich;
- Vị trí 2: Các khu vực còn lại.

5. Xã Tân Lập

- Vị trí 1: Các thôn 2, Tân Hòa, Tân Thịnh;
- Vị trí 2: Các khu vực còn lại.

6. Xã Ea Ngai

- Vị trí 1: Các thôn 1, 2, 3, 9;
- Vị trí 2: Các khu vực còn lại.

7. Xã Ea Sin

- Vị trí 1: Buôn Cư M' Tao, buôn Cư Khanh, thôn Ea My;
- Vị trí 2: Các khu vực còn lại.

DVT: Đồng/m²

TT	Tên đường	Đoạn đường		Mức giá
		Từ	Đến	
3	Đường đi Công ty cà phê 15	Ngã ba QL 14	Giáp ranh giới xa Ea Ngai	900.000
4	Các đường tiếp giáp QL 14			
	Đoạn từ giáp phường Đạt Hiếu đến hết trụ sở UBND xã Pong Drang	Từ QL 14	QL 14 + 100m	720.000
		QL 14 + 100m	QL 14 + 300m	500.000
		QL 14 + 300m	QL 14 + 500m	360.000
	Đoạn từ hết trụ sở xã Pong Drang đến hết ngã ba công thôn Tân Lập 6	Từ QL 14	QL 14 + 100m	900.000
		QL 14 + 100m	QL 14 + 300m	720.000
		QL 14 + 300m	QL 14 + 500m	480.000
	Đoạn từ hết ngã ba công thôn Tân Lập 6 đến hết ngã ba đường Tỉnh lộ 8 (trừ đường Tỉnh lộ 8)	Từ QL 14	QL 14 + 100m	1.200.000
		QL 14 + 100m	QL 14 + 300m	800.000
		QL 14 + 300m	QL 14 + 500 m	550.000
	Từ hết ngã ba Tỉnh Lộ 8 đến công văn hóa thôn 9 cũ (Nhà ông Nguyễn Văn Thuyết thửa đất 235, TĐĐ số 63)	Từ QL 14	Quốc lộ 14 + 100m	900.000
		Quốc lộ 14 + 100m	Quốc lộ 14 + 300m	720.000
		Quốc lộ 14 + 300m	Quốc lộ 14 + 500m	480.000
	Công văn hóa thôn 9 cũ (Nhà ông Nguyễn Văn Thuyết thửa đất 235, TĐĐ số 63) đến đường vào hội trường thôn 13 (nhà bà Ông Nghiêm Nhiều, thửa đất 32, TĐĐ số 56)	Quốc lộ 14	Quốc lộ 14 + 100m	500.000
		Quốc lộ 14 + 100m	Quốc lộ 14 + 300m	350.000
Quốc lộ 14 + 300m		Quốc lộ 14 + 500m	300.000	
Ngã ba đường vào hội trường thôn 13 (nhà ông Nghiê m Nhiều thửa đất 32, TĐĐ số 56) đến đường vào trường dạy nghề	Quốc lộ 14	Quốc lộ 14 + 100m	620.000	
	Quốc lộ 14 + 100m	Quốc lộ 14 + 300m	500.000	
	Quốc lộ 14 + 300m	Quốc lộ 14 + 500m	370.000	

ĐVT: Đồng/m²

TT	Tên đường	Đoạn đường		Mức giá
		Từ	Đến	
5	Các đường song song với Quốc lộ 14			
	Đoạn từ giáp ranh phường Đạt Hiếu đến hết trụ sở UBND xã Pong Drang	Dãy 1		520.000
		Dãy 2		400.000
		Từ nhà ông Lê Văn Sắc (thửa đất 90, TBD số 75)	Nhà ông Y Kher Niê (thửa đất 53, TBD số 69)	400.000
	Đoạn từ hết trụ sở UBND xã Pong Drang đến ngã ba công thôn Tân Lập 6	Dãy 1		720.000
		Dãy 2		540.000
	Đoạn từ hết ngã ba công thôn Tân Lập 6 đến hết ngã ba đường đi Tỉnh lộ 8	Dãy 1		1.000.000
		Dãy 2		800.000
		Nhà ông Nguyễn Văn Nguyệt (thửa đất 141, TBD số 7)	Hết ranh giới thửa đất nhà ông Trần Hữu Phước (thửa đất 169, TBD số 74)	650.000
		Nhà bà Phạm Thị Rây (thửa đất 330, TBD số 68)	Hết ranh giới thửa đất nhà ông Huỳnh Thanh Anh (thửa đất 329, TBD số 74)	650.000
		Dãy 1		720.000
	Đoạn từ hết ngã ba Tỉnh lộ 8 đến Công văn hóa thôn 9 mới	Dãy 2 (vào sâu <= 250m)		550.000
		Nhà ông Nguyễn Xuân Tình (thửa đất 86, TBD số 67)	Nhà ông Nguyễn Phi Thịnh (thửa đất 81, TBD số 62)	270.000
	Đoạn từ hết Công văn hóa thôn 9 đến hết trụ sở UBND huyện cũ	Dãy 1		350.000
		Dãy 2		270.000
	Từ hết trụ sở UBND huyện cũ đến hết Trung tâm dạy nghề	Dãy 1		620.000
		Dãy 2		450.000
		Từ đầu ranh giới thửa đất 50, TBD số 62 (bà Nguyễn Thị Hội) đến hết ranh giới thửa đất 08, TBD số 62 (ông Nguyễn Trọng Hữu)		400.000
		Từ đầu ranh giới thửa đất 116, TBD số 32 (bà Trần Thị Thanh) đến hết ranh giới thửa đất 36, TBD số 32 (ông Lê Xuân Trình)		370.000

ĐVT: Đồng/m²

TT	Tên đường	Đoạn đường		Mức giá
		Từ	Đến	
6	Đường buôn Ea Tút đi xã Ea Ngai	Ngã ba Ba Tài	Ngã ba Ba Tài + 100m	650.000
		Ngã ba Ba Tài + 100m	Ngã ba Ba Tài + 500m	480.000
		Ngã ba Ba Tài + 500m	Cầu Ea Tút	360.000
7	Đường đầu nối dây 1 và dây 2	Từ đầu ranh giới thửa đất nhà ông Đào Việt Thắng, dây 1 (thửa đất 32, tbd số 68)	Hết ranh giới thửa đất nhà bà Nguyễn Thị Hạnh thuộc thôn 9a (thửa đất 95, tbd số 62)	400.000
8	Khu đầu giá			
	Các đường song song với Quốc lộ 14	Dây 1		720.000
		Dây 2		550.000
		Dây 3		530.000
	Các đường tiếp giáp với quốc lộ 14	Quốc lộ 14	Hết khu đầu giá	1.000.000
	Đường nối dây 1 và dây 3			620.000
9	Khu vực còn lại:			220.000
II	Xã Chư K'bô			
1	Đọc QL14	Giáp ranh giới xã Pong Drang	Hết ranh giới thửa đất bãi vật liệu	850.000
		Hết ranh giới thửa đất bãi vật liệu	Hết ngã ba đường vào đài tưởng niệm (công thôn K'Ty IV)	950.000
		Hết ngã ba đường vào đài tưởng niệm (công thôn K'Ty IV)	Hết ngã ba đường vào xã Cư Pong (Km57)	1.100.000
		Hết ngã ba đường vào xã Cư Pong (Km57)	Hết ranh giới thôn Nam Thái	1.100.000
2	Các đường tiếp giáp QL14			
	Đường lên trụ sở UBND xã Chư K'bô	Tiếp giáp QL 14	Hết ngã ba nhà ông Hoà (thửa đất 4, TBD số 74) và hết ranh giới đất trụ sở UBND xã Chư K'bô	240.000
	Đường tiếp giáp QL 14 (đường lên Trường Phan Bội Châu-thôn Nam Anh	Tiếp giáp QL 14	Hết ranh giới thửa đất Trường Phan Bội Châu	240.000
	Đường đi vào Trường THCS Hai	Tiếp giáp Quốc lộ 14 - Từ đường N6	Hết ranh giới thửa đất Trường THCS Hai Bà	240.000

ĐVT: Đồng/m²

TT	Tên đường	Đoạn đường		Mức giá
		Từ	Đến	
	Bà Trung		Trung	
	Đường giao thông liên thôn (đoạn từ ngã ba đi Nông trường cao su Chứ K'bô) - thôn Quảng Hà	Tiếp giáp Quốc lộ 14	Lô cao su Nông trường Chứ K'bô	480.000
	Đường giao thông liên thôn Ea Nho	Tiếp giáp Quốc lộ 14	Hết ranh giới thửa đất hộ ông Hoàng Đình Đàm	140.000
3	Đường song song Quốc lộ 14 (thôn Nam Anh)	Hết ngã ba đường vào trụ sở UBND xã Chứ K'bô	Hết ranh giới thửa đất Trường Phan Bội Châu	240.000
	Đường giao thông liên thôn			
	Đường giao thông liên thôn An Bình (Đoạn từ Cầu đến Trụ sở NT Cao Su)	Đầu ranh giới thửa đất nhà ông Sơn (thửa đất 62, TBD số 91)	Hết ranh giới đất Trụ sở NT Cao su Chứ K'bô	650.000
		Đầu ranh giới thửa đất nhà ông Tân (thửa đất 62, TBD số 95)	Hết ranh giới thửa đất nhà ông Thắng (thửa đất 161, TBD số 92)	650.000
	Đường giao thông liên thôn Hòa Lộc (Đường tiếp giáp trụ sở NT cao su Chứ K'bô)	Đầu ranh giới thửa đất nhà ông Thắng (thửa đất 198, TBD số 92)	Giáp lô cao su của thôn Hoà Lộc	550.000
4	Đường giao thông liên thôn Quảng Hà (từ công thôn về phía trạm xã)	Đầu ranh giới thửa đất nhà ông Tiến (thửa đất 17, TBD số 103)	Hết ranh giới thửa đất nhà ông Minh (thửa đất 74, TBD số 96)	450.000
		Đầu ranh giới thửa đất nhà ông Bình (thửa đất 1, TBD số 103)	Hết ranh giới thửa đất nhà ông Hải (thửa đất 75, TBD số 96)	450.000
		Đầu ranh giới thửa đất nhà ông Bình (thửa đất 1, TBD số 103)	Hết ranh giới thửa đất nhà ông Nghĩa (thửa đất 39, TBD số 95)	450.000
	Đường giao thông - thôn Thông Nhất	Đầu cầu NT Cao Su	Hết lô cao su của thôn Thông Nhất	360.000
	Đường đi vào Trường THCS Hai Bà Trưng (thôn Nam Lộc)	Giáp ranh giới thôn Nam Tân	Hết ranh giới thửa đất ông Nguyễn Văn Trung (thửa đất 82, TBD số 40)	240.000
5	Khu dân cư thôn Bình Minh			150.000

DVT: Đồng/m²

TT	Tên đường	Đoạn đường		Mức giá
		Từ	Đến	
6	Khu dân cư thôn Liên Hoá			150.000
7	Khu dân cư thôn Độc Lập			150.000
8	Khu dân cư thôn Tân Lập			120.000
9	Khu dân cư thôn Kim Phú			120.000
10	Khu dân cư thôn Hợp Thành			120.000
11	Khu dân cư thôn Nam Trung			150.000
12	Khu vực còn lại của thôn K'Ty I			180.000
13	Khu vực còn lại của thôn K'Ty II			180.000
14	Khu vực còn lại của thôn K'Ty III			180.000
15	Khu vực còn lại của thôn K'Ty IV			170.000
16	Khu vực còn lại của thôn K'Ty V			170.000
17	Khu vực còn lại của thôn Nam Anh			170.000
18	Khu vực còn lại của thôn Nam Thái			160.000
19	Khu vực còn lại của thôn Nam Lộc			150.000
20	Khu vực còn lại của thôn Nam Tân			170.000
21	Khu vực còn lại thôn An Bình			290.000
22	Khu vực còn lại của thôn Thống Nhất			150.000
23	Khu vực còn lại của thôn Quảng Hà			180.000
24	Khu vực còn lại của thôn Hoà Lộc			220.000
25	Khu vực còn lại của buôn Ea Nho			80.000
III Xã Tân Lập				
1	Đường QL 29	Cầu Rôsy	Cầu Rôsy + 200m	2.400.000
		Cầu Rôsy + 200m	Đường vào thôn Tân Hòa	1.700.000
		Đường vào thôn Tân Hòa	Giáp ranh giới huyện Krông Năng	2.000.000
2	Đường liên xã	Tiếp giáp Quốc lộ 29	Đến suối Krông Buk giáp ranh giới xã Pong Drang	300.000
3	Đường khu vực còn lại trong khu đầu giá (thôn 2)			360.000
4	Khu vực còn lại			180.000
IV Xã Ea Sin				
1	Đường giao thông	Từ ngã 3 buôn Ea Káp	Cầu Ea Sin (giáp ranh	150.000

ĐVT: Đồng/m²

TT	Tên đường	Đoạn đường		Mức giá
		Từ	Đến	
	liên xã đi vào xã Ea Sin		giới xã Cư Pong)	
2	Đường giao thông đi vào xã Ea Sin	Đường đi thôn Ea My (Giáp ranh giới xã Cư Pong)	Hết ngã ba đường vào UBND xã Ea Sin (Trung tâm xã)	150.000
3	Khu vực còn lại của xã Ea Sin			80.000
V	Xã Cư Né			
1	Hai bên QL 14 (từ phía huyện Krông Buk về phía huyện Ea H'leo)	Hết ngã ba đi Cư Pong	Cầu Krông Búk (QL 14 mới)	1.100.000
		Cầu Krông Búk (QL 14 mới)	Hết ranh giới thửa đất trường Phan Chu Trinh (ngã ba buôn Drăh)	1.200.000
		Hết ranh giới thửa đất trường Phan Chu Trinh (ngã ba buôn Drăh)	Hết Km 68 (giáp huyện Ea H'Leo)	1.000.000
Các tuyến tiếp giáp QL14				
	Đường đi cầu buôn Drăh	Giáp QL 14 (đoạn km62)	Hết cầu buôn Drăh	240.000
		Hết cầu buôn Drăh	Giáp ranh giới xã Ea Toh, huyện Krông Năng	200.000
	Đường đi Đập buôn Dhiã	Từ giáp QL 14 (đoạn km 62.5)	Hết đập buôn Dhiã	240.000
	Đường vào thôn Ea Nguôi	Từ giáp QL 14 (đoạn km 68)	Hết ranh giới thửa đất nhà ông Đoái - thôn Ea Nguôi	480.000
2	Đường vào xã Cư Pong	Từ giáp QL 14 (đoạn km 57)	Hết ranh giới thửa đất nhà ông Lê Văn Trung (thửa đất 85, TBD số 171)	600.000
		Hết ranh giới thửa đất nhà ông Lê Văn Trung (thửa đất 85, TBD số 171)	Giáp xã Cư Pong	300.000
	Đường đi vào buôn Ea Kroa	Tiếp giáp Quốc lộ 14	Hết ngã ba đường vào trường dân tộc nội trú	360.000
		Tiếp giáp Quốc lộ 14 (đường vào trường Phan Chu Trinh)	Hết ranh giới thửa đất 13, TBD số 83	180.000
	Đoạn km 65 đi vào xã Ea Sin	Tiếp giáp Quốc lộ 14	Hết ranh giới thửa đất nhà cô Hoài (thửa đất 35, TBD số 103)	240.000

DVT: Đồng/m²

TT	Tên đường	Đoạn đường		Mức giá
		Từ	Đến	
3	Đường vào Buôn Drao	Từ Quốc lộ 14 (từ Km63,5)	Hết ranh giới hành lang lưới điện 500 kV	180.000
		Hết ranh giới hành lang lưới điện 500 kV	Hết ranh giới thửa đất 57, TBĐ số 121	180.000
4	Từ Km57 đến giáp cơ quan quân sự huyện Krông Búk	Tiếp giáp Quốc lộ 14	Quốc lộ 14 + 100m	360.000
		Quốc lộ 14 + 100m	Quốc lộ 14 + 150m	300.000
5	Đường song song với Quốc lộ 14 Đoạn từ tiếp giáp đường vào xã Cu Pong (Km57) đến giáp cơ quan quân sự huyện	Dãy 1		360.000
		Dãy 2		300.000
4	Khu Tái định cư thôn 6			600.000
5	Khu vực còn lại			120.000
VI Xã Ea Ngai				
1	Đường Tỉnh lộ 8	Từ suối đá (giáp huyện Cư M'gar)	Đầu cầu buôn Tâng Mai	550.000
2	Đường đi Công ty cà phê 15 (từ cụm công nghiệp Krông Búk đi Công ty cà phê 15)	Từ cụm công nghiệp Krông Búk (giáp xã Pong Drang)	Hết ranh giới thửa đất ông Sơn (cây xăng Thanh Sơn)	650.000
		Hết ranh giới thửa đất ông Sơn (cây xăng Thanh Sơn)	Hết ranh giới xã Ea Ngai (giáp ranh giới huyện Cư M'gar)	480.000
3	Đường giao thông liên thôn	Đầu ranh giới thửa đất nhà ông Bùi Sơn (thửa đất 01, TBĐ số 85)-Công chào thôn 4	Hết ranh giới thửa đất nhà ông Nguyễn Hồng Sơn (thửa đất số 12, TBĐ số 79)	180.000
		Giáp ranh giới thửa đất cây xăng Hồng Tuệ	Thửa đất nhà ông Nguyễn Hồng Sơn (thửa đất số 12, TBĐ số 79)	300.000
		Ngã ba thôn 3 - Tiếp giáp thửa đất nhà ông Lê Văn Hải (thửa đất 34,tbd số 70)	Tiếp giáp thửa đất nhà ông Trịnh Hồng Diệu	360.000
		Ngã ba thôn 3 - Thửa ông Lê Văn Hải (thửa đất 34, TBĐ số 70)	Ngã tư đường nhà ông Nguyễn Thế Ngọc (thửa đất 15, tbd số 79)	180.000

DVT: Đồng/m²

TT	Tên đường	Đoạn đường		Mức giá
		Từ	Đến	
4	Khu vực còn lại			150.000
VII	Xã Cư Pong			
1	Đường Km 57 vào UBND xã Cư Pong (đường QL 14 cũ)	Ngã ba QL 14 cũ	Hết ranh giới thửa đất nhà ông Tài (thửa đất 24, TBD số 16)	540.000
		Hết ranh giới thửa đất nhà ông Tài (thửa đất 24, TBD số 16)	Hết ranh giới thửa đất nhà ông Y Chung Mlô (thửa đất 09, TBD số 14)	280.000
		Hết ranh giới thửa đất nhà ông Y Chung Mlô (thửa đất 09, TBD số 14)	Hết ranh giới thửa đất nhà ông Y Huyền Adong (thửa đất 112, TBD số 97)	420.000
		Hết ranh giới thửa đất hộ ông Y Huyền Adong (thửa đất 112, TBD số 97)	Nhà ông Hoài	360.000
		Nhà ông Hoài	Ngã tư nhà ông Ma Kim + 300m các nhánh rẽ	420.000
		Hết ranh giới thửa đất nhà ông Y Huyền Adong (thửa đất 112, TBD số 97)	Hết ranh giới trường La Văn Cầu	480.000
		Ngã tư nhà ông Ma Kim + 300m các nhánh rẽ	Hết cầu suối Ea Súp	240.000
		Hết cầu suối Ea Súp	Thửa đất 79, TBD số 109	390.000
		Ngã ba trường mẫu giáo Hoa Phong Lan (nhà ông Tài)	Đi về ngã ba trung tâm xã	480.000
		2	Đường đi Công ty cà phê 15	Giáp xã Ea Ngai
Hết ngã ba đường vào Cư Pong	Hết ngã ba buôn Cư Yuôt (đi huyện Cư M'gar)			480.000
Hết ngã ba đường vào Cư Pong	Đầu ngã ba đường vào buôn Kbuôr (Trung tâm văn hóa cộng đồng xã Cư Pong)			240.000
Đầu ngã ba đường vào buôn Kbuôr (Trung tâm văn hóa cộng đồng xã Cư Pong)	Đầu ranh giới đất Trụ sở UBND xã Cư Pong			420.000

DVT: Đồng/m²

TT	Tên đường	Đoạn đường		Mức giá
		Từ	Đến	
3	Đường giao thông (từ Trụ sở UBND xã Cư Pong đi xã Ea Sin)	Đầu ranh giới đất Trụ sở UBND xã Cư Pong	Hết ranh giới thửa đất Trường Phạm Hồng Thái	540.000
		Hết ranh giới thửa đất Trường Phạm Hồng Thái	Ngã tư đường vào xã Ea Sin (nhà Nay Soát, thửa đất 11, TBD số 42)	400.000
		Đầu ranh giới thửa đất nhà Nay Soát (thửa đất 11, TBD số 42)	Giáp xã Ea Sin	180.000
4	Khu vực còn lại			120.000

**APPENDIX D DECISION NO.13/2017/QD-UBND DATED 16 MARCH 2017
ON LEGISLATING THE FRAMEWORK ON LAND ATTACHED
ASSETS UPON LAND EXPROPRIATION IN DAK LAK
PROVINCE**

ỦY BAN NHÂN DÂN
TỈNH ĐẮK LẮK
Số: 13 /2017/QĐ-UBND

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
Đắk Lắk, ngày 16 tháng 3 năm 2017

QUYẾT ĐỊNH
**Ban hành Quy định giá bồi thường tài sản, vật kiến trúc
trên đất khi Nhà nước thu hồi đất trên địa bàn tỉnh Đắk Lắk**

ỦY BAN NHÂN DÂN TỈNH ĐẮK LẮK

CÔNG VĂN BẢN SỐ 445
Ngày 20 tháng 5 năm 2017

Căn cứ Luật tổ chức chính quyền địa phương ngày 19 tháng 6 năm 2015;
Căn cứ Nghị định số 43/2014/NĐ-CP ngày 15 tháng 5 năm 2014 của Chính phủ về thi hành Luật Đất đai;
Căn cứ Nghị định số 47/2014/NĐ-CP ngày 15 tháng 5 năm 2014 của Chính phủ về bồi thường, hỗ trợ, tái định cư khi Nhà nước thu hồi đất;
Căn cứ Thông tư số 30/2014/TT-BTNMT ngày 02 tháng 6 năm 2014 của Bộ Tài nguyên và Môi trường quy định về hồ sơ giao đất, cho thuê đất, chuyển mục đích sử dụng đất, thu hồi đất;
Theo đề nghị của Giám đốc Sở Xây dựng Đắk Lắk tại Tờ trình số 30/TTr-SXD ngày 21 tháng 02 năm 2017.

QUYẾT ĐỊNH:

Điều 1. Ban hành kèm theo Quyết định này Quy định về giá bồi thường tài sản, vật kiến trúc trên đất khi Nhà nước thu hồi đất trên địa bàn tỉnh Đắk Lắk.

Điều 2. Giao cho Giám đốc Sở Xây dựng chủ trì và phối hợp với các Sở, ngành có liên quan tổ chức thực hiện theo dõi, kiểm tra và hàng năm báo cáo kết quả thực hiện Quyết định này về UBND tỉnh.

Điều 3. Quyết định này có hiệu lực kể từ ngày 26 tháng 3 năm 2017 và thay thế Quyết định số 29/2015/QĐ-UBND ngày 18 tháng 9 năm 2015 của UBND tỉnh Đắk Lắk ban hành Quy định giá bồi thường tài sản, vật kiến trúc trên đất khi Nhà nước thu hồi đất trên địa bàn tỉnh Đắk Lắk;

Chánh Văn phòng UBND tỉnh, Giám đốc các Sở, ngành; Chủ tịch UBND các huyện, thị xã, thành phố; Chủ tịch UBND các xã, phường, thị trấn; Thủ trưởng các cơ quan, đơn vị, tổ chức và cá nhân có liên quan, chịu trách nhiệm thi hành Quyết định này.

Nơi nhận:

- Bộ Xây dựng;
- TT Tỉnh ủy, TT HĐND tỉnh; (b/c)
- Đoàn Đại biểu Quốc hội tỉnh;
- CT, các PCT UBND tỉnh;
- UBNDTTQVN tỉnh;
- Vụ pháp chế - Bộ Xây dựng;
- Cục Kiểm tra văn bản QPPL - Bộ Tư pháp;
- Như điều 3;
- UBND các xã, phường, thị trấn do UBND huyện, thị xã, thành phố sao gửi;
- Sở Tư pháp;
- Các PCVP UBND tỉnh;
- Báo Đắk Lắk, Đài PTTH tỉnh;
- Website tỉnh, TT Công báo;
- Các Phòng thuộc VPUBND tỉnh;
- Lưu: VT, CN (VT-90).

**TM. ỦY BAN NHÂN DÂN
CHỦ TỊCH**



Phạm Ngọc Nghị

ỦY BAN NHÂN DÂN
TỈNH ĐẮK LẮK

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc

QUY ĐỊNH

Về giá bồi thường tài sản, vật kiến trúc
trên đất khi Nhà nước thu hồi đất trên địa bàn tỉnh Đắk Lắk

(Ban hành kèm theo Quyết định số 13 /2017/QĐ-UBND
ngày 16 tháng 3 năm 2017 của Ủy ban Nhân dân tỉnh Đắk Lắk)

Phần I

Đơn giá tài sản, vật kiến trúc trên đất

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
1	Giếng nước: (Giếng đất đường kính giếng $\varnothing=1m$, độ sâu h không bao gồm phần gập đá)		
	- Độ sâu h < 5 m	cái	2.978.000
	- Độ sâu h < 10m	cái	5.949.000
	- Độ sâu h < 13m	cái	7.138.000
	- Độ sâu h < 16m	cái	8.927.000
	- Độ sâu h < 19m	cái	13.600.000
	- Độ sâu h < 22m	cái	15.860.000
	- Độ sâu h < 25m	cái	18.130.000
	- Độ sâu h < 28m	cái	20.400.000
	- Độ sâu h < 31m	cái	22.660.000
	- Độ sâu h < 34m	cái	24.930.000
	- Độ sâu h < 37m	cái	27.190.000
	- Độ sâu h < 40m	cái	29.460.000
	- Độ sâu h < 43m	cái	31.730.000
	- Độ sâu h < 46m	cái	33.990.000
	- Độ sâu h < 49m	cái	36.260.000
	- Độ sâu h < 52m	cái	38.530.000
- Độ sâu h < 55m	cái	40.790.000	
- Độ sâu h < 58m	cái	43.060.000	
a	Giếng đất có đường kính \varnothing khác thì được nhân với hệ số điều chỉnh như sau:		
	1,0m < \varnothing \leq 1,2m được nhân hệ số K=1,44		
	1,2m < \varnothing \leq 1,5m được nhân hệ số K=2,25		

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
	1,5m < Ø ≤ 2,0m được nhân hệ số K=4		
	2,0m < Ø ≤ 2,5m được nhân hệ số K=6,25		
b	Giếng nước có xây thành:		
	- Thành xây gạch ống dày 20cm có tô trát, không có sân giếng được cộng thêm	cái	1.812.000
	- Thành xây gạch thẻ dày 20cm có tô trát, không có sân giếng được cộng thêm	cái	2.130.000
	- Có sân giếng được cộng thêm	cái	1.664.000
	- Có nắp đậy bằng tấm đan BTCT được cộng thêm	cái	299.000
	- Thành giếng không tô, trát được trừ đi	cái	792.000
c	Đối với giếng đất đường kính Ø=0,9m thì bảng đơn giá giếng đất có đường kính Ø= 1m nhân với hệ số 0,81		
d	Trường hợp khi đào giếng đất gặp đá thì cứ 1m sâu được cộng thêm:		
	- Có đường kính Ø < 2m	m đá	739.000
	- Có đường kính 2m ≤ Ø < 3m	m đá	1.663.000
đ	Trường hợp có ống buy được cộng thêm:		
	- Ống buy Ø=0,60m, L=1m	ống	1.089.000
	- Ống buy Ø=0,80m, L=1m	ống	1.404.000
	- Ống buy Ø=1,00m, L=1m	ống	1.719.000
	- Ống buy Ø=1,20m, L=1m	ống	2.034.000
	- Ống buy Ø=1,50m, L=1m	ống	2.509.000
2	Giếng đá: Đào bằng khoan nổ mìn có độ sâu từ 2,5m trở lên (h > 2,5m), được tính như sau:		
a	Đường kính Ø < 2m:		
	- Độ sâu h < 3,5m	m sâu	879.000
	- Độ sâu h < 4,5m	m sâu	983.000
	- Độ sâu h < 5,5m	m sâu	1.020.000
b	Đường kính 2m ≤ Ø < 3m:		
	- Độ sâu h < 3,5m	m sâu	1.979.000
	- Độ sâu h < 4,5m	m sâu	2.212.000
	- Độ sâu h < 5,5m	m sâu	2.295.000
3	Giếng khoan		
a	Giếng khoan bằng máy khoan xoay tự hành 54CV đường kính lỗ khoan Ø < 200mm, cấp		

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
	đất đá I-III		
	- Độ sâu khoan $h \leq 50m$	m sâu	586.000
	- Độ sâu khoan $50 < h \leq 100m$	m sâu	699.000
	- Độ sâu khoan $100 < h \leq 150m$	m sâu	828.000
	- Độ sâu khoan $150 < h \leq 200m$	m sâu	968.000
b	Giếng khoan bằng máy khoan xoay tự hành 54CV đường kính lỗ khoan $200mm < \varnothing \leq 300mm$, cấp đất đá I-III		
	- Độ sâu khoan $h \leq 50m$	m sâu	739.000
	- Độ sâu khoan $50 < h \leq 100m$	m sâu	868.000
	- Độ sâu khoan $100 < h \leq 150m$	m sâu	1.014.000
	- Độ sâu khoan $150 < h \leq 200m$	m sâu	1.184.000
4	Bể nước chứa nước		
4.1	Thể tích bể $V \leq 2m^3$		
a	Bể xây bằng gạch		
	- Tường xây gạch ống, dày 10cm	m^3	2.351.000
	- Tường xây gạch ống, dày 20cm	m^3	3.292.000
b	Bể đổ bê tông cốt thép	m^3	6.874.000
c	Trường hợp được cộng thêm		
	Bể có tấm đan bê tông cốt thép đáy	cái	963.000
	Bể ốp gạch men phía trong (tính cho 01 m^2 ốp tường bể)	1 m^2 ốp	363.000
	Tường xây gạch thẻ, dày 10cm	m^3	210.000
	Tường xây gạch thẻ, dày 20cm	m^3	505.000
4.2	Thể tích bể $2m^3 < V \leq 5m^3$		
a	Bể xây bằng gạch ống dày 20cm	m^3	2.247.000
b	Bể đổ bê tông cốt thép	m^3	5.308.000
c	Trường hợp được cộng thêm		
	Bể có tấm đan bê tông cốt thép đáy	cái	1.333.000
	Bể ốp gạch men phía trong (tính cho 01 m^2 ốp tường bể)	1 m^2 ốp	363.000
	Tường xây gạch thẻ, dày 20cm	m^3	376.000
4.3	Thể tích bể $5m^3 < V \leq 10m^3$		
a	Bể xây bằng gạch ống dày 20cm	m^3	1.568.000
b	Bể đổ bê tông cốt thép	m^3	3.941.000

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
c	Trường hợp được cộng thêm		
	Bê có tám đan bê tông cốt thép đầy	cái	2.285.000
	Bê ốp gạch men phía trong (tính cho 01 m ² ốp tường bê)	1 m ² ốp	363.000
	Tường xây gạch thẻ, dày 20cm	m ³	228.000
4.4	Thể tích bê 10m³ < V ≤ 15m³		
a	Bê xây bằng gạch ống dày 20cm	m ³	1.300.000
b	Bê đổ bê tông cốt thép	m ³	3.739.000
c	Trường hợp được cộng thêm		
	Bê có tám đan bê tông cốt thép đầy	cái	3.238.000
	Bê ốp gạch men phía trong (tính cho 01 m ² ốp tường bê)	1 m ² ốp	363.000
	Tường xây gạch thẻ, dày 20cm	m ³	186.000
5	Sân, vỉa hè có kết cấu:		
a	Lót đá 4x6 VXM mác 50 dày 10cm; mặt láng VXM mác 75 dày 3cm	m ²	172.000
b	Lót đá 4x6 dày 10cm; mặt Bê tông xi măng M150, đá 1x2, dày 5cm	m ²	171.300
c	Lót đá 4x6 dày 10cm; mặt Bê tông xi măng M200, đá 1x2, dày 5cm	m ²	175.900
d	Bê tông xi măng M150, đá 1x2, dày 5cm (không có lớp lót đá 4x6 vỉa XM M50)	m ²	76.500
e	Bê tông xi măng M200, đá 1x2, dày 5cm (không có lớp lót đá 4x6 vỉa XM M50)	m ²	81.200
f	Láng VXM mác 75 dày 3cm (không có lớp lót đá 4x6 vỉa XM M50)	m ³	77.000
g	Lát gạch Terazzo, trên lớp cát đệm dày 5cm	m ²	273.000
h	Lát gạch bát trắng (gạch đất nung), trên lớp cát đệm dày 5cm	m ²	155.000
6	Tường rào		
a	Móng xây đá hộc VXM mác 50. Tường xây gạch ống dày 10cm, trụ 20x20cm, có giằng BTCT, chiều cao bình quân của tường và trụ 2m, quét vôi.	m dài	1.513.000
	Trường hợp được trừ đi:		

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
	Tường rào không tô trát	m dài	574.000
	Tường rào không quét nước xi măng	m dài	59.000
	Trường hợp được cộng thêm:		
	Tường rào có bả ma tít, sơn nước	m dài	847.000
	Tường rào sơn nước, không bả ma tít	m dài	134.000
	Tường xây gạch ống dày 20cm, trụ 30x30cm	m dài	282.000
b	Móng xây đá hộc VXM mác 50. Tường xây gạch Block bê tông rỗng dày 10cm, trụ 20x20cm, có giằng BTCT, chiều cao bình quân của tường và trụ 2m, quét vôi.	m dài	1.492.000
	Trường hợp được trừ đi:		
	Tường rào không tô trát		574.000
	Tường rào không quét nước xi măng		59.000
	Trường hợp được cộng thêm:		
	Tường rào có bả ma tít, sơn nước	m dài	847.000
	Tường rào sơn nước, không bả ma tít	m dài	134.000
c	Móng xây đá hộc VXM mác 50. Tường dày 15cm, trụ 20x20cm, có giằng BTCT, chiều cao bình quân của tường và trụ 2m, quét vôi.	m dài	1.523.000
	Trường hợp được trừ đi:		
	Tường rào không tô trát	m dài	549.000
	Tường rào không quét nước xi măng	m dài	58.000
	Trường hợp được cộng thêm:		
	Tường rào có bả ma tít, sơn nước	m dài	834.000
	Tường rào sơn nước, không bả ma tít	m dài	132.000
d	Móng xây đá hộc VXM mác 50. Tường dày 10cm, trụ 20x20cm, có hàng rào sắt và giằng BTCT, chiều cao bình quân của hàng rào sắt thoáng 2m.	m dài	2.339.000
	Trường hợp được trừ đi:		
	Phần xây gạch không tô trát	m dài	195.000
	Phần xây gạch không quét nước xi măng	m dài	22.000
	Trường hợp được cộng thêm:		
	Tường rào có bả ma tít, sơn nước	m dài	283.000
	Tường rào sơn nước, không bả ma tít	m dài	44.000

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
e	Móng xây đá hộc VXM mác 50. Tường dày 10cm, trụ cao 1,2m, phần tường xây gạch cao bình quân 0,4m (phía trên rào lưới B40). Khoảng cách các trụ (cọc) bình quân 3m. Có trụ cổng kết cấu, kích thước trụ cổng:		
	Trụ xây gạch 300x300mm	m dài	602.000
	Trụ bê tông cốt thép đúc sẵn 100x100mm	m dài	517.000
	Cọc sắt V 50x50x5mm	m dài	480.000
f	Tường dày 10cm và móng xây gạch cao bình quân 0,5m (Không lót móng, không tô trát), cọc sắt V50x50x5mm cao 1,2m, khoảng cách các trụ (cọc) bình quân 3m, phía trên rào lưới B40	m dài	195.000
7	Trụ cổng xây gạch ống		
a	Chiều cao trụ bình quân $h \leq 2m$		
	Kích thước 40x40cm	cái	1.809.000
	Kích thước 60x60cm	cái	2.605.000
b	Chiều cao trụ bình quân $h > 2m$		
	Kích thước 40x40cm	cái	2.113.000
	Kích thước 60x60cm	cái	3.713.000
c	Trường hợp được cộng thêm		
	Trụ ốp đá Granít	1 m ² ốp	1.297.000
	Trụ ốp gạch Ceramic 40x40cm	1 m ² ốp	245.000
	Trụ ốp gạch Ceramic 60x60cm	1 m ² ốp	327.000
	Trụ ốp gạch trang trí 6,5x25cm	1 m ² ốp	245.000
	Sơn nước, có bả Matit	1 m ² sơn	92.000
	Sơn nước, không bả Matit	1 m ² sơn	45.000
8	Thiết bị khí sinh học (Biogas)		
	Kiểu KT1, thể tích chứa $V = 5,0m^3$	cái	12.907.000
	Kiểu KT1, thể tích chứa $V = 7,5m^3$	cái	20.966.000
	Kiểu KT1, thể tích chứa $V = 9,9m^3$	cái	26.089.000
	Kiểu KT1, thể tích chứa $V = 12,4m^3$	cái	30.590.000
	Kiểu KT1, thể tích chứa $V = 14,9m^3$	cái	35.606.000
	Kiểu KT1, thể tích chứa $V = 19,9m^3$	cái	44.099.000
	Kiểu KT1, thể tích chứa $V = 24,4m^3$	cái	51.619.000
	Kiểu KT1, thể tích chứa $V = 28,0m^3$	cái	58.459.000

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
	Kiểu KT1, thể tích chứa V = 38,5m ³	cái	71.560.000
9	Chuồng heo		
9.1	Móng xây đá hộc vữa XM M50, tường xây bằng gạch ống, cao bình quân 1m. Nền láng vữa XM M50, dày 3cm không đánh màu. Tường quét vôi. Vì kèo gỗ nhóm IV. Không đóng trần; mái lợp mái nghiêng hai phía. Mái lợp:		
a	Tường xây gạch ống, dày 10cm:		
	- Tôn thiếc	m ² xây dựng	796.600
	- Ngói 22v/m ²	m ² xây dựng	971.200
	- Tôn Fibrôciment	m ² xây dựng	753.600
b	Tường xây gạch ống, dày 20cm:		
	- Tôn thiếc	m ² xây dựng	930.600
	- Ngói 22 viên/m ²	m ² xây dựng	1.104.300
	- Tôn Fibrôciment	m ² xây dựng	885.600
9.2	Móng xây gạch ống vữa XM M50, tường xây bằng gạch ống, cao bình quân 1m. Nền láng vữa XM M50, dày 3cm không đánh màu. Tường quét vôi. Vì kèo gỗ nhóm IV. Không đóng trần; mái lợp mái nghiêng hai phía. Mái lợp:		
a	Tường xây gạch ống, dày 10cm:		
	- Tôn thiếc	m ² xây dựng	817.900
	- Ngói 22 viên/m ²	m ² xây dựng	992.600
	- Tôn Fibrôciment	m ² xây dựng	774.900
b	Tường xây gạch ống, dày 20cm:		
	- Tôn thiếc	m ² xây dựng	952.300
	- Ngói 22 viên/m ²	m ² xây dựng	1.123.900
	- Tôn Fibrôciment	m ² xây dựng	907.000

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
9.3	Móng xây đá hộc vữa XM M50, tường xây bằng gạch ống, cao bình quân 1m. Nền láng vữa XM M50, dày 3cm không đánh màu. Tường quét vôi. Không đóng trần; mái lợp mái nghiêng một phía.		
a	Tường xây gạch ống, dày 10cm, mái lợp:		
	- Tôn thiếc	m ² xây dựng	749.700
	- Ngói 22 viên/m ²	m ² xây dựng	925.000
	- Tôn Fibrôciment	m ² xây dựng	699.000
b	Tường xây gạch ống, dày 20cm, mái lợp:		
	- Tôn thiếc	m ² xây dựng	839.900
	- Ngói 22 viên/m ²	m ² xây dựng	1.014.100
	- Tôn Fibrôciment	m ² xây dựng	788.100
9.4	Móng xây gạch ống vữa XM M50, tường xây bằng gạch ống, cao bình quân 1m. Nền láng vữa XM M50, dày 3cm không đánh màu. Tường quét vôi. Vì kèo gỗ nhóm IV. Không đóng trần; mái lợp mái nghiêng một phía		
a	Tường xây gạch ống, dày 10cm, mái lợp:		
	- Tôn thiếc	m ² xây dựng	721.100
	- Ngói 22 viên/m ²	m ² xây dựng	871.400
	- Tôn Fibrôciment	m ² xây dựng	700.000
b	Tường xây gạch ống, dày 20cm, mái lợp:		
	- Tôn thiếc	m ² xây dựng	810.200
	- Ngói 22 viên/m ²	m ² xây dựng	960.500
	- Tôn Fibrôciment	m ² xây dựng	789.100
9.5	Móng xây đá hộc vữa XM M50. Tường xây bằng gạch ống, cao bình quân 0,75m + lưới B40, tường quét vôi. Nền láng vữa XM M50, dày 3cm không đánh màu. Vì kèo thép hình, cột thép Ø10cm. Không đóng trần. Mái lợp		

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
	tôn thiếc		
a	Tường xây gạch ống, dày 10cm:	m ² xây dựng	942.900
b	Tường xây gạch ống, dày 20cm:	m ² xây dựng	1.021.900
9.6	Móng xây đá hộc vữa XM M50, tường xây bằng gạch ống, cao bình quân 1m. Nền lát vữa XM M50, dày 3cm không đánh màu. Tường quét vôi. Vì kèo gỗ nhóm IV. Không đóng trần. Mái lợp tôn thiếc + Ngói 22v/m ²		
a	Tường xây gạch ống, dày 10cm:	m ² xây dựng	777.300
b	Tường xây gạch ống, dày 20cm:	m ² xây dựng	875.700
9.7	Móng xây gạch ống vữa XM M50, tường xây bằng gạch ống, cao bình quân 1m. Nền lát vữa XM M50, dày 3cm không đánh màu. Tường quét vôi. Vì kèo gỗ nhóm IV. Không đóng trần. Mái lợp tôn thiếc + Ngói 22v/m ²		
a	Tường xây gạch ống, dày 10cm:	m ² xây dựng	724.500
b	Tường xây gạch ống, dày 20cm:	m ² xây dựng	822.900
10	Chuồng bò:		
a	Nền đất, tường xây gạch ống dày 10cm, cao bình quân 0,85m. Cột gạch, thưng ván nhóm V. Không trát tường. Không đóng trần. Mái lợp:		
	- Tôn thiếc	m ² xây dựng	436.400
	- Ngói 22 viên/m ²	m ² xây dựng	629.100
	- Bạt	m ² xây dựng	480.600
b	Nền đất. Cột gỗ, thưng ván nhóm V. Không đóng trần. Mái lợp:		
	- Tôn thiếc	m ² xây dựng	540.900
	- Ngói 22 viên/m ²	m ² xây dựng	730.900
	- Bạt	m ² xây dựng	602.100
11	Mái che:		

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
a	Nền đất, cột gỗ tròn Ø20cm. Mái lợp:		
	- Tôn thiếc	m ² xây dựng	363.600
	- Tôn Fibrôciment	m ² xây dựng	321.000
	- Ngói 22 viên/m ²	m ² xây dựng	504.000
b	Nền láng vữa Ximăng M50, dày 2cm không đánh màu, cột gỗ tròn Ø20cm, Mái lợp tôn thiếc	m ² xây dựng	514.200
c	Nền láng vữa Ximăng M50, dày 2cm không đánh màu, cột gỗ tròn Ø20cm, mái lợp tôn Fibrôciment	m ² xây dựng	471.600
d	Nền láng vữa Ximăng M50, dày 2cm có đánh màu, cột gỗ tròn Ø20cm. Mái lợp:		
	- Tôn thiếc	m ² xây dựng	523.400
	- Tôn Fibrôciment	m ² xây dựng	480.800
	- Ngói 22 viên/m ²	m ² xây dựng	945.300
e	Mái che khung thép hình, cột thép tròn Ø50mm. Lợp tôn thiếc	m ² xây dựng	369.900
	Đối với Mái che khung thép hình, được cộng thêm trong các trường hợp sau: kết cấu nền		
	Lót đá 4x6 dày 10cm; mặt Bê tông xi măng M150, đá 1x2, dày 5cm	m ²	171.300
	Lót đá 4x6 dày 10cm; mặt Bê tông xi măng M200, đá 1x2, dày 5cm	m ²	175.900
	Bê tông xi măng M150, đá 1x2, dày 5cm (không có lớp lót đá 4x6 vữa XM M50)	m ²	76.500
	Bê tông xi măng M200, đá 1x2, dày 5cm (không có lớp lót đá 4x6 vữa XM M50)	m ²	81.200
12	Nhà ở tạm		
a	Xếp đá hộc xung quanh móng, nhà khung gỗ chịu lực, vách ván bao che nhóm IV, nền đất, không đóng trần, mái lợp:		
	- Tôn thiếc	m ² sàn xây dựng	1.312.000
	- Tôn Fibrôximăng	m ² sàn xây dựng	1.244.000

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
	- Ngói 22 viên/m ²	m ² sàn xây dựng	1.688.000
	- Giấy dầu	m ² sàn xây dựng	1.056.000
	- Mái tranh	m ² sàn xây dựng	940.000
b	Xếp đá hộc xung quanh móng, nhà khung gỗ xê chịu lực nhóm IV, vách ván bao che nhóm VI. Nền đất, không đóng trần, mái lợp:		
	- Tôn thiếc	m ² sàn xây dựng	1.315.000
	- Tôn Fibrôximăng	m ² sàn xây dựng	1.219.000
	- Ngói 22 viên/m ²	m ² sàn xây dựng	1.662.000
	- Giấy dầu	m ² sàn xây dựng	1.031.000
	- Mái tranh	m ² sàn xây dựng	915.000
c	Không xếp đá hộc xung quanh móng, nhà khung gỗ xê chịu lực nhóm IV, vách ván bao che nhóm VI. Nền đất, không đóng trần, mái lợp:		
	- Tôn thiếc	m ² sàn xây dựng	1.213.000
	- Tôn Fibrôximăng	m ² sàn xây dựng	1.117.000
	- Ngói 22 viên/m ²	m ² sàn xây dựng	1.560.000
	- Giấy dầu	m ² sàn xây dựng	929.000
	- Mái tranh	m ² sàn xây dựng	813.000
d	Xếp đá hộc xung quanh móng, nhà khung gỗ tròn chịu lực nhóm V, vách ván bao che nhóm VI. Nền đất, không đóng trần, mái lợp:		
	- Tôn thiếc	m ² sàn xây dựng	1.281.000
	- Tôn Fibrôximăng	m ² sàn xây dựng	1.187.000
	- Ngói 22 viên/m ²	m ² sàn xây dựng	1.628.000

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
	- Giấy dầu	m ² sàn xây dựng	1.010.000
	- Mái tranh	m ² sàn xây dựng	894.000
e	Không xếp đá hộc xung quanh móng, nhà khung gỗ tròn chịu lực nhóm V, vách ván bao che nhóm VI. Nền đất, không đóng trần, mái lợp:		
	- Tôn thiếc	m ² sàn xây dựng	1.179.000
	- Tôn Fibrôximăng	m ² sàn xây dựng	1.085.000
	- Ngói 22 viên/m ²	m ² sàn xây dựng	1.526.000
	- Giấy dầu	m ² sàn xây dựng	908.000
	- Mái tranh	m ² sàn xây dựng	793.000
f	Xếp đá hộc xung quanh móng, nhà khung gỗ tròn chịu lực nhóm V, vách ván bao che nhóm VIII. Nền đất, không đóng trần, mái lợp:		
	- Tôn thiếc	m ² sàn xây dựng	1.281.000
	- Tôn Fibrôximăng	m ² sàn xây dựng	1.187.000
	- Ngói 22 viên/m ²	m ² sàn xây dựng	1.628.000
	- Giấy dầu	m ² sàn xây dựng	1.010.000
	- Mái tranh	m ² sàn xây dựng	894.000
g	Không xếp đá hộc xung quanh móng, nhà khung gỗ tròn chịu lực nhóm V, vách ván bao che nhóm VIII. Nền đất, không đóng trần, mái lợp:		
	- Tôn thiếc	m ² sàn xây dựng	1.179.000
	- Tôn Fibrôximăng	m ² sàn xây dựng	1.085.000
	- Ngói 22 viên/m ²	m ² sàn xây dựng	1.526.000
	- Giấy dầu	m ² sàn xây dựng	908.000

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
	- Mái tranh	m ² sàn xây dựng	793.000
h	Đối với nhà tạm, trường hợp có lán nền nhà bằng vữa xi măng mác 50 đánh màu (không có lớp đá 4x6) thì được cộng thêm:	m ² sàn xây dựng	51.000
13	Nhà vệ sinh, giếng thấm (hầm rút), bể tự hoại		
13.1	Nhà vệ sinh		
a	Móng xây gạch ống vữa XM M50, tường xây gạch ống dày 10cm, cao < 4m, quét vôi 3 nước. Nền lán vữa XM M50, dày 2cm có đánh màu. Vì kèo gỗ nhóm IV, mái lợp tôn thiếc, không đóng trần. Cửa gỗ Panô:	m ² xây dựng	2.476.000
	Được cộng thêm trong các trường hợp sau:		
	- Nền lát gạch 20x20cm và 25x25cm, vữa XM M50	m ² lát nền	204.000
	- Nền lát gạch 30x30cm, vữa XM M50	m ² lát nền	229.000
	- Ốp tường bằng gạch men 20x25cm, vữa XM M50	m ² ốp tường	361.000
	- Ốp tường bằng gạch men 25x40cm, vữa XM M50	m ² ốp tường	328.000
	- Ốp tường bằng gạch men 30x45cm, vữa XM M50	m ² ốp tường	363.000
b	Móng xây đá hộc vữa XM M50, trụ BTCT 20x20cm, dầm BTCT 10 x10cm, mái BTCT (mái bằng), tường xây gạch ống dày 10cm, cao < 4m, quét vôi 2 nước. Nền lát gạch hoa 200x200mm. Cửa nhựa.	m ² xây dựng	4.850.000
13.2	Giếng thấm (hầm rút)		
	Giếng đất, đường kính Ø ≤ 1m (Chưa bao gồm xây thành và tấm đan đáy giếng)	1 m ³ đất đào	758.000
	Xây thành và tấm đan đáy giếng được cộng thêm	cái	1.220.000
	Giếng đất, đường kính Ø > 1m (Chưa bao gồm xây thành và tấm đan đáy giếng)	1 m ³ đất đào	489.000
	Xây thành và tấm đan đáy giếng được cộng thêm	cái	1.400.000
13.3	Bể tự hoại		
	Bể tự hoại tường xây gạch, có nắp đan đáy bể	cái	20.326.000
14	Đào ao	m ³	29.000

STT	Tài sản, vật kiến trúc	Đơn vị	Đơn giá (đồng)
15	Mộ xây:		
a	Mộ xây đơn giản không có mái, trụ đỡ sen và tường bao che quét vôi. Láng nền phạm vi mộ phần VXM mác 75 dày đánh màu 3cm. Có 01 bảng ghi danh 30x40, 01 bảng tên sau mộ	m ²	2.145.000
b	Mộ xây đơn giản không có mái, trụ đỡ sen và tường bao che ốp gạch Cêramíc. Láng nền phạm vi mộ phần VXM mác 75 dày đánh màu 3cm. Có 01 bảng ghi danh 30x40, 01 bảng tên sau mộ.	m ²	2.807.000
c	Mộ xây có mái, trụ đỡ sen và tường bao che ốp gạch Cêramíc. Láng nền phạm vi mộ phần VXM mác 75 đánh màu dày 3cm. Có 01 bảng ghi danh 30x40, 01 bảng tên sau mộ.	m ²	3.187.000
d	Mộ xây có mái, trụ đỡ sen và tường bao che ốp đá hoa cương. Láng nền phạm vi mộ phần VXM mác 75 đánh màu dày 3cm. Có 01 bảng ghi danh 30x40, 01 bảng tên sau mộ.	m ²	5.924.000
16	Mộ đất	cái	2.919.000

Phần II Quy định áp dụng

Trong quá trình thực hiện, Tổ chức làm nhiệm vụ bồi thường, hỗ trợ và tái định cư của dự án căn cứ vào thực tế để áp dụng đơn giá cho phù hợp, trong đó cần lưu ý một số nội dung sau:

1. Đối với tài sản, vật kiến trúc trên đất: Khi xác định kích thước, khối lượng, thể tích, diện tích cần xác định rõ đặc điểm kiến trúc, kết cấu công trình theo quy cách tại quy định về đơn giá bồi thường này để áp dụng mức giá theo cho phù hợp với thực tế của tài sản, vật kiến trúc.

2. Đền bù tháo dỡ hệ thống cung cấp điện, nước, điện thoại đi nơi khác: Hội đồng bồi thường, hỗ trợ và tái định cư căn cứ vào hợp đồng thực tế, giá trị lắp đặt và chất lượng còn lại của các thiết bị tại thời điểm đền bù.

3. Đối với công trình hạ tầng kỹ thuật (*đèn đường, cáp điện, đường cấp thoát nước và các công trình hạ tầng kỹ thuật khác*): Chủ đầu tư, Tổ chức làm nhiệm vụ bồi thường có trách nhiệm lập dự toán chi phí bồi thường, di dời theo quy định pháp luật về xây dựng. Trường hợp không đủ khả năng lập dự toán thì thuê đơn vị tư vấn có đủ điều kiện năng lực lập dự toán, sau đó trình cơ quan quản lý xây dựng cấp huyện thẩm định dự toán và đưa vào phương án bồi thường, giải phóng mặt bằng trình cấp có thẩm quyền phê duyệt.

4. Đối với tài sản, vật kiến trúc không có trong quy định này:

Chủ đầu tư, Tổ chức làm nhiệm vụ bồi thường căn cứ hồ sơ, tài liệu liên quan, định mức dự toán xây dựng công trình, đơn giá xây dựng công trình, chế độ hiện hành do Nhà nước quy định trong quản lý chi phí đầu tư xây dựng lập dự toán chi phí bồi thường tài sản, vật kiến trúc. Trường hợp không đủ khả năng lập dự toán thì thuê đơn vị tư vấn có đủ điều kiện năng lực lập dự toán chi phí bồi thường theo thực tế được cơ quan quản lý xây dựng cấp huyện thẩm định dự toán bồi thường này trước khi đưa vào phương án bồi thường.

5. Đối với các dự án, hạng mục đã hoàn thành công tác chi trả bồi thường, hỗ trợ, tái định cư trước ngày quy định này có hiệu lực thì hành thi không áp dụng theo quy định này. Trường hợp các dự án, hạng mục đã phê duyệt phương án bồi thường, hỗ trợ, tái định cư hoặc đang thực hiện chi trả tiền bồi thường, hỗ trợ, tái định cư theo phương án được phê duyệt trước ngày quy định này có hiệu lực thì hành thi thực hiện theo phương án đã phê duyệt, không áp dụng theo quy định này.

Trong quá trình thực hiện, nếu có vướng mắc thì các Chủ đầu tư, Tổ chức làm nhiệm vụ bồi thường, Hội đồng bồi thường giải phóng mặt bằng các huyện, thị xã, thành phố báo cáo kịp thời về Sở Xây dựng để tổng hợp, báo cáo UBND tỉnh xem xét, giải quyết./.

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