

VIETNAM
INDUSTRIAL POLLUTION MANAGEMENT PROJECT (P113151)

Due Diligence Review of Involuntary Resettlement at Bao Minh Industrial Zones
May 6-8th, 2013, updated 13th Jan 2014, and last updated 6th June 2019

A. PROJECT OBJECTIVES AND PROJECT COMPONENTS

The development objective of the Vietnam Industrial Pollution Management Project (VIPMP) is to improve environmental compliance of industrial zones (IZs) on a pilot basis. This will be achieved through strengthening of the institutional and regulatory environment, improved monitoring and enforcement, improved Centralized Effluent Treatment Plant (CETP) installation and operation for proper wastewater treatment, and information disclosure and public participation in four provinces.

The project consists of three components: (1) Component 1: Environmental Monitoring and Enforcement; Component 2: Performance-Based (PBF) CETP Financing; Component 3: Implementation Support.

B. BACKGROUND

Financing of the CETP of Bao Minh IZ:

Bao Minh IZ (located in Vu Ban District, Nam Dinh Province) was established in May 2007. Land acquisition for this IZ commenced in January 2008 in accordance with the General Compensation Plan approved in the Decision 477/QD-UBND dated 8 January 2008.

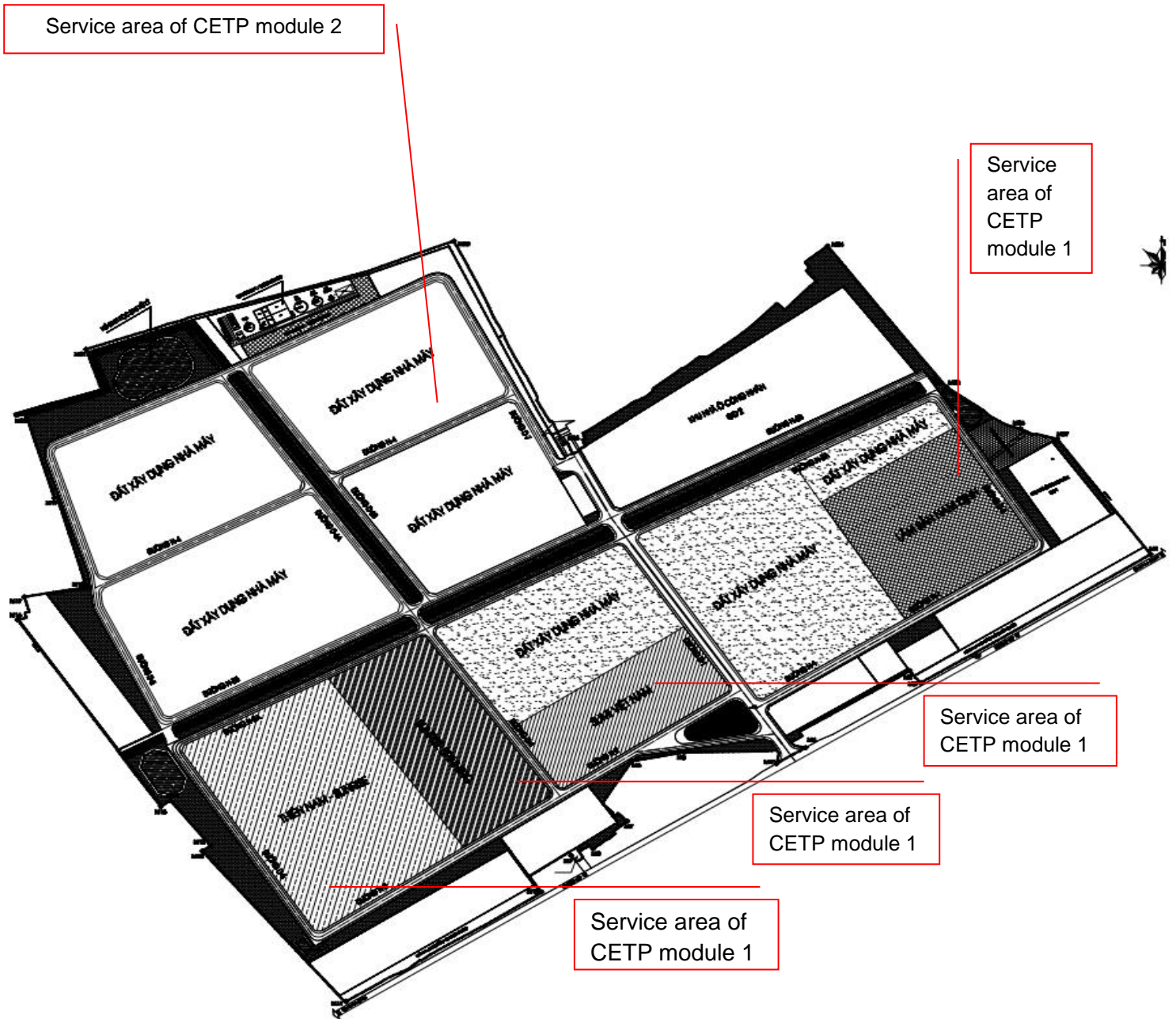
The total area of the Bao Minh IZ is 165.16 ha. The CETP (Phase 1) is using about 2.85ha, and the “CETP service area”, as defined in the project’s ESMF, accounts for 98.10 ha. The IZ, at the time of the Bank’s due diligence in January 2014, was under operation with approximately 34% of its area occupied.

VINATEX Investment Joint Stock Company is the investor of the Bao Minh IZ. The CETP was designed for a capacity of 5,000 m³/day as part of phase 1/module 1 investment, which was ultimately financed under IPMP. The overall capacity being planned for 10,000 m³/day to be constructed in two phases/modules, and the second phase of 5,000 m³/day was not financed by the IPMP. The construction of the Bank-financed CETP was completed in April 2015. The businesses planned to be served by the CETP are included in the Table 1-2 below (taken from page 33 of the CETP EIA, November 11, 2013):

Table 1-2. List of Businesses in Bao Minh Industrial Park - Phase 1

No.	Business name	Business line	Area (ha)
1.	Thien Nam Sunrise Textile Joint Stock Company	Textile, dyeing	12.8195
2.	Sunrise Spinning Company	Yarn spinning for textile industry	7.52
3.	Nam Dinh Forest Products Joint Stock Company	Production of furniture exports	7.5582
4.	Hoi An Construction Company	Services, travel, hospitality	0.58
5.	Sumi Wiring	Production of automotive electrical cables	5.42
	Sum		33.87

The service area of the CETP is below (taken from the Summary of [EIA of Bao Minh IZ](#) sent by VEPF to the Bank on December 3, 2013):



The wastewater treated by the Bank-financed CETP in the first quarter of 2017 is provided in the table below (data provided by VEPP):

TT	Enterprises	2017 (m³/day)	Area (m²)
1	Smart Shirt Garments Manufacturing Bao Minh	26	55,202
2	Sunrise Spinning Việt Nam	180	75,116
3	Nam Định Forest Company	70	75,582
4	Sunrise Luen Thai Textile and Dyeing	3.800	128,195
5	Sumi Việt Nam	120	54,202
6	Yulun Textile and Dyeing Vietnam	132	80,092
7	Smart Shirt Garments Manufacturing Việt Nam	175	25,724
8	Padmac Việt Nam	145	35,249
9	Junzhen Textile	50	92,719
	Total	4,698	622,081

The above table shows that the phase 1 investment in the CETP under the IPMP is near full capacity (4,698 out of 5,000 m³/day) by 2017, and that additional industrial enterprises locating in the Bao Minh industrial zone will require additional CETP capacity. These enterprises in the table above are yellow-highlighted in the attached map of the master plan of Bao Minh IZ provided by VEPP on the next page below.

QUY HOẠCH KHU CÔNG NGHIỆP BẢO MINH

KCN BẢO MINH - HUYỆN VỤ BẢN - TỈNH NAM ĐỊNH



C. PURPOSE AND OBJECTIVE OF THE DUE DILIGENCE REVIEW

Background

Purpose:

The Bank received a request from the Vietnam Environment Protection Fund (VEPF) to consider financing the installation of an Centralized Effluent Treatment Plant (CETP) for the Bao Minh IZ (Nam Dinh province) to improve the environmental pollution management for the IZ. The CETP module 1 and its service required the acquisition of land within the IZ. The CETP module 1 and its service area is defined as being (a) the area within the IZ physically occupied by the CETP, or the area already occupied by a CETP if the project is upgrading it; and (b) the area within the IZ that will be occupied by industries (or other sources of sewage to be treated) that are or will be serviced by the CETP. The World Bank therefore conducted a due diligence review of land already acquired for the CETP and its service area, in order to evaluate if the compensation /resettlement conducted by the government (to acquire the land for the IZ purpose) meets the Bank's OP 4.12 objectives. Those Parts of the IZ that are outside of the CETP module 1 service area, but on which resettlement/ compensation also took place (or was planned to take place), were not subjected to due diligence.

Objective:

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

Secondly, since the compensation payment, resettlement (Phase 1 CETP and its Service Area) were fully completed by the time of the IZ's proposal submission to the Bank, and given the above cut-off date, the objective of the due diligence review for the IZ will be:

- a) Review to evaluate if all involuntary resettlement activities associated with the Phase 1 CETP and its Service Area were carried out in full compliance with Government of Vietnam (GoV) regulations (by the time of commencing resettlement),
- b) assess if the resettlement done by local government for the Phase 1 CETP and its Service Area (including its outcome) meets the objectives of Bank's OP 4.12,
- c) check to know if there are any resettlement related issues that remain pending at the time of Bank's due diligence to propose follow-action.

As mentioned above, the review focuses exclusively on involuntary resettlement in Phase 1 of CETP¹ and its service area located in Bao Minh Industrial Zone (IZ).

¹In this project, the "Phase 1 CETP service area" is defined as being: i) the land area within the IZ physically occupied by the CETP which will be financed by the project, or the area already occupied by an CETP if the project is upgrading

Two key elements addressed are the following: (i) the existence and functionality of a Grievances and Redress mechanisms responding to claims, queries or any aspects related to the on-going resettlement plan implementation; and (ii) monitoring of livelihood restoration of affected peoples. If Government regulations applied are not in consistency with World Bank’s policy objectives, a remedial action plan will be prepared and implemented by the IZ once submitted for World Bank’s clearance.

This report was written by Bank’s Consultant, under the guidance, and with additional inputs provided by Bank’s Social Development Specialists.

D. METHODS

This Due Diligence (DD) review was conducted in accordance with the project’s ESMF. The methods employed include: (i) desk review of secondary information (including project documents provided by the GoV for the reviewed IZ (see details in Appendix 1); and (ii) interviews with relevant government officials, including representatives from District Resettlement Committee, IZ representatives, representatives from affected households, including also village leaders (see details in Appendix 2); and c) field observations.

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

A total of eighty households affected by land acquisition for Phase 1 of the CETP and its service were invited to the consultation and in-depth interview. Sample for consultation was stratified as below.

No	Type of Impacts	Project Impacts		Sampling	
		CETP	CETP Service Area	CETP	CETP Service Area
	HH losing agricultural land/structures	0	941		
	<i>In which, number of HHs losing 30% or more of their total land holding.</i>	32	122	10	54
	HH relocating	0	16		10
	Vulnerable	0	18		6
	Including pending HHs	0	0		
	TOTAL	32	957	80	

it; and ii) the entire land area within the IZ that will be occupied by industries which the Phase 1 CETP has the capacity to service.

E. FINDINGS

- **Basic information on the Bao Binh IZ:**

Bao Minh IZ (located in Vu Ban District, Nam Dinh Province) was established in May 2007. Land acquisition for this IZ commenced in January 2008 in accordance with the General Compensation Plan approved in the Decision 477/QD-UBND dated 8 January 2008. Since the General Compensation Plan was approved before the cut-off date required by the Project (May 2010), the Bank conducted the DD as per Project's ESMF.

The total area of the Bao Minh IZ is 165.16 ha. The proposed CETP will use about 2.85ha, and the "CETP service area", as defined in the project's ESMF, accounts for 98.10 ha. The remaining area of the IZ, is estimated at 64.2ha. The IZ is now being under operation with approximately 34% of its area currently occupied.

The land acquisition was carried out by the Vu Ban District Resettlement Committee commenced in early 2008. In the 100.95ha to be used by the CETP and its service area, 989 households were affected including 32 households impacted by the CETP (within the 2.85ha) and 957 households impacted by the service area (within 98.1ha). Among them, a total of 16 households lost their residence and needed to relocate.

Table 1: Summary of Project Impacts on Land Acquisition.

No	Type of Impacts	Project Impacts of Land			
		CETP	CETP Service Area	CETP	CETP Service Area
		(AHs)	(AHs)	(ha)	(ha)
1	Household losing agricultural land	0	941		57.15
	<i>In which, number of HHs losing 30% or more of their total land holding.</i>	32	122	2.85	16.6
2	Household losing residential land		16		1.05
	<i>Impacted with House/Building and in need of relocation</i>		16		
3	Lien Minh Commune (Public Land)				39.9
	TOTAL	32	957	2.85	98.1

- **Evaluative Review of Criteria related to Compensation/Resettlement.**

Compliance with GoV regulations. According to the DD review of the compensation plan(s)² provided by Vinatex Company, the resettlement policy and the definition of entitlements have strictly followed Vietnamese regulations (Land Law 2003 and Decree 197/2004). Vu Ban District

² It is reported that there were approximately 55 decisions issued by Vu Ban District People Committee on approval of detail compensation plan for development of Bao Minh IZ, from May 2008 to July 2011.

Resettlement Committee (DRC) was assigned to prepare and implement the land acquisition and resettlement for Bao Minh IZ³.

Schedule for Compensation and Relocation. The General Compensation Plan for the IZ was issued and approved by the provincial government in January 2008. The land compensation which was carried out by the District Resettlement Committee commenced in 2008s, and was completed in July 2011. The table below indicates the compensation steps that are accomplished by the issuance of the Overall Plan.

Table 2: Implementation Progress of Land Acquisition and Resettlement

Steps	Activities	Implementation Issues
(i) Preparation of the detailed Compensation, Support and Resettlement Plan (<i>called detail compensation plan</i>)	Prepared detailed compensation, support and resettlement plan	The Vu Ban DRC prepared about 55 detail compensation plan(s) from May 2008 to July 2011, including 14 plans for compensation of agricultural land; 37 plans for compensation of structures/crop; and 4 plans for supporting of vulnerable.
	Disclosed compensation, support and resettlement plan in the offices and affected areas (in 20 days)	
	Prepared a minute on received opinion on the compensation, support and resettlement plan with the confirmation from CPC, community-based organizations and revise the plan based on received comments.	
	Appraised the proposed plan and prepare the land recovery decision	
(ii) Release of the decision on land recovery, allocation and lease.	Issued land recovery decision	The decision on Land Recovery is issued, in the case by case basis, from May 2008 to July 2011
	Issue land allocation and lease	
(iii) Approval of the compensation, support and resettlement plan	Submitted the compensation, support and resettlement plan to relevant People's Committee	The decision on Land Recovery is issued, in the case by case basis, from May 2008 to July 2011
	Approved the compensation, support and resettlement plan	
	Publicized the approved compensation, support and resettlement plan	
(v) Implementation of the compensation, support and resettlement plan	Disclosed the approved plan (at CPC and public place where land is recovered)	The implementation of the compensation and support was half a month after the approval
	Sent the approved plan to affected people	
	Paid of Compensation, Support and arrange the resettlement	
(vi) Handover of recovered land	Received payment and support	The handover cleared land was carried out in a month after received payment and support, and completed in July 2011.
	Handover cleared land to investor	

³In Vietnam, there are many agencies/organizations who are functioning in preparation and implementation of land acquisition, such as district resettlement committee, provincial center for land development and other private registered organizations functioning on land acquisition and compensation.

Entitlements for Affected Households (AHs) and Non-Affected Communities. the entitlements were approved by Vu Ban District Authorities since 2008. The proposed entitlements for affected households were accepted by affected households (AH) after several rounds of public community consultation meetings. Entitlements are provided for land affected, houses/structures lost (partially or complete), and crop/trees affected. According to consultation meeting with AHs, the compensation rates applied followed the rates defined annually by the Provincial government as a starting point, these rates were adjusted and increased based on consultations with AHs, and their socioeconomic situation in case-by-case basis. Assistance and allowances to affected households as defined in GoV regulations are also considered as part of packages offered to affected households. As the review indicated, compensation payment has been made appropriately and fully in accordance with the Government’s regulations.

Table 3: Summary of Entitlements Provided to Affected Households.

Item	Type of Loss	Application	Entitled Persons	Compensation Policy
A	Compensation			
1a	Loss of land	Agricultural land - partially or fully affected, permanent.	Owners with LURC, eligible to acquire LURC.	Cash compensation for acquired land at price stipulated by Nam Dinh PPC. For allowances due to loss of agricultural land, see item 4 below;
1b	Loss of land	Residential land Fully or Partially affected: Without remaining land sufficient to rebuild houses/structures	All AHs affected with residential land and housing.	Cash compensation for acquired land at price stipulated by Nam Dinh PPC. In addition, the land users were also provided with land plot in resettlement site There were 16 relocated AHs, 10 AHs opted to resettle in the available resettlement site of the Bao Minh IZ that they already received land plots with their full Land Use Right Certificates (LURCs) and 6 remaining AHs opted to self-resettle in their other owned house. For allowances due to loss of residential land, see item 5 below;
2	Loss of structure	Secondary structures - partially or fully affected	Owner of structures regardless of tenure status	Cash compensation for acquired structures at price stipulated by Nam Dinh PPC. For allowances due to loss of structure, see item 5 below;
3	Loss of crops and trees	Loss or damage to assets/ Trees/Crops	Owners regardless of tenure status	Cash compensation for acquired crop and tree at price stipulated by Nam Dinh PPC.
B	Transitional Allowances			

Item	Type of Loss	Application	Entitled Persons	Compensation Policy
4	Households whose existing agricultural land is affected	Support with vocational training and job change: Support for stabilizing household living standards:	AHs with 30% or more of their total agricultural land affected	Support with vocational training and job change in cash for person under work age. Support in cash equivalent to 30 kg of rice/person/month at local market price for period from 3-6 months. In addition, land users also were provided with land plot(s) in resettlement site (which is about 9.03ha)
5	Displacement from residential housing	Requiring resettlement	Relocating households regardless of tenure status	Transport and transitional allowances were provided to AH in cash

Additional support (beyond government's regulations). Apart from compensation payment and support that the affected households are entitled to as per GoV regulation, the company also provided additional supports to AHs, including:

- a. For impact of agricultural land: additional VND 7,000 were paid for each square meter of agricultural land being affected. Supporting additional VND 20,000 per m² of agricultural land, for those whose their agricultural land affected less than 30% of total land holding (if their land impacted accounting for 30% or more, they was eligible to be provided with land plot(s) in project resettlement site).
- b. Provision of free vocational training for affected people at work age; and having priority to be employed in the companies located in Bao Minh IZ area. To date, as reported from the IZ director, about 800 local affected people have been working in the IZ area.
- c. Allocation of fund to newly built 13 community houses and upgrade inter-village roads with 800m long in the project affected communes of Lien Minh, Lien Bao and Kim Thai (the structures supported are located outside from the IZ area).
- d. Supporting about VND 4 million per person for the poor and vulnerable group.

Compensation sources and payment. Funds for resettlement/compensation and other additional supports were provided by the Vinatex Company. The People's Committee of Vu Ban district was delegated by the provincial government to formulate the compensation/resettlement plan. The Vu Ban Resettlement Committee made the payments to affected people, in accordance with the resettlement plan(s) approved by the district government.

Consultations. Consultation was conducted for many rounds during preparation and implementation of land acquisition. All compensation plan(s) were disclosed in the communal public area. According to the records, all AHs participated in public consultation meetings that they were informed about compensation policy and relocation options. The interviewed AHs expressed that they are fully aware of this project implementation of land acquisition and resettlement. Where the Detailed Measurement Survey (DMS) was reportedly incorrect (as

informed by AHs), measurement was re-conducted to ensure accuracy. Other comments, feedback and recommendations from AHs were also gathered during the consultation meetings, for DRC's consideration in the compensation plan(s) and then, was solved accordingly. So, consultation with affected households were appropriately done, which led to community consensus over the compensation/resettlement plan.

Grievances Redress Mechanism. According to the information provided, a grievance redress mechanism is in place, which followed the local regulations. The grievance system was established in the Vu Ban District Resettlement Committee (DRC) to resolve complaints raised by affected Households (AHs) regarding all land acquisition aspects, compensation, and resettlement issues. To date resolution of claims of affected households has been addressed by the DRC as defined by the GoV norms and in cooperation with the IZ owner. There are no legacy issues remaining pending. The GRM was appropriately established and functioned as per Government's regulations.

Resettlement site. a resettlement site was established in the vicinity of the current IZ. Consultation with resettled households indicated that the affected households have received all their entitlements. They have settled down in the resettlement site built by the IZ owner, and have restored their livelihoods (to the pre-project level).

Livelihood Restoration. The DD review confirmed that by May 2013, all houses affected by land acquisition for the Phase 1 CETP had been compensated. Affected households have been provided with support, assistance and allowances as part of the compensation plans, according to the GoV norms and regulations, consisting of allowances for transport, livelihood stabilization, vocational training, house renting, and a special allowance (about VND 4 million per person) for those who fall under the category of poor and vulnerable affected household. Further, as reported, approximately 800 people under working age in the affected community were provided with vocational training and having a job in the IZ as reported by AHs when interviewed during the DD. All affected household have fully restored their livelihood, as indicated in the Bank's consultant's consultation with representative of affected households. The livelihood restoration support provided by the government indicated that the program has been done in a manner that ensure there are no households who were worsen off as a result of the land acquisition for the IZ purpose.

- ***Pending issues:***

There are no pending issues identified as a result of the due diligence.

F. CONCLUSIONS

Based on the information provided by the local governments and the IZ owner, and on the interview/consultation with the representative of affected households and other stakeholders, including local governments, it is concluded that:

. By the time of due diligence, all the affected households associated with the Bao Minh IZ who need to resettle, or those who lost more than 30% of their agricultural land (severely affected) have fully restored their livelihoods. The outcome of the resettlement work done by the government/IZ owner is considered meeting the objectives of Bank's OP 4.12.

On the basis of information provided, together with field observation and consultation with representatives from affected households, local governments, and IZ own, the DD confirmed that:

- all the affected households were fully compensated and supported in accordance with government's laws/regulation, and that all have received fully their compensation payment, allowances.
- The process of compensation payment, support resettlement, including grievance redressing, was implemented in a manner that ensured affected households were not worse off as result of the land acquisition
- All AHs had handed over their land to the Bao Minh IZ. A Land User Right Certificate for the entire IZ has been issued by to Bao Binh IZ by Nam Dinh Provincial Department of Natural Resources and Environment.
- All affected households have fully restored their livelihoods.
- The sites for the proposed CETP and the area the CETP is expected to provide service is vacant (at the time of field observation), and is ready for the installation of the proposed CETP.
- There were no legacy issues remaining pending.

Given that the compensation, support, resettlement associated with the IZ were implemented in full compliance with the Government's regulations, and proceeded in a manner that did not worsen off the affected households, such above resettlement actions meets the objectives of Bank's OP 4.12. As such, the proposed CETP could be considered for financing from social safeguards perspective.

G. Recommendations.

Despite that there are no legacy issues, during project implementation, as part of Bank's bi-annual implementation support missions, the mission will work with local authorities responsible for resettlement associated with the IZ to confirm whether there are any additional complaints/ queries arising from the land acquired for the project's (Phase 1) CETP and its service area. Where remedies are required (to address such complaints/queries), remedies will be proposed by the Bank's mission and action by local authorities and the IZ owner are expected to be taken to address such complaints. Implementation of agreed remedies will be monitored by the Bank's mission.

H. APPENDICES

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

APPENDIX 2: LIST OF THE PEOPLE MET DURING THE MISSION

APPENDIX 3: SAMPLE OF LURCS

APPENDIX 4: SEMI-STRUCTURE QUESTIONNAIRE

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

1. Decision 477/QD-UBND issued by Vu Ban District People's Committee, Nam Dinh Province dated Jan 8, 2008 on approval of General Compensation Plan.

2. Sample of compensation plan(s), including:

- Decision 2790/QD-UBND issued by Vu Ban District People's Committee, Nam Dinh Province dated May20, 2008 on approval of Detail Compensation Plan (for acquired area of 52.5ha of agricultural land).
- Decision 2791/QD-UBND issued by Vu Ban District People's Committee, Nam Dinh Province dated May21, 2008 on approval of Detail Compensation Plan (for acquired area of 48.0ha of agricultural land).
- Decision 5271/QD-UBND issued by Vu Ban District People's Committee, Nam Dinh Province dated Nov20, 2008 on approval of Detail Compensation Plan (for acquired area of 48.0ha of crop).
- Decision 5272/QD-UBND issued by Vu Ban District People's Committee, Nam Dinh Province dated Nov20, 2008 on approval of Detail Compensation Plan (for acquired area of 52.5ha f crop).
- Decision 3113/QD-UBND issued by Vu Ban District People's Committee, Nam Dinh Province dated Dec31, 2009 on approval of Detail Compensation Plan (for acquired structures/buildings).
- Decision 438/QD-UBND issued by Vu Ban District People's Committee, Nam Dinh Province dated Mar15, 2010 on approval of Detail Compensation Plan (for supporting the Poors and Vulnerable).
- Decision 750/QD-UBND issued by Vu Ban District People's Committee, Nam Dinh Province dated Apr27, 2010 on approval of Detail Compensation Plan (for supporting the Poors and Vulnerable).

3. Sample of Land Use Right Certificates (LURCs) issued to VINATEX Corp, including:

- The LUCR No. BA910957 issued by Nam Dinh PPC dated 8 Dec 2011, certificate for allocation of land to Bao Minh IZ, for purpose of IZ operation, with area of 15,000m², for 50 years period, till 14 Dec 2060
- The LUCR No. BA910954 issued by Nam Dinh PPC dated 8 Dec 2011, certificate for allocation of land to Bao Minh IZ, for purpose of IZ operation, with area of 84,46m², for 50 years period, till 14 Dec 2060

APPENDIX 2: LIST OF THE PEOPLE MET DURING THE MISSION

BAO MINH IZ AUTHORITY

Mr. Vuong Tran Lam
Director, Bao Minh IZ

Nguyen Thuong Nhan
Deputy Director, Bao Minh IZ

Hoang ManhCuong
Land Management Officer, Bao Minh IZ

Nguyen Ngoc Hoa
Manager, Department of Administration

VU BAN DISTRICT RESETTLEMENT COMMITTEE

Nguyen KhacXung
Vica Chairman, Vu Ban District People's Committee

Pham Van Nam
Manager, Department of Financial and Planning

PROJECT AFFECTED COMMUNES

Hoang Minh Thuan
Chairrman, Lien Minh Commune PC

AND

Sample of List of Person Participated in Consultation Meeting During the DD

DANH SÁCH CÁC HỘ DẪN THAM GIA CUỘC HỌP VỚI NGÂN HÀNG THẾ GIỚI
Ngày 07/05/2013



STT	Họ và tên	QUÊ QUÁN	Ký nhận
1	Trần Đức Kiệt	Liên Bảo, Vụ Bản, Nam Định	<i>[Signature]</i>
2	Dương Mạnh Hùng	Liên Bảo, Vụ Bản, Nam Định	<i>[Signature]</i>
3	Phạm Văn Lưu	Liên Minh, Vụ Bản, Nam Định	<i>[Signature]</i>
4	Nguyễn Mạnh Thi	Liên Bảo, Vụ Bản, Nam Định	<i>[Signature]</i>
5	Nguyễn Thế Anh	Liên Minh, Vụ Bản, Nam Định	<i>[Signature]</i>
6	Trần Công Minh	Liên Bảo, Vụ Bản, Nam Định	<i>[Signature]</i>
7	Phạm Văn Xuyên	Liên Minh, Vụ Bản, Nam Định	<i>[Signature]</i>
8	Hoàng Văn Kiện	Liên Minh, Vụ Bản, Nam Định	<i>[Signature]</i>
9	Phạm Văn Toàn	Liên Minh, Vụ Bản, Nam Định	<i>[Signature]</i>
10	Phạm Cao Thăng	Liên Minh, Vụ Bản, Nam Định	<i>[Signature]</i>
11	Đàm Văn Luân	Liên Bảo, Vụ Bản, Nam Định	<i>[Signature]</i>
12	Nguyễn Hồng Hải	Liên Bảo, Vụ Bản, Nam Định	<i>[Signature]</i>
13	Phạm Văn Bán	Liên Minh, Vụ Bản, Nam Định	<i>[Signature]</i>
14	Phạm Văn Nhân	Liên Minh, Vụ Bản, Nam Định	<i>[Signature]</i>
15	Phạm Thị Huệ	Liên Minh, Vụ Bản, Nam Định	<i>[Signature]</i>
16	Phạm Thị Quyển	Liên Minh, Vụ Bản, Nam Định	<i>[Signature]</i>
17	Nguyễn Thị Độ	Liên Bảo, Vụ Bản, Nam Định	<i>[Signature]</i>

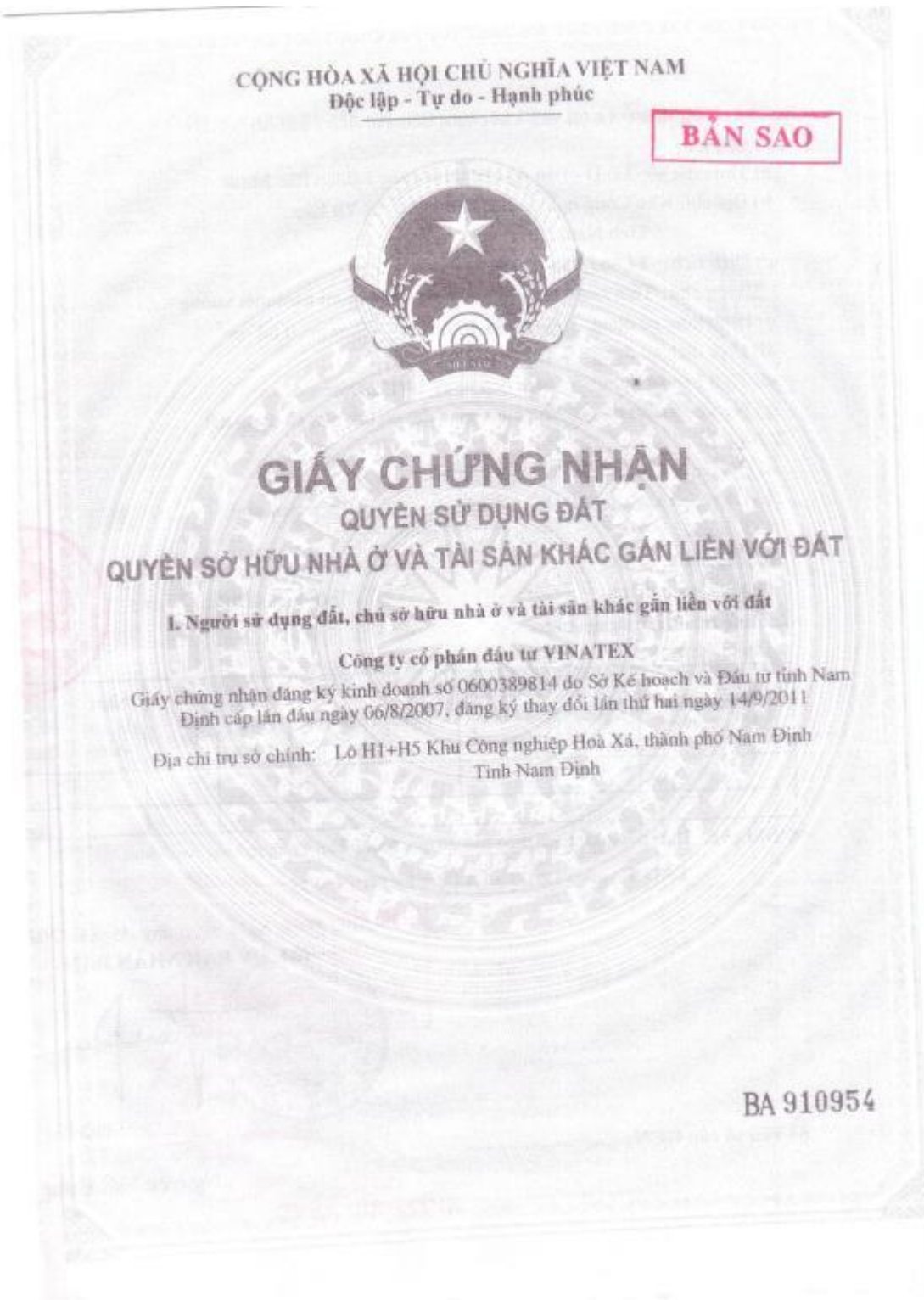


Picture 1: Public Consultation Meeting During DD Preparation in Bao Minh IZ




Picture 2: Basic Infrastructure Construction is undergone in The Bao Minh IZ

APPENDIX 3: SAMPLE OF LURCS



IV. Những thay đổi sau khi cấp giấy chứng nhận

Nội dung thay đổi và cơ sở pháp lý	Xác nhận của cơ quan có thẩm quyền
	

Người được cấp Giấy chứng nhận không được sửa chữa, tẩy xóa hoặc bổ sung bất kỳ nội dung nào trong Giấy chứng nhận; khi bị mất hoặc hư hỏng Giấy chứng nhận phải khai báo ngay với cơ quan cấp Giấy.

36.13774.11.000309

II. Thửa đất, nhà ở và tài sản khác gắn liền với đất:

1. Thửa đất:

- a) Thửa đất số: Lô D - Bản đồ QH khu công nghiệp Bảo Minh
b) Địa chỉ: Khu Công nghiệp Bảo Minh, huyện Vụ Bản
Tỉnh Nam Định
c) Diện tích: 84.465,0 m²
Bằng chữ: Tám mươi tư nghìn bốn trăm sáu mươi năm mét vuông
d) Hình thức sử dụng: Riêng: 84.465,0 m² Chung: 0.00 m²
đ) Mục đích sử dụng: Đất khu công nghiệp
e) Thời hạn sử dụng: 50 năm đến ngày 14/12/2060
g) Nguồn gốc sử dụng: Nhà nước giao đất có thu tiền sử dụng đất

2. Nhà ở: "-/-"

- a) Địa chỉ: "-/-"
b) Diện tích xây dựng: "-/-" m² c) Diện tích sàn: "-/-" m²
d) Kết cấu: "-/-"
đ) Cấp hạng: "-/-" e) Số tầng: "-/-"
g) Năm hoàn thành: "-/-" h) Thời hạn sở hữu: "-/-"

3. Công trình xây dựng khác: "-/-"

Tên công trình:

Hạng mục công trình	Diện tích xây dựng m	Diện tích sàn hoặc công suất	Kết cấu chủ yếu	Cấp công trình	Số tầng	Năm HT xây dựng	Thời hạn sở hữu

- 4. Ghi chú:** Thửa đất được trích theo bản đồ quy hoạch khu Công nghiệp Bảo Minh
Lô D bao gồm: Lô D2 + Lô D3 + Lô D4 + Lô D5

Nam Định, ngày 8 tháng 12 năm 201

TM. ỦY BAN NHÂN DÂN

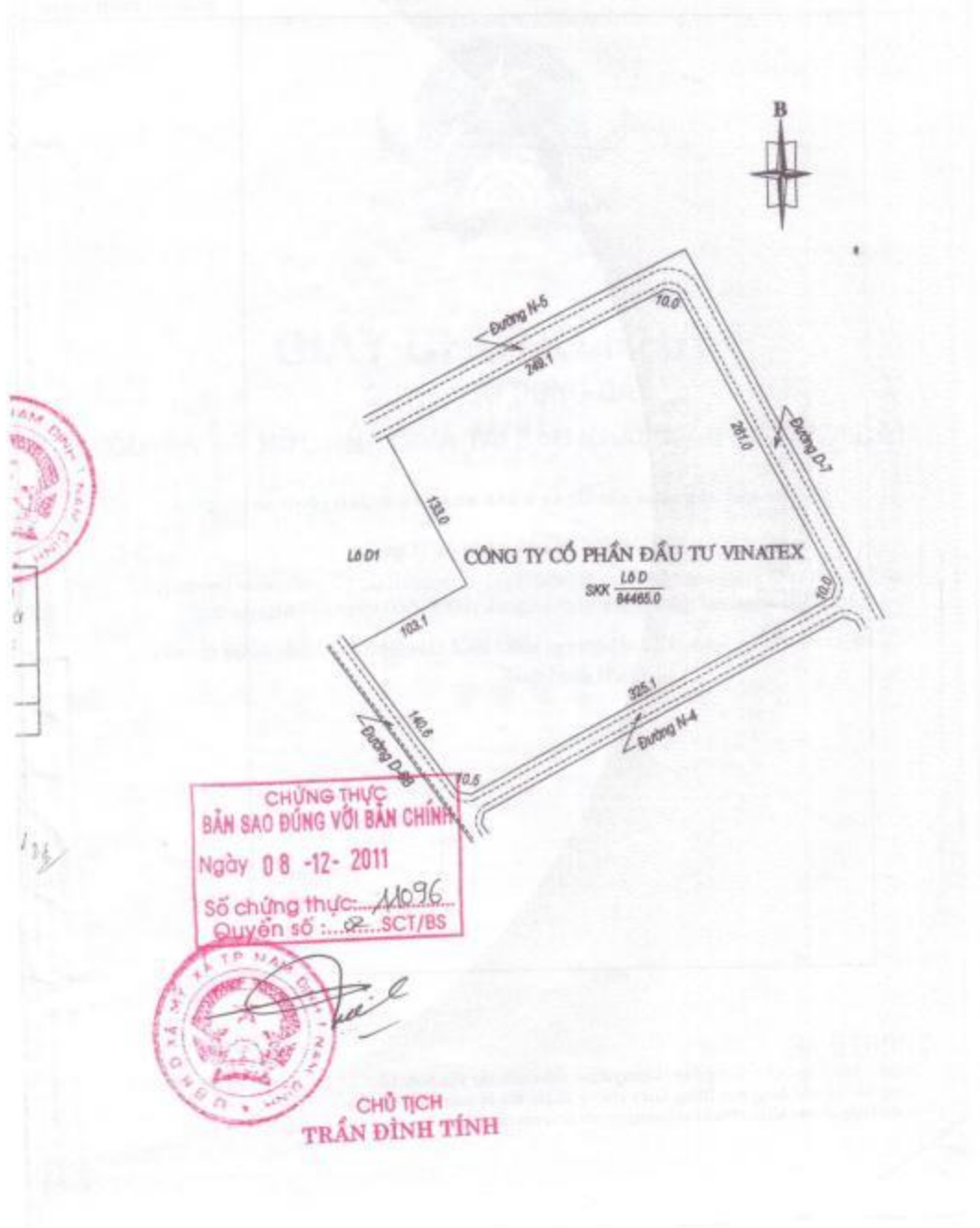


Nguyễn Việt Hưng

KT. CHỦ TỊCH
PHÓ CHỦ TỊCH
Nguyễn Việt Hưng

Số vào sổ cấp GCN:.....

III. Sơ đồ thửa đất, nhà ở và tài sản khác gắn liền với đất:



CHỨNG THỰC
BẢN SAO ĐÚNG VỚI BẢN CHÍNH
Ngày 08 -12- 2011
Số chứng thực: 11096
Quyển số : 2 SCT/BS



CHỦ TỊCH
TRẦN ĐÌNH TÍNH

APPENDIX 4: SEMI-STRUCTURE QUESTIONNAIRE

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

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