

VIET NAM ELECTRICITY
NATIONAL POWER TRANSMISSION CORPORATION

RENEWABLE ENERGY ACCELERATING CHANGE (REACH)
(P516693)

RESETTLEMENT PLAN (RP)



SEPTEMBER 2026

PREAMBLE

This RP has been prepared based on preliminary impact assessment and secondary information available at the time of appraisal. The RP will be updated following completion of the DMS, IOL, SES, Social Assessment, and consultations with PAPs prior to commencement of land acquisition and resettlement implementation.

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ABBREVIATIONS

CPC	: Commune People's Committee
CSC	: Construction Supervision Consultant
DOF	: Department of Finance
DOC	: Department of Construction
DOST	: Department of Science and Technology
DOHA	: Department of Home Affairs
DAE	: Department of Agriculture and Environment
EMDP	: Ethnic Minority Development Plan
EMPF	: Ethnic Minority Policy Framework
ESCP	: Environmental and Social Commitment Plan
ESF	: Environmental and Social Framework
ESIA	: Environmental and Social Impact Assessment
ESMP	: Environmental and Social Management Plan
ESS	: Environmental and Social Standards
ESS10	: Stakeholder Engagement and Information Disclosure
EVN	: Viet Nam Electricity
E&S	: Environmental and Social
GBV	: Gender-Based Violence
GOV	: Government of Viet Nam
GRM	: Grievance Redress Mechanism
LEP	: Law on Environmental Protection
LFDC	: Provincial/City Land Fund Development Centre
LMP	: Labour Management Procedures
NSMO	: National Power System and Market Operator Company
EVNNPT	: National Power Transmission Corporation
PAP	: Project Affected Person
PAPs	: Project Affected Parties
PC	: People's Committee
PECC	: Power Engineering Consulting JS. Company

P/CPCs	: Provincial/City People’s Committee
PSDP	: Power Sector Development Plan
PTC	: Power Transmission Company
ROW	: Right of way
RP	: Resettlement Plan
RPF	: Resettlement Policy Framework
SEP	: Stakeholder Engagement Plan
SPMB	: Southern Power Projects Management Board
SS	: Substation
REACH	: Renewable Energy Accelerating Change
TOR	: Term of Reference
T/L	: Transmission line
VRE	: Variable renewable energy
WB	: World Bank
UXO	: Unexploded Ordnance

GLOSSARY

Affected persons (APs)	: Individuals, organizations or businesses that are directly affected socially and economically by WB-funded Projects caused by the involuntary taking of land and other assets that results in (i) relocation or loss of shelter; (ii) loss of assets or access to assets; or (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location. In addition, affected person is one for whom involuntary restriction of access to legally designated parks and protected areas that result in adverse impacts on livelihoods.
Associated Facilities	: Means facilities or activities that are not funded as part of the Project and, in the judgment of the Bank, are: (a) directly and significantly related to the Project; (b) carried out, or planned to be carried out, contemporaneously with the Project; and (c) necessary for the Project to be viable and would not have been constructed, expanded or conducted if the Project did not exist. For facilities or activities to be Associated Facilities, they must meet all three criteria.
Cut-off date	: The Borrower will establish a cut-off date for eligibility. Information regarding the cut-off date will be well documented and will be disseminated throughout the Project area at regular intervals in written and (as appropriate) nonwritten forms and in relevant local languages. This will include posted warnings that persons settling in the Project area after the cutoff date may be subject to removal. For the Project, the cut-off date is established when the CPC issue the Notification of Land Acquisition (NLA) for the Project area (Article 85, Land Law 2024), followed by the detailed measurement survey. Affected persons and local communities will be informed of the cut-off date for each Project's component, and that anyone moving into the Project areas after that date will not be entitled to compensation and assistance under the Project. The Project planning (based on the basic design) has not been approved yet.
Disadvantaged or vulnerable	: Refers to those who may be more likely to be adversely affected by the Project impacts and/or more limited than others in their ability to take advantage of a Project's benefits. Such an individual/group is also more likely to be excluded from/unable to participate fully in the mainstream consultation process and as such may require specific measures and/or assistance to do so. This will take into account considerations relating to age, including the elderly and minors, and including in circumstances where they may be separated from their family, the community or other individuals upon which they depend.
Eligibility	: The criteria for establishment of entitlements under the resettlement program.
Forced eviction	: Is defined as the permanent or temporary removal against the will of individuals, families, and/or communities from the homes and/or land which they occupy without the provision of, and access to, appropriate forms of legal and other protection, including all applicable procedures and principles in

ESS5. The exercise of eminent domain, compulsory acquisition or similar powers by a Borrower will not be considered to be forced eviction providing it complies with the requirements of national law and the provisions of ESS5, and is conducted in a manner consistent with basic principles of due process (including provision of adequate advance notice, meaningful opportunities to lodge grievances and appeals, and avoidance of the use of unnecessary, disproportionate or excessive force).

- Involuntary resettlement : Project-related land acquisition or restrictions on land use may cause physical displacement (relocation, loss of residential land or loss of shelter), economic displacement (loss of land, assets or access to assets, including those that lead to loss of income sources or other means of livelihood), or both. The term “involuntary resettlement” refers to these impacts. Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in displacement.
- Land acquisition : Refers to all methods of obtaining land for Project purposes, which may include outright purchase, expropriation of property and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized land whether or not the landholder relies upon such land for income or livelihood purposes; (b) repossession of public land that is used or occupied by individuals or households; and (c) Project impacts that result in land being submerged or otherwise rendered unusable or inaccessible. “Land” includes anything growing on or permanently affixed to land, such as crops, buildings and other improvements, and appurtenant water bodies.
- Livelihood : Refers to the full range of means that individuals, families, and communities utilize to make a living, such as wage-based income, agriculture, fishing, foraging, other natural resource-based livelihoods, petty trade, and bartering.
- Project impact : Any consequence immediately related to the taking of a parcel of land or to restrictions in the use of legally designated parks or protected areas. People directly affected by land acquisition may lose their home, farmland, property, business, or other means of livelihood. In other words, they lose their ownership, occupancy, or use rights, because of land acquisition or restriction of access.
- Replacement cost : Is defined as a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement. Where functioning markets exist, replacement cost is the market value as established through independent and competent real estate valuation, plus transaction costs. Where functioning markets do not exist, replacement cost may be determined through alternative means, such as calculation of output value for land or productive assets, or the undepreciated value of replacement material and labor for construction of structures or other fixed assets, plus transaction costs. In all instances where physical displacement results in loss of shelter, replacement cost must at least be sufficient to enable purchase or

construction of housing that meets acceptable minimum community standards of quality and safety. The valuation method for determining replacement cost should be documented and included in relevant resettlement planning documents. Transaction costs include administrative charges, registration or title fees, reasonable moving expenses, and any similar costs imposed on affected persons. To ensure compensation at replacement cost, planned compensation rates may require updating in Project areas where inflation is high or the period of time between calculation of compensation rates and delivery of compensation is extensive.

- Restrictions on land use : Refers to limitations or prohibitions on the use of agricultural, residential, commercial or other land that are directly introduced and put into effect as part of the Project. These may include restrictions on access to legally designated parks and protected areas, restrictions on access to other common property resources, restrictions on land use within utility easements or safety zones.
- Security of Tenure : Means that resettled individuals or communities are resettled to a site that they can legally occupy, where they are protected from the risk of eviction and where the tenure rights provided to them are socially and culturally appropriate. In no event will resettled persons be provided with tenure rights that are in effect weaker than the rights they had to the land or assets from which they have been displaced.
- Severely affected : Where land-based livelihood of small-scale subsistence farming is severely affected by substantial loss of productive land, particular attention needs to be paid to fragility, including food security risks for affected households. Additional fragility factors such as erosion and climate risks (drought, floods, climate change trends, and so forth) should be taken into account in assessing livelihood risks and developing additional support measures.
- Stakeholders : Any and all individuals, groups, organizations, and institutions interested in and potentially affected by a Project or having the ability to influence a Project.

EXECUTIVE SUMMARY

The RP has been prepared based on preliminary engineering designs and currently available impact information. As detailed measurement surveys, asset inventories, socio-economic surveys and consultations are ongoing, certain impact estimates and implementation arrangements will be validated and updated prior to land acquisition and displacement.

The social assessment is being conducted in two phases. The current RP is based on available information and initial field investigations. The second phase of the assessment, including additional consultations and impact verification activities, will continue after appraisal and before negotiations, and the RP will be updated accordingly.

Project Overviews

The Renewable Energy Accelerating Change (REACH) Project will finance the construction of the 500 kV Krong Buk–Tây Ninh 1 Transmission Lines, including approximately 330 km of double-circuit 500 kV transmission lines traversing five Provinces from Đắk Lắk to Tây Ninh and associated bay expansions at the proposed 500kV Krong Buk and 500kV Tây Ninh1 substations. The Project is intended to strengthen Viet Nam’s transmission network, improve power system reliability, support the integration of renewable energy, and facilitate future regional power exchange.

The Project comprises all facilities and associated works required for the construction and operation of the 500 kV Krong Buk–Tây Ninh 1 Transmission Lines and related transmission infrastructure. As a linear infrastructure project crossing multiple Provinces, the Project will require permanent land acquisition for tower foundations, temporary land occupation during construction, and restrictions on land use within the transmission line right-of-way. The resulting impacts on affected persons and communities are addressed in this Resettlement Plan (RP).

Objectives of Resettlement Plan (RP)

The main objective of this RP is to establish a set of criteria for compensation, assistance and resettlement for affected households based on the principle of full replacement cost. PAPs will be provided with various forms of support to stabilize their lives.

Project’s impact and scope of land acquisition

The impact figures presented below are preliminary estimates derived from cadastral overlay analysis, feasibility study data and initial screening. The figures will be updated following completion of DMS, IOL, SES and consultations with PAHs.

The Project is expected to affect approximately **6,524** households, equivalent to approximately 29,358 people and the number of affected organizations has not yet been determined. There are 365 of PAHs are severely affected by losing from 30% total productive landholdings, 916 households with houses or structures located within the safety corridor will have to relocate, including 543 households will potentially be physically relocated. The number of households belonging to vulnerable groups (including number of Ethnic Minority households) is not yet available and it will be determined during the social assessment that will be carried out in the next steps.

Preliminary screening indicates that approximately 916 households may experience impacts on houses and structures. Of these, around 543 households may require physical relocation due to impacts on their primary residential structures or because the residual residential land may no longer

be viable for continued habitation. Final relocation requirements will be confirmed through the DMS, IOL, SES and consultations.

The implementation of the Project will affect a total area of 1,237.82 ha of various types of land, including: (i) Land area permanently acquired (for foundation towers): 107.74 ha; (ii) Restricted land area (in safety corridor): 1,026.96 ha; and (iii) Land area temporarily acquired (for construction activities): 103.12 ha. For land area of 107.74 hectares that will be permanently acquired for the construction of tower foundations, of which: (i) Rural Residential land: 7.40 ha; (ii) Forest land (Protective forest land and Productive forest land): 10.69 ha; (iii) Agricultural land (Paddy land, Perennial crops land and Land for annual crops and other agricultural land): 85.08 ha; and (iv) other land (Irrigation land, Land for transport infrastructure and public land): 4.37 ha.

Mitigation measures to minimize the scope of land acquisition

SPMB will work closely with the design consultant and social and environmental experts to avoid and minimize the scope of land acquisition and the level of impact in all works items of the Project. Measures to minimize negative impacts are carried out through feasibility studies and design options.

Policy and entitlement framework

Land acquisition, compensation, support and resettlement under the Project will be carried out in accordance with the World Bank Environmental and Social Standard 5 (ESS5), relevant provisions of Vietnamese legislation, and the principles set out in this Resettlement Plan. The Project will ensure: (i) compensation for affected land and assets at full replacement cost without deduction for depreciation, salvage materials or transaction costs; (ii) timely provision of resettlement and livelihood restoration assistance to affected persons; (iii) additional assistance and targeted support measures for vulnerable households; (iv) meaningful consultation and participation of affected persons throughout the Project cycle; and (v) accessible grievance redress mechanisms to address concerns related to land acquisition, compensation and resettlement. The overall objective is to restore, and where feasible improve, the livelihoods and living standards of affected persons compared to pre-Project conditions.

Livelihood Restoration Program (LRP)

The Livelihood Restoration Program (LRP) is necessary to help the adversely affected households and vulnerable households improve or at least restore their income and livelihoods to the pre- Project level. In addition, financial support and vocational training will be provided to those affected. According to the Project's policy, out of the 6,524 affected households, at least 908 households are eligible to participate in the livelihood restoration program, in which 365 of AHs are severely affected by losing from 30% of total productive landholding and 543 relocated households. According to occupational data from members of affected households, approximately 4,085 individuals are likely to experience income impacts due to land acquisition activities, of which around 2,861 are of working age. Therefore, an Livelihood Restoration Program will be prepared for the group of individuals whose incomes are affected by land acquisition, as outlined above.

Resettlement arrangement

Relocation impacts are expected to be geographically dispersed across multiple Provinces and communes, with a relatively limited number of physically displaced households in any individual locality. Based on the preliminary impact assessment, approximately 543 households may require physical relocation. The final number of affected households and the corresponding resettlement arrangements will be confirmed through the detailed measurement survey (DMS), inventory of losses

(IOL), socio-economic surveys (SES), and stakeholder consultations.

Given the linear nature of the transmission project and the dispersed pattern of displacement, the Project does not currently envisage the development of dedicated resettlement sites. Affected households are expected to be accommodated through self-relocation or relocation within existing residential areas, subject to household preferences and the availability of suitable residential land and local infrastructure. Existing local resettlement areas, where available, may also be considered. The establishment of any project-specific resettlement site will only be assessed if relocation needs cannot be adequately addressed through these options. The need for any dedicated resettlement site, if required, will be assessed during the subsequent social assessment and RP updating process.

At this stage, the identification and assessment of existing residential areas, available residential plots, or any potential resettlement locations have not yet been undertaken. These activities will be carried out during the next phase of social assessment and RP updating. Information on relocation options, household preferences, availability of residential land, infrastructure conditions, and any site-specific due diligence requirements will be incorporated into the updated RP prior to land acquisition and physical displacement.

Should dedicated resettlement sites become necessary during project implementation, the sites will be subject to social screening, environmental and social due diligence, stakeholder consultation, and preparation of any required instruments consistent with the requirements of ESS5 and other relevant Environmental and Social Standards prior to their use.

Implementation arrangement

The compensation, support and resettlement of the Project will be under the management and supervision of Southern Power Projects Management Board (SPMB), the 34 CPCs and Land Fund Development Center/Compensation Council in the 5 Cities/Provinces under the Project area, including: Hồ Chí Minh and Đồng Nai cities and Đắk Lắk, Lâm Đồng and Tây Ninh Provinces. During the implementation process, implementing organizations need to have close coordination with functional agencies, commune authorities and communities in the Project area to ensure that compensation, assistance and resettlement is carried out openly, transparently and on schedule and in compliance with the approved RP.

Consultation and participation

The Project's Resettlement Plan (RP) is developed in close cooperation with local authorities, representatives of community and affected people. The authorities in the communes and representatives of the affected households were consulted through community consultation meetings, survey by questionnaire has been carried out for most of the households in the affected areas. The information obtained during the consultation process is an important basis for establishing the Project's RP, including compensation, support and livelihood restoration programs. A consultation mechanism has also been established in the RP and the Stakeholder Engagement Plan (SEP) for implementation throughout the Project cycle.

Monitoring and evaluation

The resettlement plan will be implemented under the supervision of Southern Power Projects Management Board (SPMB), commune/ward Fatherland Fronts and representatives of PAHs. SPMB will recruit an Independent Monitoring Consultant (IMC) to monitor the implementation of the Resettlement Plan. After completion of the Project, the IMC will assess to determine whether the

objectives of the resettlement policy is achieved or not. If the evaluation indicates the objectives of the RP have not been met, SPMB will develop and implement appropriate corrective measures.

Grievance Redress Mechanism

To ensure that all complaints and grievances of PAPs regarding any aspect of land acquisition, compensation and resettlement are resolved in a timely and satisfactory manner, a well-defined grievance redressing mechanism have been established in the RP. All PAPs, including vulnerable PAPs, can submit any questions or complaints verbally or in writing. If the complainant disagrees with the handling decision, he/she has the right to complain in accordance with the Law on Complaints. SPMB will appoint its staff in charge to monitor and follow the grievance/complaints of the PAPs until they are completely resolved.

Cost estimate

The estimated budget for the RP implementation of the Project is approximately **VND 1,827,485,460,114 (equivalent to USD 70,532,052 with an exchange rate of 01 USD = 25,910 VND)**. This budget includes compensation/support costs for land and non-land assets affected by the Project, livelihood restoration programs, management and land acquisition implementation costs, replacement cost surveys, cost for independent monitoring activity and contingency fees. The funding for land acquisition and site clearance activities will be allocated from the counterpart fund of National Power Transmission Corporation (EVNNPT).

All impact figures presented in this RP are preliminary estimates derived from cadastral overlay analysis, feasibility study data, and initial screening. The figures will be validated and updated following completion of the Detailed Measurement Survey (DMS), Inventory of Losses (IOL), Socio-Economic Survey (SES), and consultations with Project Affected Households (PAHs). Final impact inventory, vulnerable households, ethnic minority households, livelihood impacts, and relocation needs will be conclusively determined through DMS, SES, IOL, and consultations with project-affected households prior to RP updating and implementation.

I. INTRODUCTION

1.1. Background

1. REACH will finance the construction of the 500 kV Krong Buk-Tây Ninh1 Transmission lines, a national priority Project to strengthen the transmission backbone for domestic power supply expansion. The investment includes an approximately 330 kilometers (km) double-circuit 500 kilovolt (kV) line crossing five Provinces from Đắk Lắk in the Central Highlands to Tây Ninh in the Southeast and associated 500 kV feeder bays expansions at the proposed 500kV Krong Buk and Tây Ninh substations. The Project has been identified as a priority investment based on detailed network studies and load-flow simulations that confirmed system bottlenecks causing curtailment of existing VRE capacity and constraining the connection of new Projects. These studies, supported by the World Bank and development partners, have also helped define the associated grid management and digitalization measures being implemented by EVNNPT to manage higher shares of variable renewable energy (VRE) more effectively.

2. The transmission corridor supported by the Project is critical to alleviating grid constraints that hamper power system expansion, including the integration of renewable energy from resource-rich areas in central and central-south Viet Nam to southern major demand centers. The Project has been designed to address an urgent transmission bottleneck affecting both existing renewable energy generation and planned private sector energy supply investment especially VRE.¹ Based on preliminary analysis, the Project is expected to have an immediate impact on the grid's capacity to support energy supply expansion, including integrating additional VRE. The investment is designed to reduce existing and future curtailment, including for about 300 MW of onshore wind, and to create transmission capacity for approximately 1,700 MW of new wind projects. The Project will also incorporate climate-resilient design measures consistent with World Bank guidance on climate-proofing power infrastructure, ensuring the investment remains robust under a range of future climate scenarios.

3. The Project will also support the overall power system reliability and improve its readiness for increased regional power trade. Grid instability caused by high VRE intermittency in Viet Nam currently limits the full potential of electricity imports from Laos and Cambodia. Strengthening Viet Nam's domestic backbone transmission is a prerequisite to safely expanding cross-border interconnectors. In REACH Project area, Lao PDR's renewable energy exports enter the Vietnamese grid through the Central Highlands transmission corridor served by the 500kV Krong Buk-Tây Ninh1 transmission lines — making this Project a dual enabler of both domestic VRE integration and cross-border power trade. Ultimately, this structural upgrade provides the reliability compliance needed to buffer massive power variations, secure bilateral trade agreements, and prevent regional blackouts.

4. The estimated total Project cost at concept stage is US\$519.07 million, of which US\$357 million will be financed by the World Bank through a combination of IBRD and concessional resources, including the Canada Clean Energy and Forest Climate Facility (CCEFCF). EVNNPT is expected to provide US\$162 million in counterpart financing, including around US\$50 million in commercial financing from local banks. The Project will be prepared and implemented through a

¹ REACH has been identified as a priority Project in the Decision No. 3310/QĐ-BCT of the Ministry of Industry and Trade, dated November 11, 2025, approving the list of first-batch priority power Projects for financing through ODA and concessional loans

collaborative approach across the World Bank, development partners, and relevant government agencies. The co-financing from the Canadian Facility will contribute to Canada's Just Energy Transition Partnership (JETP).

5. The Project is expected to be implemented and completed in the period from 2026 - 2031.

1.2. Project Objective

6. The Project Development Objective (PDO) is to improve the capacity of the electricity grid to enable integration of variable renewable energy in Project areas.

7. The specific objectives are to:

- ❖ Meet the growing load demand serving the socio-economic development of Đắk Lắk Province, Lâm Đồng Province, Đồng Nai City, Hồ Chí Minh City, and Tây Ninh Province and surrounding areas;
- ❖ Ensure the full transmission of power from power sources in the Central and Central Highlands regions (hydroelectric power plants, solar power plants, gas turbines, wind turbines) to the National Power System, thereby strengthening the power supply capacity for the Southern and Central Highlands regions' and
- ❖ Ensure energy security; to improve transmission capacity and reduce losses for the regional power grid

1.3. Project's Components

8. The REACH consists of three inter-related components combining physical investments and institutional support:

- **Construction of the 500 kV transmission line (double circuit)**

9. The 500 kV transmission lines has its starting point at the 500 kV Krông Buk substation (planned for construction) located in Ea Kiết commune, in Đắk Lắk Province, and its ending point at the 500kV Tây Ninh 1 substation (planned for construction) in Hưng Thuận commune, Tây Ninh Province with a total route length of approximately 330 km. The direction of the 500kV transmission line Project is expected to pass through the Ea Kiết, Ea M'Droh, Ea Wer communes in Đắk Lắk Province; and Đắk Wil, Nam Dong, Cư Jút, Đắk Mil, Nam Đà, Đắk Sắk, Krông Nô, Đắk Song, Đức An, Trường Xuân, Quảng Tân and Quảng Tín communes in Lâm Đồng Province; The communes of Thọ Sơn, Đắk Nhau, Bom Bo, Phú Nghĩa, Đắk Ô, Đa Kia, Phước Bình Ward, Bình Tân, Phú Riềng, Long Hà, Tân Hưng, Tân Quan, Bình Long Ward, Minh Đức and Tân Khai, in Đồng Nai City; Minh Thạnh and Dầu Tiếng communes in Hồ Chí Minh City; and Lộc Ninh and Hưng Thuận communes in Tây Ninh Province.

- **Construction of Optical repeater Stations**

The Project will construct two optical repeater stations along the route, located in Quảng Tân commune, Lâm Đồng Province (Optical repeater station No. 1) and Long Hà commune, Đồng Nai City (Optical repeater station No. 2). Each station is expected to have a construction area of approximately 900m².

- **Functional Expansion of 500 kV Krông Buk and Tây Ninh substations**

The Project will completely install the feeder bays at the proposed 500kV Krông Buk substation and Tây Ninh 1 substation (on the reserved land).

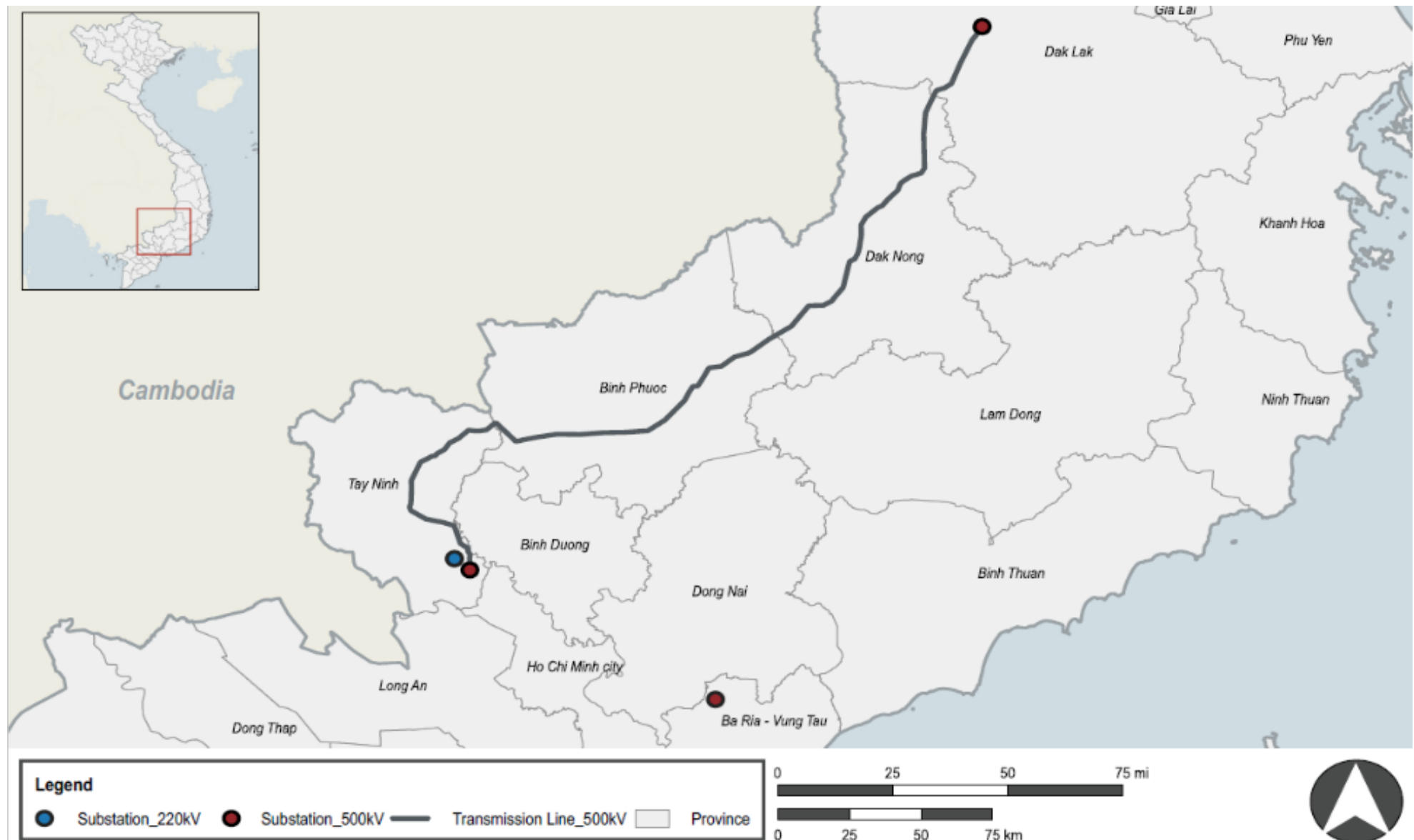


Figure 1. Map of 500 kV Krong Buk - Tây Ninh 1 transmission line under REACH

II. OBJECTIVES OF THE RESETTLEMENT PLAN

2.1. Objectives of the RP

10. This Resettlement Plan has been developed in accordance with Viet Nam's current laws and regulations governing land acquisition, compensation, support and resettlement, as well as the WB's Environmental and Social Framework (ESF) in general and Environmental and Social Standard 5 (ESS5) on Land Acquisition, Land Use Restrictions and Involuntary Resettlement in particular.

11. The objectives of the Resettlement Plan are:

- To avoid involuntary resettlement, or if unavoidable, minimize it by considering other Project design options.
- The livelihoods and living standards of Project-affected households need to be improved or at least restored to the pre-Project levels.
- To improve living standards for poor and vulnerable households.

12. The RP aims to:

- Identify and assess project impacts on affected persons, assets, livelihoods and land use.
- Develop criteria, conditions and entitlement for compensation, support and resettlement.
- Identify and implement appropriate resettlement arrangements for physically displaced households, including self-relocation and relocation within existing residential areas where feasible.
- Implement livelihood restoration program to mitigate impacts on households within and after relocation, to improve or at least maintain their living conditions and income earning capacity at pre-Project levels.
- Timely and adequately provide costs for compensation, support for PAHs.
- Ensure land acquisition and hand over to comply with implementation schedule.
- Encourage participation of affected people and community during preparation, implementation and monitoring of resettlement plan.
- Establish grievance redress mechanism to so that all complaints of PAHs will be promptly, satisfactorily and transparently solved.
- Establish consultation, participation and monitoring mechanism for PAHs.

13. The RP is prepared based on the Project's basic design. The brief information of this RP will be incorporated in the FS to ensure the counterpart fund allocation by the Government for the Project implementation, including compensation and resettlement budget. This RP will be updated (if necessary) after the detailed technical design is available, and the detailed measurement survey (DMS) and replacement cost survey (RCS) have been done.

14. This RP will be submitted to the Province/City People's Committees. Once receiving concurrence from the World Bank, the RP will be disclosed publicly in the Vietnamese language and made available on the Project website(s) and made available and accessible in the Project areas. The English version will also be publicly disclosed at the World Bank internal and external websites.

2.2. Scope of the RP

15. As the land acquisition activities of the Project will have adverse impact on the local people in Project area. Therefore, this RP is prepared covering all work items of the Project following the requirements of WB ESS5. The RP will be updated reflecting any changes once the detailed technical design is available.

16. The RP is prepared based on the preliminary design and currently available information. Following completion of the detailed technical design, Detailed Measurement Survey (DMS), Inventory of Losses (IOL), Socio-Economic Survey (SES), Replacement Cost Survey (RCS), and consultations with PAHs, this RP will be updated, as necessary, to reflect:

- the final census and profile of affected households and organizations;
- the identification and assessment of vulnerable households and disadvantaged groups;
- the number, location and socio-economic characteristics of affected ethnic minority households;
- the nature and magnitude of impacts on business activities, income sources and livelihoods;
- the number of households requiring physical relocation and the corresponding resettlement arrangements;
- the results of the replacement cost survey and updated compensation rates;
- livelihood restoration measures and assistance packages;
- the implementation schedule, institutional arrangements and monitoring framework; and
- the final compensation, assistance, livelihood restoration and resettlement budget.

17. The updated RP will be prepared, consulted upon, disclosed, and submitted to the World Bank for review. No land acquisition, displacement, or restriction on land use that may result in involuntary resettlement impacts will take place until the updated RP has been approved by the World Bank and implemented in accordance with ESS5. Relevant findings from the Social Assessment (SA) and Ethnic Minority Development Plan (EMDP) will be incorporated, as appropriate, to ensure alignment and consistency across Project social instruments.

2.3. Methodologies for RP Preparation

18. The following methods were used to develop the Resettlement Plan:

Data collection:

- Collect land use maps and cadastral maps of the Project area: data sources include (i) the land acquisition boundaries of each investment item as supplied by feasibility study consultants (FS consultants); (ii) the cadastral map of the Project area; and (iii) the extracted map managed by the cadastral officer of commune.
- Collect contracts for the transfer of land use rights and ownership of assets attached to land in the Project area or surrounding area to determine replacement costs.

Map overlay approach

- The map overlay approach uses a land acquisition boundary layer (provided by the technical consultants) and the most recent cadastral map of the Project area to construct a list of impacted households and assess the Project's impact. This method ensures quick and reasonably accurate statistics on the number of affected households, the number of individuals living in a single house, the land types acquired, and the current land use conditions. The

digitized database classifies households as vulnerable. The digitized database determines the extent of occupancy and the magnitude of the land acquisition's impact. Cadastral maps, which are updated annually, serve as the legal basis for land use and management in the Project area. Based on the above list of affected households and level of impact, the Consultant worked with the neighborhood/hamlet heads and cadastral officers to assess the inventory of losses (IOL).

Quantitative methods

- The quantitative methods through a questionnaire was used to interview affected people selected from the list of affected households (household survey). The surveys collected information from households on (i) demographic characteristics; (ii) occupation; (iii) living standards (income, expenditure, bank debt, health situation, environmental sanitation, water supply); (iv) production conditions; (v) access to public services; (vi) vulnerability of affected households; (vii) ability to restore livelihoods; (viii) selection of resettlement options (if any) and (ix) support for the Project implementation. Currently, consultation activities and quantitative surveys targeting Project-affected households have not yet been conducted, as it has not been possible to accurately identify the names and addresses of these households.

Qualitative methods

- The qualitative methods included (i) focus group discussions, (ii) key informant interviews, and (iii) field observations. The qualitative methods are applied to gain an in-depth understanding of the potential impacts of the Projects on specific affected households, such as (i) displaced households and/or households losing more than 30% of their productive land; (ii) households with production and business activities; and (iii) households with land acquired. 25 Focus Group Discussions (FGDs) were conducted in 25/34 communes, focusing on livelihoods, social impacts, gender, and vulnerable groups. Key Informant Interviews (KIIs): 25 in-depth interviews were conducted. Target groups included: severely affected households, EM households, other vulnerable households, representatives of local authorities, business households along the 500 kV transmission lines.

Information Disclosure

- Information disclosure and public consultation activities were undertaken through a combination of rapid assessments, stakeholder consultations, household interviews, community meetings, focus group discussions, and socio-economic surveys. During RP preparation, a total of 25 consultation meetings were conducted across 25 of the 34 communes within the Project area, involving 268 participants, including at least 191 men and 77 women. The consultations engaged local authorities, mass organizations, community representatives, affected households, and other relevant stakeholders to collect feedback on project design, anticipated environmental and social impacts, land acquisition and compensation arrangements, livelihood restoration measures, ethnic minority considerations, and grievance redress mechanisms. In parallel, the Project Owner issued official letters to Commune People's Committees (CPCs) requesting disclosure of project information through local electronic information portals for a period of 15 days, in accordance with applicable regulations, to facilitate broader public access to information and provide opportunities for stakeholders to submit comments and feedback.

Replacement Cost Survey (RCS)

- The Resettlement Plan adopts the replacement cost principle in accordance with ESS5 to ensure that compensation for affected assets is sufficient to replace lost assets without depreciation and transaction costs. A Replacement Cost Survey (RCS) will be carried out by the RP Consultant during October and November 2026 to determine current market values of: (i) land; (ii) crops, trees and livestock; and (iii) houses, structures, construction materials and labor.
- The assessment will be based on information collected from affected households, non-affected households, local suppliers, and representatives of local authorities and community organizations. To ensure adequate market data, at least ten survey forms will be collected in each affected commune, including households, construction material suppliers, and community representatives.
- The results of the RCS will be reviewed and updated, as necessary, at the time of compensation and resettlement implementation to reflect prevailing market conditions. Compensation rates for land and other affected assets will be established in accordance with the Land Law 2024 and relevant regulations, while ensuring that the compensation provided to affected persons meets the replacement cost requirements of ESS5. Where gaps are identified between government compensation rates and replacement cost, supplementary measures will be applied to ensure compliance with ESS5.

III. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

3.1. Mitigation Measures for Land Acquisition and Resettlement

19. The first principle in WB's ESS5 is to avoid or minimize impacts on land acquisition and resettlement. In cases where resettlement is unavoidable, adequate compensation rates should be provided to the PAPs.

20. During the Project design process, SPMB worked closely with the Design Consultant and Resettlement Experts to avoid or minimize land acquisition, and to ensure that the scope of the impacts of land acquisition and resettlement was minimized in all work items of the Project components, including:

- ❖ Coordinating the collection of baseline data (topography, geology, current population status, technical infrastructure, flood drainage corridors, national defense land, etc.);
- ❖ Analysing and comparing multiple route options based on technical, economic, environmental, and social criteria, thereby proposing selected options minimising land acquisition and construction impacts to the maximum extent;
- ❖ Assessing land acquisition and site clearance impacts of each option, prioritising options limiting impacts on existing residential areas and productive land to the greatest extent;
- ❖ Working with local authorities and consulting local communities, incorporating reasonable recommendations;
- ❖ Requiring design consultants to report directly to SPMB and competent authorities for review and selection of the optimal option.

21. During the pre-feasibility study (Pre-FS), SPMB, in coordination with the design consultants, evaluated three alternative technical options. Each option was assessed against technical criteria, including route alignment, route length, construction feasibility, and investment costs, as well as

environmental and social considerations such as land acquisition requirements, the number of affected households, and potential environmental and social impacts. The selected option was determined to be the most feasible from technical and economic perspectives while minimizing adverse environmental and social impacts.

22. To minimize project impacts on affected households, SPMB worked closely with the design consultants to conduct field investigations, site surveys, and socio-economic assessments for each project component. The findings were incorporated into the design process to optimize tower locations, route alignments, and construction arrangements wherever feasible, thereby reducing requirements for land acquisition and restrictions on land use.

23. During the preparation of this RP, extensive consultations were carried out with affected persons and other relevant stakeholders across the project area. These consultations covered project design, impact mitigation measures, compensation and assistance policies, livelihood restoration measures, and implementation arrangements. Feedback received from stakeholders was considered in refining project design and resettlement measures. Overall, stakeholders expressed broad support for the Project while raising concerns regarding compensation, livelihood restoration, temporary construction impacts, and implementation schedules.

24. Despite efforts to avoid and minimize impacts, land acquisition and temporary construction-related disturbances cannot be entirely avoided. Potential adverse impacts have been assessed and corresponding mitigation measures are included in the ESIA/ESMP and this RP. During implementation, affected households will be provided with advance notification in accordance with national regulations, including at least 60 days for agricultural land acquisition and 120 days for residential land acquisition. SPMB, together with the supervision consultants and local authorities, will monitor the implementation of mitigation measures and ensure timely disclosure of construction schedules and relevant project information to affected communities.

25. The Inventory of Losses (IOL) has been conducted based on the preliminary design to estimate affected households and affected land and non-land assets for RP preparation. Following completion of the detailed design, a Detailed Measurement Survey (DMS) will be carried out to verify and update the extent of impacts on each affected household. The DMS results will form the basis for preparing and implementing detailed compensation, assistance, and resettlement plans in accordance with this RP.

3.2. Permanent Impact of the Project

26. The construction of the 500kV transmission line requires permanent land acquisition for tower foundations, restriction of land use in safety corridors and temporary land acquisition during construction. Consequently, the project's impact on land acquisition is substantial. An initial inventory of losses was conducted by SPMB and the FS consultant based on information collected from secondary data, preliminary survey activities and overlaying on cadastral maps. Therefore, the resettlement data provided by this RP is not the final data to be used for compensation. Results of initial inventory of losses are summarized as follows.

3.2.1. Impacts on households and organizations

27. Based on the preliminary Initial Inventory of Losses (IOL), the Project is expected to affect approximately 6,524 PAHs across 34 communes in five Provinces/cities. The Project will require 107.74 ha of permanently acquired land, 1,026.97 ha of land subject to use restrictions within the safety corridor, and 103.13 ha of temporarily acquired land. Permanent land acquisition is expected to affect 1,082 PAHs, while 3,344 PAHs will be affected by land-use restrictions within the safety

corridor. Approximately 365 PAHs may experience significant livelihood impacts due to the loss of more than 30 percent of their agricultural land. In addition, 916 PAHs will be affected through impacts on houses and other structures, including 543 households with affected houses and 373 households with affected ancillary structures. The Project is also expected to affect approximately 50,907 trees, 395.78 ha of crops, and the business activities of 141 PAHs. As these figures are preliminary, the final number and characteristics of affected households, including ethnic minority and vulnerable households, will be confirmed through the ongoing Social Assessment (SA), Socio-Economic Survey (SES), updated IOL, and Detailed Measurement Survey (DMS).

Table 1. Information of affected HHs²

Provinces/ Cities	No. of affected HHs/Orgs			No. of relocated HHs (in safety corridor)	No. of severely PAHs by loss > 30% of agri. land
	PAHs	Orgs	Total		
Đắk Lắk	874	-	874	173	41
Lâm Đồng	2,330	-	2,330	189	131
Đồng Nai City	2,259	-	2,259	129	135
Hồ Chí Minh City	587	-	587	30	37
Tây Ninh Province	474	-	474	22	21
Entire Project	6,524	-	6,524	543	365

Source: Initial Inventory of Losses, EIA and FS, August 2026

3.2.2. Impacts on land

28. According to the results of Initial inventory of losses conducted by the FS Consultant in October 2025, the Project's will acquire a total area of 1,237.82 ha of land, of which:

- ❖ Land area permanently acquired (for tower foundations): 107.74 ha from 1,082 PAHs;
- ❖ Restricted land area (safety corridor): 1,026.96 ha from 3,344 PAHs;
- ❖ Land area temporarily acquired (for construction activities): 103.12 ha.

Table 2. Summary of affected land

Provinces/Cities	No. of Communes	Scope of land acquisition (ha)			
		Permanently acquired (for foundation towers)	Restricted land area (safety corridor)	Temporarily acquired (for construction activities)	Total
Đắk Lắk Province	3	12.69	117.51	13.45	143.65
Lâm Đồng Province	12	40.68	375.92	30.27	446.87
Đồng Nai City	15	36.02	392.46	34.25	462.73
Hồ Chí Minh City	2	10.96	82.9	12.83	106.69

² All figures are preliminary estimates derived from cadastral overlay analysis and will be confirmed through DMS/IOL.

Provinces/Cities	No. of Communes	Scope of land acquisition (ha)			
		Permanently acquired (for foundation towers)	Restricted land area (safety corridor)	Temporarily acquired (for construction activities)	Total
Tây Ninh Province	2	7.39	58.17	12.32	77.88
Entire Project	34	107.74	1,026.96	103.12	1,237.82

Source: Initial Inventory of Losses, EIA and FS, August 2026

a. Permanently acquired land

29. To facilitate the construction of tower foundations (657 towers) and optical repeater stations (02 stations), the Project will permanently acquire 107.74 hectares of land, including 107.54 hectares for tower foundations and 0.2 hectares for optical repeater stations.

30. The construction and installation activities of the 500kV feeder bays are being carried out on land already reserved within the perimeters of the 500kV Krông Buk substation (Đắk Lắk Province) and 500kV Tây Ninh 1 substation (Tây Ninh Province) that are on-going under other Projects funded by NPT; therefore, there is no need for permanent land acquisition.

31. Detailed scope of permanent land acquisition for the Project, classified by land type, are presented in Table 3 below.

Table 3. Summary of permanent land acquisition

No.	Type of land	Dak Lak Province	Lam Dong Province	Dong Nai City	Ho Chi Minh City	Tay Ninh Province	Total
I	500kV transmission line	12.69	40.58	35.92	10.96	7.39	107.54
1	Protection forest land	-	0.86	4.26	-	-	5.12
2	Production forest land	1.28	0.78	3.51	-	-	5.57
3	Land for rice cultivation	0.54	0.16	0.00	-	-	0.69
4	Land for perennial crops	8.23	36.10	22.09	5.93	4.45	76.79
5	Remaining agricultural land types	1.33	1.59	2.39	1.96	0.33	7.60
6	Rural residential land	0.37	0.95	1.16	2.75	2.17	7.40
7	Land for energy works	0.30	0.02	0.57	-	-	0.89
8	Irrigation land	0.01	-	0.65	0.12	0.12	0.90
9	Transport land	0.12	0.11	0.77	0.20		1.20
10	Remaining non-agricultural lands	0.51	-	0.52	-	0.33	1.36
II	Optical repeater station		0.1	0.1			0.2
1	Land for perennial crops	-	0.1	0.1	-	-	0.2
	Total	12.69	40.68	36.02	10.96	7.39	107.74

Source: Initial Inventory of Losses, EIA and FS, August 2026

b. Restricted land area

32. The land area with restricted usage due to its location beneath the safety corridor of the transmission line (not subject to land recovery, only usage restrictions). Within the safety corridor of the 500kV transmission line, the Project does not require land acquisition beyond the area used for tower foundations. However, the land situated beneath this safety corridor will be subject to usage restrictions (e.g., prohibitions on constructing houses or structures and planting trees that exceed safe height limits).

33. Pursuant to Article 9 of the Government's Decree No. 62/2025/ND-CP dated March 4, 2025, regulations on safety protection corridors for overhead power lines are as follows:

- The length of the safety corridor is measured from the point where the power line exits the protection boundary of one substation to the point where it enters the protection boundary of the next substation.
- The width of the safety corridor is delimited by two vertical planes situated on either side of and parallel to the power line, with a distance of 7 meters from the outermost conductor on each side when the conductors are in a static state (for 500kV transmission lines).
- The height of the corridor is calculated from the bottom of the tower foundation to the highest point of the structure, plus a vertical safety clearance of 6 meters (for 500kV transmission lines).

34. According to the Feasibility Study (March 2026), the Project's transmission line is designed with a safety corridor width of 36 meters (18 meters extending outward from the centerline on each side) and total area of restricted land area in the safety corridor is of **1,026.96 ha**, of which: (i) Residential land: 4.23 ha; (ii) Agricultural land: 688.17 ha; (iii) Non-agricultural land: 289.62 ha; (iv) Other land: 13.38 ha; and (vi) Public land: 31.57 ha.

Table 4. Summary of restricted land area in safety corridor

Type of land	Đắk Lắk Province	Lâm Đồng Province	Đồng Nai City	Hồ Chí Minh City	Tây Ninh Province	Total
Residential land	-	-	7,321.2	17,365.8	17,570.2	42,257.22
Agricultural land	1,056,978.5	3,561,629.4	2,024,653.6	96,146.7	142,303.2	6,881,711.36
Non-agri. land	-	-	1,814,095.6	690,578.5	391,520.3	2,896,194.45
Other land	-	-	78,547.0	24,918.9	30,351.4	133,817.27
Public land	118,075.9	197,599.7	-	-	-	315,675.54
TOTAL	1,175,054.34	3,759,229.08	3,924,617.42	829,010.00	581,745.00	10,269,655.84
In ha	117.51	375.92	392.46	82.90	58.17	1,026.96

Source: Initial Inventory of Losses, EIA and FS, August 2026

c. Temporarily acquired land

35. According to the Project's Feasibility Study report (March 2026), the Project will construct of approximately 120,955 meters of temporary roads and upgrading 211,080 meters of existing roads to facilitate foundation and tower construction, utilizing a total temporary land area of 42.22 hectares (with a temporary road width of 3.5 meters).

36. Additionally, during the construction of foundation towers and conductor stringing phases, the Project owner and contractors will lease land from local residents to establish approximately 16 temporary sites for material storage, 657 sites for foundation and tower construction, and 117 sites for conductor stringing operations. The total area of land to be temporarily acquired for the Project is about **103.12 hectares**, detailed as follows:

- Temporarily acquired land area for temporary access road to facilitate the construction of tower foundations: 42.22 ha;
- Temporarily acquired land area for temporary construction sites: 1.60 ha;
- Temporarily acquired land area for construction of tower's foundations: 55.8 ha; and
- Temporarily acquired land area for setting up a cable-laying sites: 3.51 ha.

37. Detailed information on the types of land subject to temporary acquisition during construction as follows:

- Residential land: 0.72 ha;
- Agricultural land: 63.56 ha;
- Non-agricultural land: 38.18 ha;
- Other land: 0.66 ha.

Table 5. Summary of temporarily acquired land area

Type of land	Đắk Lắk Province	Lâm Đồng Province	Đồng Nai City	Hồ Chí Minh City	Tây Ninh Province	Total
Residential land	-	-	829.5	2,688.5	3,720.4	7,238.47
Agricultural land	134,481.1	302,738.5	139,547.8	20,844.3	38,036.4	635,648.02
Non-agricultural land	-	-	199,073.5	103,657.8	79,093.8	381,825.23
Other land	-	-	3,089.8	1,155.0	2,331.0	6,575.78
Public land	-	-	-	-	-	-
TOTAL	134,481.09	302,738.51	342,540.65	128,345.62	123,181.62	1,031,287.50
In ha	13.45	30.27	34.25	12.83	12.32	103.12

Source: Initial Inventory of Losses, EIA and FS, August 2026

3.2.3. Impacts on assets on land

38. Initial inventory of losses conducted by the FS Consultant in October 2025 show that 916 households have affected houses and structures, among which 543 households will be affected on their houses and 373 houses will be impacted on their temporary houses (for agricultural production), livestock housing and other structures serving agricultural production. The total affected house and structure area is 34,149.86 m², with an average area of 37.28 m² per household.

Table 6. Summary of affected houses and structures

No.	Provinces/Cities	No. of Communes	Affected houses		Affected structures	
			PAHs	No. of houses	PAHs	No. of structures
1	Đắk Lắk Province	3	173	173	39	39
2	Lâm Đồng Province	12	189	189	83	83
3	Đồng Nai City	15	129	129	62	62
4	Hồ Chí Minh City	2	30	30	180	180
5	Tây Ninh Province	2	22	22	9	9
Entire Project		34	543	543	373	373

Source: Initial Inventory of Losses, EIA and FS, August 2026

39. Other affected architectural structures include temporary houses/shelters for agricultural production, livestock housing, water pipelines for agricultural production, and fences.

3.2.4. Trees and crops

40. According to the inventory results, approximately 50,907 trees of various types will be affected due to land acquisition, including: 39,157 industrial trees (coffee, rubber, pepper, cashew); 6,510 fruit trees (mango, jackfruit, sapodilla, orange) and 5,240 timber trees, and about 395.78 ha of crops affected.

Table 7. Summary of affected trees and crops

No.	Provinces/Cities	No. of commune	Impacts on trees and crops							
			Industrial trees		Fruit trees		Timber trees		Annual crops and plants	
			PAHs	No. of trees	PAHs	No. of trees	PAHs	No. of trees	PAHs	Area (ha)
1	Đắk Lắk Province	3	874	4,530	52	1,124	27	640	306	47.33
2	Lâm Đồng Province	12	2,330	5,368	288	1,473	37	800	1,430	65.11
3	Đồng Nai City	15	2,259	6,720	61	1,185	40	880	1,263	70.18
4	Hồ Chí Minh City	2	587	4,673	24	856	27	580	181	49.06
5	Tây Ninh Province	2	474	17,866	21	1,872	125	2,340	342	153.42
Entire Project		34	6,524	39,157	446	6,510	256	5,240	3,522	395.78

Source: Initial Inventory of Losses, EIA and FS, August 2026

3.2.5. Assessment of Houses and Structures within or near the Transmission Line Safety Corridor

41. Houses and structures identified during the preliminary design stage as located within or near the transmission line safety corridor will be subject to further technical verification and impact assessment during detailed design, DMS and IOL. The final determination of impacts, including whether physical displacement is required, will be based on applicable safety requirements, technical

assessments, consultations with affected households and relevant legal provisions. Accordingly, the presence of a house or structure within the preliminary project corridor does not automatically imply that relocation will be required.

42. The number of households that may ultimately require relocation will therefore be confirmed through detailed design, technical verification, DMS, IOL and follow-up consultations prior to implementation. Households determined to be unable to remain in place in compliance with applicable safety requirements will be treated as physically displaced households under ESS5 and will be entitled to compensation, resettlement assistance and livelihood restoration measures as provided in this RP.

3.2.6. Impacts on business

43. According to the results of Initial inventory of losses survey, there are 141 households affected in business activities across 5 Provinces/cities under Project area. The social assessment (SA) details the description of business impacts.

Table 8. Summary of impacts on business activities

No.	Provinces/Cities	No. of commune	No. of PAHs affected by business activities	Main type of business activities
1	Đắk Lắk Province	3	18	It mainly consists of grocery stores, small eateries, and agricultural product processing workshops.
2	Lâm Đồng Province	12	26	Coffee shops, building material stores, agricultural supplies stores motorcycle and agricultural machinery repair services.
3	Đồng Nai City	15	34	Grocery stores and small eateries, agricultural machinery repair shops, and mechanical workshops.
4	Hồ Chí Minh City	2	22	Grocery stores and small eateries, agricultural machinery repair shops, and mechanical workshops.
5	Tây Ninh Province	2	41	Small businesses and essential services
	Entire Project	34	141	

Source: Initial Inventory of Losses, EIA and FS, August 2026

3.2.7. Impact on vulnerable households and ethnic minorities

44. Preliminary screening indicates that ethnic minority communities are present in parts of the project area. The number of affected ethnic minority households, the nature and magnitude of impacts, and the need for culturally appropriate support measures will be determined through the Social Assessment, SES, DMS and consultations.

3.2.8. Public assets and cultural heritages

45. The results of Initial inventory of losses survey indicate that the Project will not affect public facilities or cultural heritage.

3.3. Temporary Impacts

46. According to preliminary data provided by SPMB and the FS consultant, the Project will require the temporary acquisition of 103.13 hectares of land for construction purposes. The Project will also temporarily affect 17 public facilities during construction, including: 2 schools, 13 health

stations, 6 cultural facilities (markets, community centers), and 7 other technical infrastructure facilities (electricity and water supply systems).

3.4. Associated Facilities

47. The ESF requires the application of ESS to associated works that are not financed as part of the Project, but according to the assessment of the Bank: (a) directly and significantly related to the Project; and (b) are implemented, or are planned to be implemented concurrently with the Project; and (c) are necessary for the Project to be viable and would not be constructed, expanded, or implemented if the Project did not exist.

48. In accordance with the footnote 12 of the ESF “for facilities or activities to be Associated Facilities, they must meet all three criteria”, with the above assessment of three criteria, the Project does not apply “Associated Facilities” for the two 500kV substations as not all three criteria met. Although not considered Associated Facilities under ESS1, the Project reviewed available information on land acquisition activities for the substations as part of broader E&S due diligence and risk management.

3.4.1. Assessment of Status of Two 500 kV Substations Connecting to the Krong Buk – Tây Ninh 1 Transmission Line

49. The Project is physically connected to two terminal substations: (i) the proposed 500kV Krong Buk substation located in Ea Kiet commune, Đắk Lắk Province, and (ii) the proposed 500kV Tây Ninh 1 substation located in Hung Thuan commune, Tây Ninh Province. Both substations are being developed by EVNNPT under separate investment projects with independent approval and financing arrangements. The proposed 500kV Krong Buk substation has received investment approval and, as of August 2026, disclosure of land acquisition information has commenced, while the Inventory of Losses (IOL), socioeconomic surveys, compensation planning, and land acquisition implementation remain at an early stage. The substation is expected to require approximately 20.57 ha of land and affect 26 households and three organizations. The proposed 500kV Tây Ninh 1 substation has also received investment approval, with Detailed Measurement Survey (DMS), replacement cost survey activities currently underway. The substation is expected to require approximately 14.2 ha of land and affect 34 households, while compensation planning and land acquisition activities remain ongoing.

50. The two terminal substations satisfy criteria (a) and (b) of ESS1 paragraph 11 because they are directly and significantly related to the REACH transmission line and are being implemented within a broadly overlapping period. They do not, however, satisfy criterion (c). The available investment approvals, technical configurations, financing arrangements, and network functions demonstrate that each substation has an independent rationale within EVNNPT’s wider transmission expansion program and would remain required even if the REACH-financed Krong Buk-Tay Ninh 1 transmission line did not proceed.

51. The 500 kV Krong Buk Substation was approved as a separate investment under Decision No. 221/QD-HDTV dated December 22, 2022, with provincial investment approval under Decision No. 457/QD-UBND dated February 5, 2026. Its investment period is 2022-2027, with an estimated budget of VND 2,048 billion financed by NPT and commercial borrowing. Its stated purposes are to evacuate solar, wind, hydropower, and other generation from Dak Lak; improve regional supply reliability and transmission capacity; and reduce system losses. Its configuration confirms a multi-user network function: the 500 kV system includes connections or planned connections to Pleiku 2, Ea Sup, Chon Thanh, Binh Dinh, Tay Ninh 1, and future Dak Lak renewable-energy facilities, while

the 220 kV system connects to the existing 220 kV Krong Buk Substation and reserves capacity for other regional connections. The substation is also connected independently to the existing Pleiku 2-Chon Thanh 500 kV circuits and the existing 220 kV network. These functions and connections would remain relevant without REACH.

52. The 500 kV Tay Ninh 1 Substation was separately approved under Decision No. 869/QĐ-UBND dated May 3, 2024. Its investment period is 2025-2028, with an estimated budget of VND 2,013 billion financed by NPT and commercial borrowing. The substation has a planned capacity of 1,800 MVA and serves purposes independent of REACH, including meeting load growth in Tay Ninh and neighboring areas, supplying the Phuoc Dong Industrial Park and surrounding demand centers, reducing loading on the existing Cu Chi, Cau Bong, Duc Hoa, and Chon Thanh 500/220 kV substations and regional 220 kV lines, supporting N-1 reliability, and strengthening national-grid stability. It is independently connected by a 0.74 km double-circuit 500 kV connection to the Duc Hoa-Chon Thanh line and by an approximately 8.03 km 220 kV connection to the Tay Ninh 2-Trang Bang line. A separately approved 220 kV Tay Ninh 1-Phuoc Dong line further supports local and industrial load. These connections allow the substation to form part of the wider 500 kV and 220 kV networks irrespective of REACH.

53. Accordingly, while REACH would use the two substations as terminal nodes and would improve the capacity and efficiency of the wider transmission system, neither substation depends exclusively on REACH for its investment justification, physical connection to the grid, or operational purpose. The counterfactual assessment is therefore that both substations remain viable, useful, and capable of functioning within the national transmission network in the absence of the REACH transmission line, although the system benefits and power-flow configuration would differ. Separate approval or financing is not determinative by itself, but in this case it corroborates the substations' independent, multi-user, and system-wide purposes.

54. Because all three criteria in ESS1 paragraph 11 must be met cumulatively, the failure to meet criterion (c) means that the 500 kV Krong Buk and 500 kV Tay Ninh 1 substations are not classified as Associated Facilities for REACH. This determination is based on the information currently available and should be reconfirmed if the design, investment scope, network configuration, or implementation arrangements materially change.

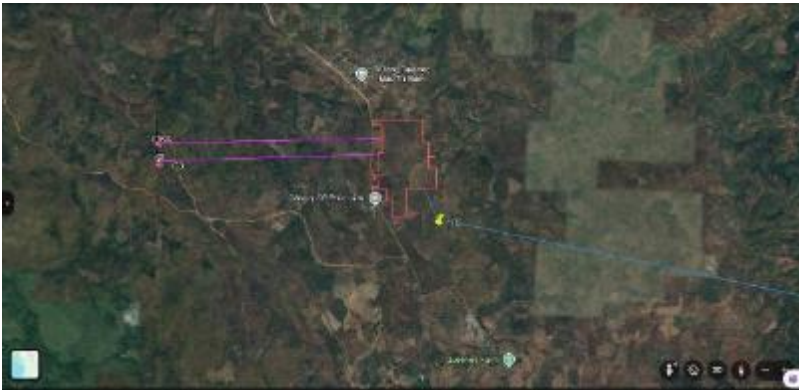
55. Notwithstanding their classification, information available on land acquisition and resettlement activities for the two substations has been reviewed as part of the Project's environmental and social due diligence. The review focuses on assessing consistency with the objectives and principles of ESS5, including compensation at replacement cost, assistance to affected persons, consultation, disclosure, grievance management, and livelihood restoration where applicable. Any material gaps identified will be documented and addressed through measures agreed with EVNNPT and reflected in the relevant environmental and social instruments of the Project.

56. Given the linear nature of the transmission line, the Project is not expected to establish dedicated resettlement sites. Households requiring physical relocation, if any, are expected to be accommodated within existing residential areas through arrangements coordinated with local authorities or through self-relocation supported by compensation at full replacement cost and applicable assistance measures. Therefore, no resettlement sites have been identified and none are currently considered associated facilities of the Project.

Table 9. Associated Facilities Assessment

Criterion	Assessment	Justification
500kV Krong Buk Substation located in Ea Kiet commune, Đắk Lắk Province		
(a) Directly and significantly related to the Project	Yes	The Krong Buk Substation serves as one of the terminal substations connected to the proposed 500kV transmission line and is physically and functionally linked to the transmission infrastructure financed under REACH.
(b) Carried out contemporaneously with the Project	Yes	Construction and land acquisition activities are being prepared during a similar timeframe as REACH, with implementation overlapping the Project preparation and construction period.
(c) Necessary for Project viability and would not have been constructed without the Project	No	The substation was separately planned, approved and financed by EVNNPT/NPT and serves multiple generation sources and existing 500 kV and 220 kV network functions. Available information does not establish that it is indispensable to REACH viability or that it would not have been constructed absent REACH. Criterion (c) is therefore not met.
500kV Tây Ninh 1 Substation located in Hung Thuan commune, Tây Ninh Province		
(a) Directly and significantly related to the Project	Yes	The Tây Ninh 1 Substation constitutes the southern terminal point of the proposed REACH transmission line and is functionally connected to the Project's objective of strengthening transmission capacity.
(b) Carried out contemporaneously with the Project	Yes	The substation is under implementation during the same general period as the REACH Project and forms part of the broader transmission network expansion program.
(c) Necessary for Project viability and would not have been constructed without the Project	No	The substation was separately planned, approved and financed by EVNNPT/NPT and serves regional load growth, industrial demand, decongestion, N-1 reliability and broader national-grid functions. Available information does not establish that it is indispensable to REACH viability or that it would not have been constructed absent REACH. Criterion (c) is therefore not met.

Table 10. Detailed assessment of the related Projects according to ESF's criteria for the “Associated Facilities”

No.	Name of the Project nearby	Spatial frame	Implementation Status	Timeframe and budget	Associated facilities?		
					Criteria (a) ³	Criteria (b) ⁴	Criteria (c) ⁵
1	500kV Krong Buk substation (Ea Kiet commune, Đắk Lắk Province)	- Scope of land acquisition: (acquired area, number of affected HHs/Organizations): 20.57ha, 26 HHs/3 organizations. - Location and boundaries: the proposed 500kV Krong Buk Substation located in Ea Kiết commune, Đắk Lắk Province (formerly Ea Kiết commune, Cư M'gar district, Đắk Lắk Province). - Implementation status of compensation, support, and resettlement activities (if any): the proposed Project announced on August 4, 2026. 	Investment Project approved	Timeframe: 2022–2027 Budget: VND 2,048 billion. Source of budget: NPT & commercial bank	Yes	Yes	No
2	500kV Tây Ninh 1 substation (Hung Thuan commune, Tây Ninh Province)	- Scope of land acquisition: (acquired area, number of affected HHs/Organizations) 14.2ha; 34 HHs/2 organizations. - Location and boundaries: the proposed 500kV Tây Ninh 1 substation located in Hưng Thuận commune, Tây Ninh Province (formerly Đôn Thuận commune, Trảng Bàng town, Tây Ninh Province).	Investment Project approved	Timeframe: 2025–2028 Budget: VND 2,013 billion.	Yes	Yes	No

³ Directly and significantly related to the Project.

⁴ Carried out, or planned to be carried out, contemporaneously with the Project.

⁵ Necessary for the Project to be viable and would not have been constructed, expanded or conducted if the Project did not exist.

RESETTLEMENT PLAN (RP)

No.	Name of the Project nearby	Spatial frame	Implementation Status	Timeframe and budget	Associated facilities?		
					Criteria (a) ³	Criteria (b) ⁴	Criteria (c) ⁵
		Implementation status of compensation, support, and resettlement activities (if any) Detailed Measurement Survey (DMS) in progress. 		Source of buget: NPT & commercial bank			

3.4.2. Preliminary Assessment of Existing Residential and Resettlement Areas

57. At this stage, no dedicated resettlement site has been identified or planned for the Project. Given the linear nature of the transmission line and the dispersed pattern of anticipated physical displacement, affected households are expected to be accommodated through self-relocation or within existing residential areas, subject to household preferences and the availability of suitable land.

58. As the locations of potential relocation destinations have not yet been determined, a detailed assessment of existing residential areas, residential land availability, infrastructure conditions, tenure arrangements, environmental and social risks, and any associated facilities has not yet been undertaken. These matters will be assessed during the subsequent social assessment, DMS, IOL, SES and stakeholder consultation process and reflected in the updated RP.

59. Where existing residential areas or resettlement sites are proposed as relocation destinations during Project implementation, the Project will undertake appropriate environmental and social due diligence to assess any material risks and identify any actions required to ensure consistency with the objectives and principles of ESS5 and other relevant Environmental and Social Standards. The findings of such assessments and any necessary corrective measures will be incorporated into the updated RP prior to physical displacement.

IV. LEGAL FRAMEWORK

4.1. Legal Laws of Viet Nam

60. The following legal documents related to land acquisition and resettlement are currently applied in Viet Nam:

- The Constitution - 2013 was approved by the 13 National Assembly on November 28, 2023 and amended by Resolution No. 203/2025/QH15 dated June 16, 2025;
- Resolution No. 21-NQ/TW dated July 28, 2026 of the Central Committee on vision and direction for revision of the Land Law 2013 and relevant laws;
- Resolution No. 254/2025/QH15 dated December 11, 2025, of the 15th National Assembly stipulates a number of mechanisms and policies to remove difficulties and obstacles in the organization and implementation of the Land Law No. 31/2024/QH15, which has been amended and supplemented by Law No. 43/2024/QH15, Law No. 47/2024/QH15, Law No. 58/2024/QH15, Law No. 71/2025/QH15, Law No. 84/2025/QH15, Law No. 93/2025/QH15, and Law No. 95/2025/QH15 (hereinafter referred to as the Land Law).

Laws:

- Land Law No. 31/2024/QH15 dated January 18, 2024 and effective from August 1, 2024.
- Law No. 03/2022/QH15 dated January 11, 2022 on amending and supplementing a number of articles of the Law on Public Investment, the Law on Investment under the Public-Private Partnership method, the Investment Law, the Law on Housing, the Law on Bidding, the Law on Electricity, the Law on Enterprises, the Law on Special Consumption Tax and the Law on Civil Judgment Enforcement;
- Law on Electricity No. 61/2024/QH15 dated November 30, 2024;
- Law on Environmental Protection No. 72/2020/QH14 dated November 17, 2020;

- Construction Law No. 62/2020/QH14 dated June 17, 2020;
- Law amending and supplementing a number of articles of Construction Law No. 62/2020/QH14 dated June 17, 2020;
- Law on Public Investment No.58/2024/QH15, dated November 29, 2024;
- Law on Denunciations No. 25/2018 dated June 12, 2018 and Decree No. 31/2019/ND-CP dated April 10, 2019 specifically guide the provisions of the Law on Denunciations;
- Law of Forestry No. 16/2017/QH14 dated November 15, 2017;
- Law on Complaints No. 02/2011/QH13 dated November 11, 2011.

Decrees guiding the implementation of laws:

- Decree No. 62/2025/ND-CP dated March 4, 2025, of the Government detailing the implementation of the Law on Electricity regarding the protection of electricity facilities and safety in the electricity sector;
- Decree No. 151/2025/ND-CP dated June 12, 2025 of the Government regulating the authority of two-level local authorities, decentralization, and decentralization in the land sector;
- Decree No. 226/2025/ND-CP dated August 15, 2025 of the Government amending and supplementing a number of articles of the decrees detailing the implementation of the Land Law 2024;
- Decree No.88/2024/ND-CP dated July 15, 2024 stipulates compensation, support and resettlement when the State recovers land;
- Decree No. 91/2024/ND-CP dated July 18, 2024 of the Government amending and supplementing a number of articles of Decree No. 156/2018/ND-CP dated November 16, 2018 of the Government regulating the implementation of a number of articles of the Forestry Law;
- Decree No.71/2024/ND-CP dated June 27, 2024 of the Government regulating land prices;
- Decree No. 101/2024/ND-CP dated July 29, 2024 of the Government regulating basic land survey, granting certificates of land use rights, ownership of assets attached to land and land information system;
- Decree No. 102/2024/ND-CP date July 30, 2024 of the Government detailing the implementation a number of articles of the Land Law 2024;
- Decree No. 112/2024/ND-CP dated September 11, 2024 of the Government detailing land for rice cultivation;
- Decree No. 123/2024/ND-CP dated October 4, 2024, providing for administrative sanctions for violations in the land sector;
- Decree No. 95/2024/ND-CP dated July 24, 2024 of the Government detailing a number of articles of the Housing Law;
- Decree No. 103/2024/ND-CP dated July 30, 2024 of the Government regulating land use levy and land rent; Decree 114/2021/ND-CP dated December 16, 2021 of the Government on the management and use of official development assistance (ODA) and concessional loans of foreign donors and donors;
- Decree 114/2021/ND-CP dated December 16, 2021 of the Government on management and use of ODA capital and preferential loans from foreign donors;

- Decree No. 40/2021/ND-CP dated April 6, 2020 of the Government detailing the implementation of a number of articles of the Law on Public Investment;
- Decree No. 124/2020/ND-CP dated October 19, 2020 providing specific guidance on the provisions of the Law on Complaints.

Circulars, Inter-ministerial circulars, decisions guiding in-detail the implementation of laws and decrees:

- Circular No. 89/2024/TT-BTC dated December 25, 2024 on partial or full repeal of certain Circulars regarding land-related finance issued by the Minister of Finance prior to the effective date of the 2024 Land Law and the 2023 Housing Law;
- Circular No. 08/2024/TT-BTNMT dated July 31, 2024 of the Ministry of Natural Resources and Environment on land statistics, inventory and mapping of current land use status;
- Circular No. 10/2024/TT-BTNMT dated July 31, 2024 of the Ministry of Natural Resources and Environment on regulation and land records, land use rights certificates, ownership rights of assets on land;
- Decision No. 2418/QĐ-BTNMT dated June 28, 2025 of the Ministry of Natural Resources and Environment correcting Decree No. 151/2025/ND-CP dated June 12, 2025 stipulating the authority of two-level local governments, decentralization, and decentralization in the field of land;
- Decision No.12/2024/QĐ-TTg dated July 31, 2024 on mechanisms and policies for job creation and vocational training for people with recovered land.

61. In addition to Viet Nam's general policies, the People's Committees of the Provinces/cities under the Project area also issues legal documents, including decrees and circulars guiding agencies, departments, and branches on land acquisition and site clearance:

- Decision No. 26/2026/QĐ-UBND dated March 25, 2026, of the Đắk Lắk PPC, prescribing compensation, support, and resettlement upon land recovery by the State within the Province (replacing Decision No. 36/2024/QĐ-UBND and Decision No. 53/2024/QĐ-UBND);
- Decision No. 23/2026/QĐ-UBND dated May 08, 2026 and Decision No. 41/2024/QĐ-UBND dated November 08, 2026 of the Lâm Đồng PPC, prescribing compensation, support, and resettlement upon land recovery by the State within the Province;
- Decision No. 42/2025/QĐ-UBND dated September 25, 2024, of the Đồng Nai PPC, prescribing compensation, support, and resettlement upon land recovery by the State within the Đồng Nai Province (Replacement/repeal of previous decisions pursuant to Decision 10/2025/QĐ-UBND);
- Decision No. 68/2024/QĐ-UBND dated October 02, 2024 and Decision No. 70/2025/QĐ-UBND dated May 23, 2025, of the Hồ Chí Minh CPC, prescribing compensation, support, and resettlement upon land recovery by the State within the Đồng Nai Province (Replacement/repeal of previous decisions pursuant to Decision 10/2025/QĐ-UBND); and
- Decision No. 109/2026/QĐ-UBND dated July 22, 2026 and Decision No. 110/2026/QĐ-UBND dated August 01, 2026, of the Tây Ninh PPC, prescribing compensation, support, and resettlement upon land recovery by the State within the Tây Ninh Province.

4.2. The World Bank's Land Acquisition, Restriction on Land Use and Involuntary Resettlement (ESS5)

62. In October 2018, the World Bank launched the ESF, in which the Environmental and Social Standard 5 - Land Acquisition, Land Use Restrictions, and Involuntary Resettlement (hereafter called ESS5) - states that Project-related land acquisition and land use restrictions can have a negative impact on communities and people. Land acquisition activities or land use restrictions can result in displacement circumstances (resettlement, loss of residential land, houses), economic impacts (loss of land, assets, or access to assets, resulting in loss of income or other means of livelihood), or both. We refer to these impacts as “involuntary resettlement”.

63. Experience and research show that the displacement and economic impact can cause serious economic, social and environmental risks if mitigation measures are not taken. These risks include damage to the production system, poverty due to loss of income from production or other sources of income, relocation to places with unsuitable conditions or increased competition for resources, poor community organizations and social networks, being apart from family members, cultural identity, traditions, and the ability to support each other are fading and disappearing. Therefore, involuntary resettlement should be avoided. If the involuntary resettlement cannot be prevented, the Project must be carefully designed and carried out to reduce involuntary resettlement and, at the same time, take the necessary steps to lessen negative effects on the residents who are subject to it and the new community where the involuntarily resettled person settles.

64. Therefore, ESS5 aims at:

- ❖ Avoiding involuntary resettlement, or, if unavoidable, minimizing it by considering other Project design options.
- ❖ Avoiding forced eviction and any form of coercion in land acquisition, resettlement, or restrictions on land use.
- ❖ Minimizing negative social and economic impacts from land acquisition or land use restrictions by: (a) providing timely compensation for lost assets at replacement cost; and (b) assisting displaced people in their efforts to improve or restore their livelihoods and living standards to pre-Project levels, whichever is higher.
- ❖ Improving the living conditions of poor and vulnerable people who must relocate by providing adequate housing, services, and facilities, as well as protecting ownership rights.
- ❖ Recognizing and conducting resettlement activities such as Sustainable Development Programs, providing sufficient investment resources to create conditions for displaced people to benefit directly from the Project, depending on the nature of the Project.
- ❖ Ensuring that resettlement activities are planned and carried out with appropriate disclosure measures, meaningful consultation, and informed participation of affected parties.

65. In addition, the following measures will be implemented under to the Project to achieve the best resettlement results:

- ❖ Consult with affected people on measures proposed in the compensation, support and Resettlement Plan.
- ❖ Provide affected people with options for resettlement and livelihood restoration.
- ❖ Conduct compensation at full replacement costs for damages to assets other than land.

- ❖ Ensure resettlement sites must provide living conditions at least equal to those previously enjoyed or in accordance with applicable minimum regulations or standards, whichever is higher.
- ❖ Provide affected people with allowance and assistance during the relocation process, occupational training, and job finding to restore their income.
- ❖ Identify and support vulnerable groups to restore livelihoods.

66. Furthermore, the procedures utilized to assess damages in WB-financed Projects are full replacement costs. For this Project, damages to land, structures, and other assets, and replacement costs will be determined as follows:

- ❖ For land, replacement cost includes the prevailing market value plus all transaction costs. For easements, right-of-way restrictions, and safety-corridor impacts, valuation will reflect the nature, duration, and severity of the restriction; loss of development or construction rights; restrictions on planting tall-canopy or perennial crops; loss of productive potential; effects on market value; and any other demonstrable economic loss. The Independent Valuation Consultant/Valuer will determine the applicable rates using local market evidence and consultation with affected land users and other relevant agencies..
- ❖ For houses and other structures, valuation is based on the market price of building materials and labor costs to build a new house or structure of equal or better quality and area than with affected houses/structures.
- ❖ For public utilities partially or completely affected by the Project, the Project will construct or repair to ensure that they are fully restored to their functions. In the case of cash compensation, it includes the market price of construction materials plus transportation costs, labor and contractor fees, registration fees and transfer taxes. No depreciation of assets and deduction of salvageable materials.
- ❖ The replacement cost survey will be carried out by an independent and professional asset valuation consultant. A replacement cost survey is a method of assessing compensation at the amount required to replace the old asset, plus the transaction expenses involved with the replacement. Transaction costs include administrative fees, registration fees, rights confirmation, reasonable relocation costs, and similar costs that affected people must bear.

4.3. Resolution No. 254/2025/QH15 of the National Assembly (effective from January 1, 2026)

67. Resolution No. 254/2025/QH15 introduces a number of mechanisms and policy adjustments to facilitate implementation of the Land Law 2024. For the purposes of this RP, only those provisions with potential implications for land acquisition, compensation, resettlement, livelihood restoration, and land valuation are discussed.

Table 11. Changes and adjustments in Resolution 254/2025/QH15 compared to the provisions of the Land Law 2024

TT	Changes and adjustments	Specific regulations		Applicable to the Project	Comments and Assessments
		Land Law 2024	Resolution No. 254/2025/QH15		
1	Notice of Land Acquisition	<u>Article 85, Land Law 2024: Issuance of land acquisition notice: (i) Agricultural land: Notice at least 90 days in advance; (ii) non-agricultural land: Notice at least 180 days in advance.</u> <u>The validity of the land acquisition notice is 12 months from the date of issuance (Article 85). Therefore, the land acquisition decision must be issued before the land acquisition notice expires.</u>	<u>Clause (a), paragraph 9, Article 3, Resolution No. 254:</u> <u>Before issuing a decision to acquire land, the competent authority shall send a notice of land revocation to the landowner, the owner of assets attached to the land, and persons with related rights and obligations (if any) at least 60 days in advance for agricultural land and 120 days in advance for non-agricultural land.</u>	In accordance with the provisions of Resolution No. 254/2025/QH15	The issuance of the land acquisition notice for the Project has been completed. Therefore, the application of the provisions of Resolution No. 254/2025/QH15 does not affect the progress of compensation, support, and land acquisition for the Project.
2	Deadline for publicizing the compensation plan	<u>Article 87, Land Law 2024: 30 days; after the posting period expires, a meeting of affected people will be held to gather opinions on the compensation plan.</u> <u>Within 60 days from the date of the opinion-gathering meeting, a dialogue will be held with those who disagree with the compensation plan.</u>	<u>Clause (b), paragraph 9, Article 3, Resolution No. 254:</u> <u>The period for publicly posting the compensation, support, and resettlement plan at the headquarters of the commune-level PC, the common meeting place of the residential area where the land is reclaimed, and publishing it on the electronic portal of the the Commune-level PC is 10 days. The period for organizing dialogue in case there are still dissenting opinions on the compensation, support, and resettlement plan is no more than 30 days from the date of organizing the consultation on the compensation, support, and resettlement plan.</u>	In accordance with the provisions of Resolution No. 254/2025/QH15	The application of the provisions of Resolution No. 254/2025/QH15 will positively impact the progress of compensation, support, and land recovery for the Project by shortening the time required for publicly posting compensation plans and organizing dialogues.
3	Land being acquired before compensation and	According to the provisions of Clause 3, Article 80 of the Land Law 2024, one of the conditions for land acquisition under	<u>According to Clause 3, Article 3 of Resolution No. 254, in certain special cases such as nationally important Projects or urgent public</u>	In accordance with the provisions of	The Project is expected to involve physical relocation. Any use of the special provisions allowing land

TT	Changes and adjustments	Specific regulations		Applicable to the Project	Comments and Assessments
		Land Law 2024	Resolution No. 254/2025/QH15		
	resettlement are completed	the 2024 Land Law is the completion of the approval of the compensation, support, and resettlement plan and resettlement arrangement.	<u>investment Projects, the State is permitted to reclaim land before completing resettlement arrangements, if the legally stipulated conditions are met or there is majority consensus among the people. The P/CPC is responsible for regulating temporary housing, the duration, and the cost of temporary housing for these cases (Clause 4, Article 3).</u>	Resolution No. 254/2025/QH15	recovery before completion of resettlement arrangements will therefore be subject to ESS5. No physical displacement will occur until affected households have received full compensation and assistance, suitable relocation arrangements and security of tenure are available, and transitional housing or rental support has been provided where needed.
4	Compensation price for land	According to point (e), Clause 1, Article 160 of the Land Law 2024: The compensation price for land is the specific land price.	According to Clauses 6 and 7 of Article 3, Resolution No. 254, the land compensation price and the land resettlement price are determined according to the land price table of the P/CPC and the land price adjustment coefficient, without waiting for the specific land price to be determined.	The land compensation price is the “specific land price” as stipulated in Article 160 of the Land Law 2024 to meet the World Bank's replacement cost principle.	Procedures and processes related to determining specific land prices are responsible of the P/CPCs

68. Overall, Resolution No. 254/2025/QH15 provides an improved legal basis for implementing land acquisition, compensation and resettlement under the Project. However, where gaps remain between national legislation and ESS5 requirements, the Project will apply the measures described in Section 4.4 to ensure that affected persons are compensated and assisted in a manner consistent with ESS5 objectives.

69. Where any gap remains between Resolution 254/2025/QH15 and ESS5, the Project will apply the provisions that are more consistent with ESS5 objectives and principles.

4.4. Comparison of National Laws and Regulations and World Bank's Policies on Land Acquisition and Resettlement and Measures to Fill Gaps

4.3.1. Similarities between the Vietnamese Government's policies and the requirements of ESS5

70. Viet Nam's laws and practices on compensation and resettlement are comparable to the World Bank's guidelines on involuntary resettlement, which include:

- ❖ Viet Nam promulgated procedures to compensate people with affected land who lack legal land use rights but can legalize their land use rights.
- ❖ Those with permanent residence can choose their preferred form of compensation, which includes relocation to a designated resettlement site, cash compensation, or a combination of the two.
- ❖ Resettlement sites for displaced people should have greater infrastructure and public amenities than their current location.
- ❖ Those displaced will be supported during the transition period.
- ❖ Affected people will be consulted and given the opportunity to negotiate compensation payments and income restoration support.
- ❖ The complaints of the affected people are handled through steps legalized under the Law on Complaints.
- ❖ Affected people who are not eligible for compensation for the land they occupy will be supported to restore their livelihoods.

4.3.2. Differences between Vietnamese Government policies and ESS5 requirements

71. Aside from the commonalities, Viet Nam's policies somewhat differ from the World Bank's ESS5 in terms of compensation, support, resettlement, and livelihood restoration for affected people.

72. Table 12 summarizes the main differences and measures proposed for the Project to harmonize the requirements of both Viet Nam and the World Bank.

Table 12. Gap Analysis between Viet Nam Regulations and the World Bank's ESS5 and Project-applicable solutions

Issues	World Bank	Viet Nam	Description of the gaps between ESS5's requirements and the national legislation	Project Policy
Land				
Objectives	Affected people shall be supported in their efforts to improve or restore their livelihoods and living standards to pre-Project levels, whichever is higher.	Chairman of the P/CPC decides on other support measures to ensure housing, life stability, production and fairness for people whose land is recovered (Article 19, 20, 21, 22, 23 and 24 of Decree 88/2024/ND-CP). In cases where people whose land is acquired are resettled but their compensation money is insufficient to purchase a minimum resettlement land plot, the state will provide them with sufficient financial assistance to purchase such a plot. (Clause 8 Article 111 of the 2024 Land Law and Article 24 of Decree 88/2024/ND-CP).	There are no major discrepancies between the policy objectives of the ESS5 and those of the Government and the P/CPCs. However, the ESS5's regulations lack specificity, which makes implementation challenging ⁱ	Livelihoods and income sources will be restored to pre-Project levels, whatever is higher.
Eligibility	ESS5 identifies three categories of affected persons eligible for support, with the type of assistance varying depending on the category. These are affected people: (a) Who have formal legal rights to land or assets are those who have formal documentation under national law to prove their rights or are specifically recognized in national law as not requiring documentation. (b) Who do not have formal legal rights to land or assets but have a claim to land or assets that is	1. Households and individuals currently using land with documentation proving land use rights, ownership rights to assets attached to the land, or other valid legal documents. 2. Households and individuals currently using land without documentation on land use rights but eligible for issuance of Land Use Rights Certificates or ownership certificates for assets attached to the land (hereinafter referred to as Land Use Rights Certificates) as stipulated in Clauses 1, 2, 3, 4, 5, and 6 of Article 138 of the Land Law 2024.	There is alignment in compensating legally entitled land users while expanding the scope of eligible beneficiaries. The primary distinction lies in ESS5's less stringent requirements regarding legal validity and temporal limitations compared to Vietnamese law.	Project-affected persons are those directly impacted by the Project through the loss of land, housing, other architectural structures, businesses, assets, or access to resources. Households lacking legal documentation for land or affected assets will be eligible for compensation for all assets and for livelihood and resettlement support sufficient to replace their pre-project livelihood and living standard.

Issues	World Bank	Viet Nam	Description of the gaps between ESS5's requirements and the national legislation	Project Policy
	recognized or recognizable under national law can fall into a number of groups. They may have been using the land for generations without formal documentation under customary or traditional tenure arrangements that are accepted by the community and recognized by national law. In other cases, they may never have been provided formal title or their documents may be incomplete or lost. They may have a claim for adverse possession if they have occupied land for a certain period of time as defined by national law, without the formal owner contesting the occupation. In such cases, national law often has legal procedures by which such claims can become recognized.	3. Households and individuals currently using land in violation of land laws prior to July 1, 2014, but with stable land use qualifying for Land Use Rights Certificates under Clause 1, Point a and Point c of Clause 2, Clause 3, and Clause 4 of Article 139 of the Land Law 2024. 4. Households and individuals currently using land allocated not in accordance with legal authority at the time of allocation, or land used through purchase, liquidation, asset conversion, or distribution of housing and attached structures in violation of legal regulations, but with stable use prior to July 1, 2014. For cases where land was allocated not in accordance with authority from July 1, 2014, to before the effective date of the Land Law 2024, documentation proving payment for land use shall be required. 5. Households and individuals currently using land with documentation on land use rights where the land type specified on the issued documents differs from the classification under Article 9 of the Land Law or from the actual land use status shall receive compensation based on the reclassified land type as determined under Clause 2, Article 10 of the Land Law 2024.		

Issues	World Bank	Viet Nam	Description of the gaps between ESS5's requirements and the national legislation	Project Policy
		6. Households and individuals directly engaged in agricultural production using agricultural land that has been stably utilized prior to July 1, 2004, but ineligible for Land Use Rights Certificates.		
Support for affected households who do not have legal rights or recognized claims to land held or used before the Project's cut-off date	No compensation but financial assistance to all affected people to achieve the objective of ESS 5 (restore or improve their livelihoods and living standards to pre-Project levels, whatever higher).	Only agricultural land used before July 1, 2004 shall be compensated. Other cases can be considered for compensation following the according to Article 95 of the Land Law 2024 and Article 5, Decree 88/2024/ND-CP and supports according to Article 19, 20, 21, 22, 23 and 24 of Decree 88/2024/ND-CP and Clause 3, Article 138 of the Land Law 2024. According to Government regulations, the affected person is only entitled to “compensation” when it is legal or can be legalized (has LURC or is eligible for LURC), and other cases (illegal or not eligible to be valid) are only entitled to “support”. Specifically, according to Government regulations, in all cases, the affected households will be “compensated” or “supported” when their land is acquired depending on the land use status.	<i>Partial gap remains and project-specific measures are required to ensure consistency with ESS5.</i> Most of the affected households whose agricultural land has been recovered have been granted LURCs. Affected households will be compensated for the recovered land area according to the provisions of the Land Law 2024. For households without LURCs, the affected households will be supported according to the P/CPCs. Since the acquisition of agricultural land from households may affect their livelihoods, the “land for land” option cannot be applied - as the locality does not have agricultural land to implement this option. Therefore, measures need to be taken to restore the livelihoods of households severely affected by the acquisition of agricultural land.	Support and restore livelihoods for all affected people regardless of their legal status or land use rights. Acquired agricultural land used before July 1, 2014 will be compensated at 100% of the replacement cost. Agricultural land used after July 1, 2014 until the cut-off date (date of land acquisition notification) and affected persons whose livelihoods are primarily depend on that land will be provided with financial assistance, in lieu of land compensation, sufficient to meet the objectives of the World Bank standards on land acquisition, land use restriction and involuntary resettlement (to restore livelihoods to pre-Project levels). If the above measures are insufficient to re-establish residence or livelihood with security of tenure rights, the affected people shall be provided with additional assistance

RESETTLEMENT PLAN (RP)

Issues	World Bank	Viet Nam	Description of the gaps between ESS5's requirements and the national legislation	Project Policy
				to ensure that the ESS5 objectives are met.
Determination of compensation rates	Compensation for affected land and assets is calculated at full replacement cost.	Compensation rates for land and on-land assets are based on market or new construction pricing. The P/CPC must determine compensation rates for different types of assets. The valuation consulting unit is tasked with determining the land price, which will be reviewed by the Land Price Appraisal Council before being approved by the P/CPCs.	There exists a divergence between the policies of the Government of Viet Nam and those of the World Bank. Under ESS5, compensation is valued at market rates with periodic updates, whereas the Government of Viet Nam's policy employs specific prices supplemented by additional support for agricultural land.	The independent evaluation unit determines the replacement cost for all impacted assets, which is subsequently reviewed by the appraisal council and approved by the P/CPCs to guarantee that the compensation price is equal to the full replacement cost.
Compensation and support				
Provisions for ineligible/illegal structures	100% support for new construction costs plus transaction costs.	Support for new construction costs following equivalent technical standards, depending on "legal status".	ESS5 applies to all cases, including assets without legal documentation, provided they have been used stably over the long term and predate the Project's cut-off date. The policy of the Government of Viet Nam limits compensation for assets attached to land to those with legal land use rights, while providing additional support for illegal assets at lower levels.	100% support for new construction costs plus transaction costs. For works built illegally before the cut-off date, if local authorities have notified and/or prevented construction and documented illegal construction, local regulations will apply; otherwise, Project policies will apply. Works built after the cut-off date will not be eligible for compensation or support.
Resettlement	All displaced households will be provided with the following choices: (i) replacement property of comparable or superior quality,	Only applies to displaced households eligible for resettlement. Eligible resettlement households shall be offered the choice of: (i) replacement assets	ESS5 requires that new housing locations meet equivalent or superior infrastructure standards compared to the original sites. The	Eligible resettlement households will receive compensation for affected land and assets at replacement cost.

Issues	World Bank	Viet Nam	Description of the gaps between ESS5's requirements and the national legislation	Project Policy
	secured by title, and situated in advantageous areas; (ii) cash compensation equivalent to the replacement cost; or (iii) a combination of both (i) and (ii). Displaced households will be arranged for resettlement with ownership rights.	secured by ownership rights and located within resettlement areas prepared for the Project; (ii) cash compensation equivalent to replacement cost along with accompanying relocation support. If displaced households are not eligible for compensation and do not have another place to live, they will be considered for resettlement on a case-by-case basis.	policy of the Government of Viet Nam stipulates that resettlement areas must have basic infrastructure.	Physically displaced households will be provided with a range of resettlement options, including self-relocation, relocation within existing residential areas, relocation to existing local resettlement sites where available, or other arrangements agreed with local authorities and affected households. Project-specific resettlement sites will only be considered if required following confirmation of relocation needs during RP updating. Households whose entire house and land are acquired and are eligible for compensation or the remaining area after acquisition is less than the local minimum residential land norm will be allocated/purchased a minimum land plot in the resettlement area if they do not have other land in communes affected by the Project. If the compensation amount is less than the minimum land plot or apartment price in the Project's resettlement region, AHs will receive the difference. Affected households ineligible for resettlement but lacking housing within the area, will be considered

Issues	World Bank	Viet Nam	Description of the gaps between ESS5's requirements and the national legislation	Project Policy
				for purchase of social housing within Province/City.
Compensation for loss of income or business	Applicable to households affected with business activities (e.g. shops, restaurants, services, manufacturing facilities... regardless of size and with or without business registration).	Only applicable to registered business households. The compensation/support level is equal to 30% of the average income of 3 consecutive years confirmed by the tax authority (Section b, Clause 3, Article 20, Decree 88/2024/ND-CP).	ESS5 requires full compensation for business income loss based on market rates. The policy of the Government of Viet Nam stipulates support levels based on average income or accounting records if tax invoices are available	All registered businesses and production households with affected income will receive compensation and support equivalent to 30% of annual income calculated based on the average annual income declared to tax authorities for three previous years (Clause 3, Article 20, Decree 88/2024/ND-CP). In cases where there is no accounting bookkeeping or individual business households pay lump-sum tax, the support level corresponds to the business registration fee that must be paid as per City regulations. Workers who have labor contracts with displaced companies, state-owned enterprises or organizations will receive an allowance equivalent to the minimum wage during the transition period of a maximum of 6 months.
Severe impact on income due to agricultural land acquisition	Livelihoods adversely affected due to land acquisition.	According to the provision in Item a, Clause 1, Article 19 of Decree No. 88/2024/NĐ-CP, APs losing at 30% or more of productive agriculture land are considered severely impacted and are	ESS5 does not stipulate a fixed percentage threshold for land loss. The policy of the Government of Viet Nam applies a threshold exceeding 30% of agricultural land.	In addition to government assistance, transitional financial assistance will be provided as necessary to all economically displaced persons, based on a reasonable estimate of the time required to restore income

Issues	World Bank	Viet Nam	Description of the gaps between ESS5's requirements and the national legislation	Project Policy
		entitled to livelihood restoration measures. In case, household or individual loss less than 30% of the total agricultural land, the P/CPC shall decide on the level of support, support period, and periodic payment of support money in accordance with each specific case, but not exceeding the support level prescribed in Clause 1, Article 19, Decree No. 88/2024/ND-CP (Clause 2, Article 19 of Decree No. 88/2024/ND-CP).		capacity, production levels, and living standards. This will be based on the assessment of household livelihoods and incomes during the Detailed Measurement Survey (DMS). Other assistance will be provided as prescribed in Articles 19, 20, 21, 22, 23 and 24 of Decree 88/2024/ND-CP. The 30% threshold is retained to reflect the eligibility criterion established under the national legal framework for determining households eligible for additional statutory livelihood restoration support. However, it will not be the sole criterion for assessing livelihood impacts under the Project. Consistent with ESS5, livelihood impacts will be assessed based on the nature and severity of the impact on affected households, and additional livelihood restoration measures may be provided where necessary to restore livelihoods, including for households experiencing significant livelihood impacts below the 30% threshold.
Compensation for indirect impacts due to	As a good practice, borrowers should conduct social assessments and implement measures to minimize	None.	ESS5 provides regulations for restrictions on land use rights and access to resources. The policy of	A social assessment has been carried out and measures have been identified and are being

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Issues	World Bank	Viet Nam	Description of the gaps between ESS5's requirements and the national legislation	Project Policy
loss of land or structures	adverse economic and social impacts, especially on the poor and vulnerable.		the Government of Viet Nam is limited to formal land acquisition.	implemented to minimize negative impacts, especially on the poor and vulnerable.
Livelihood restoration	Provide support and restore livelihoods to achieve ESS 5 objectives. Livelihood restoration programs are developed and implemented in accordance with the Project's impacts.	Provide livelihood restoration measures. However, livelihood restoration after completion of resettlement was not monitored. No separate livelihood restoration programs are stipulated for individual Projects.	ESS5 requires the development of livelihood restoration programs for individuals affected by the Project.	Livelihood restoration measures will be provided to all PAHs to achieve the ESS5 objectives (e.g. vocational training, low interest loans/credit for production/business development, etc.). These measures will be monitored according to the Resettlement Plan to recover their income / livelihood to pre-Project levels.
Public Consultation and Information Disclosure	Participate in the planning and implementation of the Resettlement Plan, especially the eligibility criteria for compensation and support, compensation unit prices as well as the Grievance Redress Mechanism (GRM).	Focus mainly on consultation during the planning process (obtain opinions on draft compensation and Resettlement Plans and training, career change and job finding); and information disclosure.	ESS5 stipulates the disclosure of information throughout the Project implementation process.	Information disclosure and public consultation and stakeholder engagement are incorporated into the Resettlement Plan preparation process, along with information sharing with affected people and other stakeholders.
Grievance Redress Mechanism				
Grievance Redress Mechanism	Reasonable and accessible Grievance Redress Mechanism to resolve grievances arising from relocation or resettlement.	Affected people can file their complaints about any issue related to compensation, support and resettlement to the competent authority to resolve complaints at the first and second stages. At the same time, the complainant can bring the case to the court at any stage if desired (Articles 28, 32, 33 Law on	There are alignments between the regulations of the Government and the requirements of ESS5.	Based on Viet Nam's existing complaint resolution system, the Project will build an effective GRM, and this mechanism will be monitored by independent monitoring consultants.

Issues	World Bank	Viet Nam	Description of the gaps between ESS5's requirements and the national legislation	Project Policy
		Complaints No. 02/2011/QH13 dated November 11, 2011.		
Monitoring and evaluation				
Mechanism for monitoring and evaluating compensation and resettlement	Internal and External monitoring is required	There are no specific requirements for monitoring resettlement efforts, either internally or independently. People can personally (or through their representatives) monitor and report violations of land management and use, including land acquisition, compensation, support and resettlement (Article 231, Land Law 2024). There are no specific requirements for monitoring resettlement efforts, either internally or independently.	There is a difference between the Government regulations and the ESS5 requirements on external and internal monitoring and evaluation of the RP implementation.	Both internal and independent monitoring must be maintained regularly (quarterly for internal monitoring and every 6 months for independent monitoring). An end-of-Project report will be completed to confirm whether the objectives of ESS 5 have been met.

V. ELIGIBILITY AND ENTITLEMENT

5.1. Project Affected Peoples (PAPs)

73. Project affected people are those who are directly affected by the Project through the loss of land, residences, other structures, business, assets, or access to resources, specifically:

- ❖ Persons whose agricultural land will be affected (permanently or temporarily) by the Project.
- ❖ Persons whose residential land/houses will be affected (permanently or temporarily) by the Project.
- ❖ Persons whose leased houses will be affected (permanently or temporarily) by the Project.
- ❖ Persons whose businesses, agricultural activities, occupations, or places of work will be affected (permanently or temporarily) by the Project.
- ❖ Persons whose crops/ trees (annual and perennial) will be affected in part or in total by the Project.
- ❖ Persons whose other assets or access to those assets will be affected in part or in total by the Project.
- ❖ Persons whose livelihoods will be affected, permanently or temporarily, by restrictions on access to land or resources or restrictions on land use, including prohibitions on structures, tall-canopy trees, and other uses within the transmission-line safety corridor..

5.2. Identification of Vulnerable Groups or Households

74. According to the World Bank's Environmental and Social Standard 5 and Vietnamese regulations, individuals or groups of individuals who may be adversely affected by land acquisition and resettlement and/or less able to access benefits brought by the Project and property compensation, including livelihood restoration, are considered vulnerable compared to other affected subjects of the Project. According to the initial socioeconomic surveys, the Project's vulnerable groups will generally include:

- ❖ Female-headed households with dependents and economic difficulties (single, widow, disabled husband)
- ❖ Poor and near-poor households according to national standards
- ❖ Disable-headed households (not able for working)
- ❖ Elderly-headed households without any supports
- ❖ Ethnic minority households (where vulnerability exists)
- ❖ Households with seriously ill members
- ❖ Households with dependent elderly and disabled members
- ❖ Policy beneficiary households.

75. The assessment of Project impacts on ethnic minority communities and other vulnerable groups remains ongoing. Detailed baseline and impact-related information will be established through the Social Assessment, SES, and IOL activities conducted during Project preparation (planned to be carried out from August 2026 to November 2026).

76. There are special groups that may suffer from inappropriate impacts or are exposed to the risks of further impoverishment from resettlement. Hence, the Compensation Board and the Project

Management Unit, during the process of devising compensation, assistance and resettlement methods, must co-operate with the People's Committees of communes to survey and update the list of vulnerable groups or HHs in order to provide timely and proper assistance.

5.3. Eligibility Classification

77. Three categories of affected persons who are eligible for coverage. While people in all three categories are entitled to assistance of some sort under the Project, the nature of that assistance may vary.

Category (a): Affected persons who have formal legal rights to land or assets are those who have formal documentation under national law to prove their rights, or are specifically recognized in national law as not requiring documentation. In the simplest case, an area is registered in the name of individuals or communities. In other cases, persons may have a lease on the land and therefore have legal rights.

Category (b): Affected persons who do not have formal rights to land or assets, but who have a recognized or recognizable claim under national law can fall into a number of groups. They may have been using the land for generations without formal documentation under customary or traditional tenure arrangements that are accepted by the community and recognized by national law. In other cases, they may have never been provided formal title or their documents may be incomplete or lost. They may have a claim for adverse possession if they have occupied land for a certain period of time as defined by national law, without the formal owner contesting the occupation. In such cases, national law often has legal procedures by which such claims can become recognized.

Category (c): Affected persons who have no recognizable legal right or claim to the land or assets they occupy or use are eligible for assistance under ESS5. These can be seasonal resource users, such as herders, grazers, fishers, or hunters (although if the rights of such users are recognized by national law, they may fall into category (a) or (b)). They can also be persons occupying land in violation of applicable laws. Affected persons in these groups are not eligible for compensation for land, but are eligible for resettlement and livelihood assistance and compensation for assets.

78. Persons covered under item (a) and (b) are provided compensation for the land they lose, and other assistance as regulated in the Resettlement Plan. Persons covered under (c) are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the Project area prior to a cut-off date established by the Borrower and acceptable to the World Bank. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons included in (a), (b), or (c) are provided compensation for loss of owned or used assets other than land.

5.4. The Cut-off-date

79. As defined, a cut-off-date is the date that a State competent agency issues the announcement of land acquisition before detailed measurements (Point 1, Article 85, Land Law 2024). PAHs and local communities will be informed about cut-off date and information related to the Project so that they can work out their own production/investment/construction plans, avoiding damages or losses otherwise caused by a lack of information the Project. As the Project planning (based on the basic design) has not been approved yet. Therefore, the cut-off date has not been identified.

80. All affected people before the cut-off date will receive compensation, support for loss of land and assets, and restoration of livelihoods. After the cut-off date, those who are present or build houses/structures, plant trees, or start businesses will not be eligible to receive any compensation or assistance. The cut-off date will be disclosed through multiple channels and documented in consultation records.

5.5. Households Separated After the Cut-Off Date

81. Those affected households splitting from the large families after the cut-off-date who meet the following conditions will be eligible for resettlement benefits as stand-alone households and are recognized as PAPs:

- ❖ Households with multiple generations or many couples living together on a plot of acquired land who are eligible to separate households according to the local regulations.
- ❖ Verification of commune People's Committee that the household has split.
- ❖ Newly born children, spouses of persons named in the household registration books, people who have completed military service, and people who have just returned from schools to live with the PAHs from the cut-off date to the date of compensation payment will be entitled to compensation and support outlined in in this document.

82. In case the GOV regulations will be changed and there will be some entitlements, which are better than the ones described in this document, these better entitlements will be applied for the affected people (if possible).

5.6. Forced Eviction

83. The Borrower will not resort to forced evictions of affected persons. "Forced eviction" is defined as the permanent or temporary removal against the will of individuals, families, and/or communities from the homes and/or land which they occupy without the provision of, and access to, appropriate forms of legal and other protection, including all applicable procedures and principles in the ESS5.

84. The exercise of eminent domain, compulsory acquisition or similar powers by local authorities will not be considered to be forced eviction providing it complies with the requirements of national law and the provisions of the ESS5, and is conducted in a manner consistent with basic principles of due process (including provision of adequate advance notice, meaningful opportunities to lodge grievances and appeals, and avoidance of the use of unnecessary, disproportionate or excessive force).

85. The prohibition against "forced eviction" does not prevent action by local authorities to remove a person who continues to occupy land upon completion of the legal process of eminent domain or compulsory acquisition. Eviction is not considered to be forced eviction if it conforms to national law, including compliance with, and completion of, all relevant legal and administrative procedures, including appeals processes; complies with all the relevant requirements of ESS5, and is carried out in a way that respects basic principles of due process.

86. Due process is understood to include the following types of procedural protections:

- (a) an opportunity for genuine consultation with those affected.
- (b) adequate and reasonable notice for all affected persons prior to the scheduled date of eviction.
- (c) information on the proposed evictions, and, where applicable, on the alternative purpose for which the land or housing is to be used, to be made available in reasonable time to all those affected.

- (d) especially where groups of people are involved, government officials or their representatives as well, if requested, impartial observers to be present during an eviction.
- (e) all persons carrying out the eviction are to be properly identified.
- (f) evictions are not to take place in inclement weather or at night, or during festivals or holidays unless the affected persons consent otherwise.
- (g) provision of legal remedies.
- (h) provision, where possible, of legal aid to persons who need to seek redress from the courts; and confirmation that all compensation, resettlement entitlements, livelihood assistance, transitional support, and other applicable benefits have been fully provided before displacement.

87. Monitoring and Evaluation: SPMB must report the forced eviction to the P/CPC and the World Bank to review before implementing the process. Reporting should be carried out on a regular basis and submitted to P/CPC and WB for review and agreement.

88. Independent monitoring by third party should be carried out to ensure the forced eviction process conforms to national laws and regulations, including compliance with, and completion of, all relevant legal and administrative procedures, including appeals processes; complies with all the relevant requirements of ESS5, and is carried out in a way that respects basic principles of due process.

5.7. Valuation of Replacement Cost

89. “Replacement cost” is defined as a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement. Where functioning markets exist, replacement cost is the market value as established through independent and competent real estate valuation, plus transaction costs. Where functioning markets do not exist, replacement cost may be determined through alternative means, such as calculation of output value for land or productive assets, or the undepreciated value of replacement material and labor for construction of structures or other fixed assets, plus transaction costs. In all instances where physical displacement results in loss of shelter, replacement cost must at least be sufficient to enable purchase or construction of housing that meets acceptable minimum community standards of quality and safety.

90. The valuation method for determining replacement cost should be documented and included in relevant documents of resettlement preparation and implementation. According to the provisions of Article 158 - Land Law 2024, the land valuation methods prescribed in the Land Law 2024 include: (i) comparison method; (ii) income method; (iii) surplus method; and (iv) land price adjustment coefficient method. Please see the detailed analysis and evaluation of land valuation methods in section 14.2. The determination of specific land prices according to the above methods will be based on the investigation, collection of information on land plots, market prices and information on land prices in the land database, applying appropriate land valuation methods. Therefore, the determination of specific land prices will be based on market prices, transaction/conversion prices and are compatible and in accordance with the replacement cost principles required by ESS5. The exact method to determine the specific land price will be determined by the Independent Valuer during the compensation implementation process⁶.

⁶ The Independent ValuationValuer may use one or more of the four methods mentioned above, depending on the specific conditions of each locality and the availability of input data.

91. Transaction costs include administrative charges, registration or title fees, reasonable moving expenses, and any similar costs will be included in the specific land price. In addition, to ensure compensation at replacement cost principle, the land prices may require updating in Project areas where inflation is high or the period of time between calculation of compensation rates and delivery of compensation is extensive.

92. The valuation methods are presented in detail in Annex 3. According to the World Bank: Replacement cost is defined as a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement. Land valuation methods are conducted in accordance with the Government's Decree No. 71/2024/ND-CP dated June 27, 2024, regulating land prices, and the Government's Decree No. 226/2025/ND-CP dated August 15, 2025, amending and supplementing a number of articles of decrees detailing the implementation of the Land Law.

93. Transaction costs include administrative charges, registration or title fees, reasonable moving expenses, and any similar costs imposed on affected persons. To ensure compensation at replacement cost, planned compensation rates may require updating in Project areas where inflation is high or the period of time between calculation of compensation rates and delivery of compensation is extensive.

VI. COMPENSATION, SUPPORT, AND RESETTLEMENT POLICY

6.1. Required Waivers

94. To comply with Environmental and Social Standard 5 (ESS5) on land acquisition, restrictions on land use and involuntary resettlement, articles in the laws and regulations of Viet Nam that do not guarantee the PAP's right to compensation at replacement costs, or eligibility articles that do not extend the right of being restored and/or assisted to households without valid land papers, or otherwise limit the compensation required by WB ESS5, will not apply. The requirements of WB ESS5 will fully apply in all cases.

95. As a World Bank Group member, the Government of Viet Nam has committed that if international conventions signed by the government and the World Bank contain provisions that differ from those in Viet Nam's current resettlement legal framework, the provisions of international agreements with the World Bank will supersede (Clause 2, Article 40, Land Law 2024).

96. The basic principle of managing and using official development assistance (ODA) loans and concessional loans from foreign donors, as outlined in Article 46 of Decree No. 114/2021/ND-CP dated December 16, 2021 and Decree No.20/2023/ND-CP dated May 4, 2023 (amendment, supplement to the Decree No.114/2021), is to *"Comply with the current regulations and the international treaties on the ODA to which Viet Nam is a member. If there is a discrepancy between the regulations of the Government of Viet Nam (GoV) and the provisions of international treaties, the provisions of international treaties will supercede"*.

6.2. Principles and Objectives

97. The principles mentioned in WB ESS5 are used for the preparation of this RP. The following principles and objectives will be applied:

- (i) Land acquisition and asset impacts as well as resettlement of DPs must be minimized as far as possible.
- (ii) All PAPs residing, working, doing business or farming in the Project areas will be provided with rehabilitation measures, sufficient enough for them to improve or at least maintain their

living standards, income earning and production capacity the same as their pre-Project conditions. Lack of legal rights to acquired land will not prevent PAPs from their entitlement to access such rehabilitation measures.

- (iii) Plans for land acquisition and other assets and provision of rehabilitation measures must be taken under the consultation with PAPs to minimize their disturbance. Entitlements shall be provided to PAPs prior to the expected commencement of works at the respective Project areas.
- (iv) Existing public services shall be maintained or improved.
- (v) Budget for resettlement shall be available in the Project implementation stages.
- (vi) The executing organization must ensure that the design, planning, consultation and implementation of the RAP is effectively and timely.
- (vii) Checking, monitoring and evaluating the implementation of RAP timely and effectively should be conducted.
- (viii) All PAPs who have assets within or reside within the area of Project land acquisition before the cut-off date are entitled to compensation for their losses as per this RP. Those who have lost their income and/or subsistence 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 should be considered.
- (ix) The WB's ESS5 give priority to "land for land" option for the agricultural land acquired. If the "land for land" option is impossible, then the compensation in cash at replacement cost will be applied. Agricultural land that is lost will be compensated with replacement land of equivalent economic value; in cases where the Project cannot allocate sufficient land fund for equivalent compensation, cash at the full replacement cost. These PAPs will be assisted in their livelihood subsistence and making their own arrangements for relocation.
- (x) PAPs who have to relocate will be resettled as regulated; their houses, lands and other properties affected by the Project will be compensated in cash at full replacement cost.
- (xi) Compensation for all residential, commercial, or other structures will be offered at the replacement cost, without any of the structure and without deduction for salvageable materials.
- (xii) The PAPs will be provided with a transportation allowance for transporting personal belongings and assets to a new resettlement place, in addition to the compensation at replacement cost of their houses, lands, and other properties.
- (xiii) Land acquisition for the Project will be announced to PAPs by a state competent agency at least 60 days prior to the acquisition for agricultural land and 120 days for non-agricultural land. The announced contents will include a plan of land acquisition, investigation, surveys, and detailed measurements.
- (xiv) Transfer of acquired land will occur only after PAPs have received full compensation and all applicable assistance and, in cases of physical displacement, after suitable replacement housing or land is available and sufficient time has been provided to purchase land, construct or secure replacement housing, and relocate. Transitional rental assistance will be provided for the full period required to establish a new residence, without imposing additional costs on the household..

- (xv) Public services and resources at the resettlement site will be improved to be better than those in the PAP's previous location.
- ❖ Temporary resettlement and multiple moves will be avoided. Where temporary relocation is demonstrably unavoidable, affected households will be entitled to suitable transitional housing or a rental allowance sufficient to secure equivalent accommodation for the entire transition period, together with moving, storage, utility reconnection, and other reasonable expenses. These entitlements will ensure continuous residence at no additional cost to the household. Temporary resettlement will occur only after SPMB verifies that it is unavoidable for reasons such as: DPs who are planning to resettle in the Project resettlement site are requested to hand over their land to the Project, but the Project resettlement site is not ready to receive them.
- ❖ PAPs whose houses are partly affected and require rebuilding and repair, need temporary resettlement in the period during which their houses are being of rebuilt or repaired.
- ❖ DPs who select the self-relocation option need temporary resettlement while searching for a new residence.
- (xvi) If an affected household cannot be contacted, SPMB and the competent local authority will document individualized attempts to reach the household at its last known address and through available telephone, written, community, and local-authority channels, in addition to public media announcements. Only after these reasonable and documented efforts have failed may the compensation and support amount be deposited into an interest-bearing escrow account, subject to the requirements of this RP and prior agreement of the World Bank..

6.3. Project Policies on Compensation, Support and Resettlement

6.3.1. Compensation for Agricultural Land

6.3.1.1. Land users eligible for compensation

98. PAPs will receive compensation in cash for affected agriculture land and assets on the land at 100% replacement cost.

- If the remaining land is not economically viable to continue production (according to threshold under the P/CPC regulations), the Project will acquire the entire area and provide compensation in cash at 100% replacement cost.
- In addition, PAPs will receive detailed supports described in the item below. If the affected land is equal to 30% or more of total arable landholding, PAPs will be eligible to participate in the Income Restoration Program (IRP) based on their desires.
- If the land area to be acquired is more than 30% of total production area (more than 10% for vulnerable groups) or the remaining area is not economically feasible according to the threshold prescribed by the Province, the affected people will be prioritized to “land for land” compensation if the locality has a land fund according to the Land Law 2024. However, due to the agricultural land fund of the Project's communes is not available, the “land for land” option will not be applied the PAHs and the PAHs will be compensated in cash with full replacement costs for the acquired area plus training/job creation support and a life stabilization, and will be eligible to IRP such as agricultural extension, vocational training, access to credit, or other measures based on the aspirations of the affected people.

7.2. *Land users who have no legal rights or claims to the land*

- Persons who have used land stably prior to July 1 July, 2014 and meet the conditions for recognition of land use rights under the Land Law 2024 are considered to have recognizable rights and will be compensated for affected land at full replacement cost. Persons without recognizable rights or claims to land will not receive compensation for the land itself but will receive compensation at full replacement cost for affected houses, structures, crops, trees and other non-land assets, together with livelihood restoration assistance in accordance with ESS5.
- In addition to compensation and financial assistance under the Land Law 2024, livelihood support and restoration will be provided to all affected persons regardless of their legal status or land use rights and eligible for resettlement assistance if displaced.
- If the above measures are insufficient to re-establish residence or livelihood with security of tenure rights, the affected people shall be provided with additional assistance to ensure that the ESS5 objectives are met.
- Households encroached to the Project site after the cut-off date will not receive compensation or support.

6.3.1.2. *Land tenant*

- Compensation and support policies for households renting agricultural land are as follows:
 - (i) PAPs renting land managed by the State or a State-designated owner on a contractual basis for agricultural, forestry, or aquaculture purposes (excluding special-use and protection forests) will receive compensation for crops, trees, and other affected assets at full replacement cost and reimbursement of eligible investments in the affected land. Where feasible, they will be offered access to suitable alternative land to rent on comparable terms. Where alternative land is unavailable or not preferred, they will receive livelihood restoration support based on the verified duration and magnitude of income loss, in addition to applicable assistance under Government and P/CPC regulations.
 - (ii) Where PAPs are renting land on a contractual basis with individuals, organizations, or households but are other than specified as point (i) above, they will receive compensation for crops, trees and other assets on land in cash at 100% replacement cost.
 - (iii) Where PAPs are using the rented land under a contract with individuals, organizations or households subject to the provisions of point (ii) mentioned above, but the contract expired at the cut-off date, they will be considered for support no more than 70% of the level specified in point (ii).

7.3. *Compensation for Non-Agricultural Land*

99. As a general principle, affected non-agricultural land and all associated assets will be compensated at full replacement cost, including transaction costs, without depreciation or deduction for salvageable materials. The specific treatment of different tenure categories is set out below:

- (i) Persons who possess a Land Use Rights Certificate (LURC) or are eligible for compensation shall be compensated with residential land, housing, cash, or land with a different designated purpose from the acquired land, provided that the locality has available land funds and the affected person opts for this compensation method (Clause 1, Article 96, Land Law 2024).
- (ii) Persons without legal rights or land use rights, but whose land use is certified by the Commune/Ward People's Committee as being used for the correct purpose and with out any

dispute, will receive cash assistance determined by the P/CPCs for non-land assets and land improvements at replacement cost. If the assistance is insufficient to secure a legal and stable residence, the affected persons will be provided with additional assistance to meet the standard. Severely affected persons and vulnerable households will be provided with an allowance for livelihood restoration.

- (iii) PAPs who rent lands with annual rent payment or lump-sum rent payment but were rental exempted will not be compensated for lands but compensated for their investments equivalent to the remaining values invested in such lands and assets on the land at 100% replacement cost.

100. Land tenants who are exempted from land rent shall not be compensated for the land but will be compensated for the remaining investment costs on the land and the new construction value of assets with equivalent technical standards. In cases where households or individuals using agricultural land or non-agricultural land not designated for residential purposes are eligible for land compensation under Article 95 of the Land Law 2024, if they have a demand for compensation in the form of residential land or housing and the locality has available residential land or housing funds, they shall be compensated with the allocation of residential land or resettlement housing (Clause 6, Artical 111, Land Law 2024).

6.3.2. Compensation for Residential Land

6.3.2.1. Land users eligible for compensation

101. The Project affected land-users will be compensated in the form of “land-for-land” or housing or in cash at 100% of replacement cost or land with different using purpose for losing of residential land. (Clause 1, Artical 98, Land Law 2024).

102. If the residential land is partially acquired, the remaining area will be assessed for viability taking into account the threshold as stipulated by the P/CPC and household’s circumstances and views. Where the remaining area is not viable for continued residential use, the Project will acquire and provide cash compensation the entire land plot at 100% replacement cost.

- (i) Those who opt for the “resettlement plot” compensation will receive cash compensation, enabling them to purchase a standard plot of land or apartment at the City's resettlement site. Affected individuals will receive a free land or apartment use certificate. The affected person will receive the difference if the compensation amount exceeds the price of the land plot or apartment in the resettlement area. If the compensation amount is less than the price of the land lot or apartment in the resettlement area, the Project will pay the difference so that the affected person can own that land lot or apartment.
- (ii) If the affected individuals opt for cash compensation and/or self-relocation, they will receive cash compensation at replacement cost, which includes relocation assistance. Self-relocating people who qualify for resettlement will be provided with an amount of money equivalent to the infrastructure investment for a minimum plot of land or apartment in the resettlement area. The Independent Valuation Consultant will assess the full replacement package, including land, infrastructure, transaction costs, and transitional arrangements, using a consistent methodology. The Commune-level PC will approve the package in accordance with applicable law and this RP.

103. Where an affected person chooses on-site relocation within the residual plot, the household will remain entitled to full replacement-cost compensation for affected land, housing, structures, and other assets, plus all costs required to demolish, rebuild, reconnect utilities, and restore access.

Transitional accommodation or rental assistance and moving expenses will be provided for the full rebuilding period.:

- a) On-site resettlement shall be arranged by allowing the change of land use purpose for the agricultural land area into residential land, within the residential land allocation quota stipulated in Clause 2, Article 195 and Clause 2, Article 196 of the Land Law 2024.
- b) Land use fees shall be exempted when changing the land use purpose from agricultural to residential land for the resettlement arrangement specified in Point a of this Clause. This exemption applies to an area equal to the acquired residential land area, provided that the affected land user agrees to the agricultural land compensation plan for the acquired area.

104. Where land rights are disputed, the compensation amount for the disputed land will be determined at full replacement cost and placed in an interest-bearing escrow account pending resolution. Persons occupying or using the land before the cut-off date will still receive compensation at full replacement cost for their affected structures, crops, trees, and other assets, together with applicable transitional and livelihood assistance, without waiting for resolution of the land dispute.

6.3.2.2. Land users who have no legal rights

105. Land users without land use right certificates may still be eligible for land compensation if they meet the conditions for issuance of Land Use Right Certificates and certificates of ownership of assets attached to land as prescribed by the Land Law 2024.

106. Land users who have maintained stable use and are recognized or recognizable under national law, including eligible cases under Article 139 of the Land Law 2024, will receive compensation for affected land at full replacement cost and compensation for affected assets, together with applicable resettlement and livelihood restoration assistance. Land users without recognizable legal rights or claims who occupied or used the land before the cut-off date will not receive compensation for the land itself, but will receive compensation at full replacement cost for all affected structures, crops, trees, and other assets, together with resettlement and livelihood restoration assistance sufficient to meet ESS5 objectives and applicable regulations.

6.3.3. Support for restricted land area in safety corridor

107. According to the provisions of Article 106 of the Land Law 2024, Article 53 of the Electricity Law 2024, Article 18 of Decree No. 88/2024/ND-CP, and Decree No. 62/2025/ND-CP, Restricted land area within the safety corridor will not be eligible for compensation; instead, the PAHs will receive support in accordance with the provisions of the Land Law 2024 and the Law of ElectriCity 2024.

6.3.3.1. For residential land and other non-agricultural land:

108. If residential land or non-agricultural land (other than residential land) located within the safety corridor of a 500kV power transmission line is not subject to land recovery but has its usage restricted, the land user shall receive one-off financial support. The specific support level shall be informed by an independent valuation and will be approved by the P/CPC based on actual local conditions, provided that it does not exceed 80% of the compensation rate for residential land or non-agricultural land of the same type.

6.3.3.2. For perennial crops and production forest land

109. For perennial crops and production forest, compensation and support will reflect the permanent loss of trees that cannot be replanted within the corridor, including establishment costs, lost productive value, and the time required for replacement trees to reach equivalent productivity.

For annual crops, compensation will cover verified construction-related crop losses and damages, while continued cultivation after construction will be permitted where consistent with safety requirements. Rates will be established through independent valuation and will be determined by the P/CPC based on actual local conditions.

6.3.4. Compensation for Houses and Structures

110. Regardless of their titles to the affected land or possession of a construction permit for the affected structures/houses⁽⁷⁾ compensation or support in cash will be made for all affected private-owned houses/structures at 100% of the replacement costs. The replacement cost is counted for rebuilding the new houses/structures to a similar standard without deductions of depreciation or salvageable materials.

- (i) Where a house or structure is partially affected, the remaining structure and residential plot will be assessed for technical, safety, functional, and economic viability taking into account the national standards and in consultation with the affected household. If the remaining house or plot is not viable, the entire house or structure will be compensated at full replacement cost and the household will be eligible for relocation assistance; acquisition of the remaining residential land will be offered where necessary for viable resettlement.
- (ii) For houses and structures serving daily life that are partially dismantled or demolished, where the remaining part still meets the technical standards prescribed by law, affected persons will be compensated in cash at 100% of the replacement cost for the dismantled portion. In addition, Project Affected Persons (PAPs) will receive further assistance as stipulated as regulated by the P/CPC. It should be noted that fully demolished houses will not be eligible for this assistance.
- (iii) For other houses and construction works that do not meet the technical standards prescribed by specialized laws, affected persons will receive compensation in accordance the P/CPC regulations.
- (iv) PAPs who have no recognizable legal right or claim the land or assets they occupy, or use are entitled to receive financial assistance for the loss of assets other than land, and other improvements to the land, at replacement costs.
- (v) This provision also applies to loss of assets on non-residential lands, including agriculture and non-agriculture land.
- (vi) Public infrastructure directly related to the livelihoods and activities of the community, such as irrigation canals, water supply systems, schools, health stations, roads, power poles, telephone and transmission cables (except for structures with construction permits requiring relocation when necessary) damaged by the Project shall be restored or repaired as soon as possible following consultation with the owners and the affected community. The affected community shall not bear any repair costs.

6.3.5. Compensation/support for Tenants

111. Tenants residing in State-owned housing: (i) will not be compensated for the land area and houses but will receive compensation in cash at the full replacement costs for eligible improvements,

⁷ In cases where, at the time of construction, the local authorities had issued a notice and/or halted the aforementioned construction activities and had compiled a record as evidence of the illegal construction, then the local regulations shall be applied. If not, the Project's policy shall be applied. Construction works built after the cut-off date are also ineligible for compensation/support under the Project's policy

repairs and moving and transportation costs, utility reconnection costs, transitional rental assistance for the required relocation period; (ii) will be entitled to buy a land-plot in the Project resettlement area to resettle with minimum area; (iii) will be entitled to rent or buy an apartment in another publicly owned house (if available); and (iv) if the Project has no plot in its resettlement site and/or apartment in another publicly owned house for them to rent/buy, PAHs will be supported in cash for self-relocation.

112. Tenants who are residing in leased private houses will be provided with a transportation allowance for moving assets to their new residential areas. For the vulnerable tenants as defined in this RP, in addition to transportation allowance, they will get additional assistance according to P/CPC regulations.

6.3.6. Compensation for Trees, Crops and Livestock

113. Affected people will be compensated in cash for the full replacement costs at the time of compensation for crops, harvests, and livestock on the land, regardless of the legal status of the land. Compensation for crops and livestock shall be implemented in accordance with P/CPC regulations: (i) compensation level for annual crops shall be calculated based on the yield value of the harvest for such crops; (ii) compensation level for perennial crops and other productive assets that are permanently lost, will include the cost of seedlings and establishment, verified productive value, and income foregone during the number of years required for replacement assets to reach the same productive level; (iii) compensation level for livestock shall be 100% of the livestock value determined by market value or legal and reasonable investment costs into the livestock at the time of inventory for the compensation plan. For movable livestock not yet at harvest time, support shall be provided for relocation costs equivalent to 30% of the compensation price for the same type of livestock as promulgated by the P/CPC. For unharvested crops that can be relocated to another location, compensation shall be provided for relocation costs and actual damages incurred due to relocation and replanting. Rates will be established by the Independent Valuation Consultant using current local market evidence.

6.3.7. Compensation for Income and/or Business/Production Assets

114. Pursuant to the provisions of Article 108 and 109 Land Law 2024 and Article 19, Decree No. 88/2024/ND-CP, and consistent with ESS5, all affected businesses and income earners, whether formally registered or informal, will be compensated for verified net income losses and reasonable costs of restoring operations for the actual transition period. The Independent Valuation Consultant will determine the amounts using tax records, accounts, business records, surveys, comparable evidence, or other reasonable methods where formal records are unavailable. National-law support levels will constitute minimum entitlements and will be supplemented where necessary to restore income and livelihoods.

- (i) Support for stabilizing production and business: Registered and informal businesses will receive compensation for verified net income loss for the actual period of disruption, together with relocation, re-establishment, employee, and transaction costs where applicable. The 30% support provided under national regulations will be treated as a minimum statutory allowance, not a cap; supplementary Project assistance will be provided where the independently verified loss is higher or where needed to restore the business and income in accordance with ESS5.
- (ii) Employees of state production and business establishments, as well as agencies affected by land acquisition, will receive benefits comparable to the stipulated minimum pay throughout the conversion period (up to 6 months) and will be aided in finding new employment.

- (iii) If the business must relocate, the Project will assist in finding an alternative location with similar location and physical conditions to the affected location so that the business can easily reach basic customers, satisfy the business's requirements, or compensate in cash for the affected land and assets on the land at replacement cost, as well as support for transportation costs of movable assets.

115. This compensation and support will be monitored throughout Project implementation. In case the livelihoods of the affected people are not restored, the Project will adjust support to meet the ESS 5. The livelihoods of the affected people will be monitored until it is confirmed that they have been restored to pre-Project levels.

6.3.8. Compensation for Affected Public Utilities

116. Public infrastructure directly related to community livelihoods and uses, such as irrigation canals, water supply, schools, health centers, roads, electricity poles, telephone and transmission cables (except for structures with construction permits requiring relocation when necessary) damaged by the Project will be restored or repaired as soon as possible after consultation with the owner and the affected community. Affected communities will not be responsible for any repair expenditures.

6.3.9. Compensation for Grave Relocation

117. Pursuant to Article 102, Clause 2 of the Land Law 2024 and Article 15 of Decree No. 88/2024/ND-CP: Affected households will be meaningfully consulted on whether they prefer to undertake grave relocation themselves with cash compensation or have relocation organized collectively by the competent compensation authority in coordination with SPMB and the relevant P/CPC. In either case, compensation will cover all reasonable costs of exhumation, culturally appropriate ceremonies, transport, reburial, reconstruction, and acquisition or use of the new burial location. The consultation process, household preferences, agreed arrangements, and completion of relocation will be documented.

118. In cases where no one comes forward to declare ownership of graves, the organization responsible for compensation and site clearance shall coordinate with the commune's PCs where the land is being recovered to issue a public notice via local mass media. If no claimant appears after the prescribed time limit, procedures for relocating the graves shall be carried out in accordance with the law.

119. For graves subject to relocation where the household or individual arranges the relocation site themselves outside of the locality's planned cemetery areas, in addition to the relocation compensation prescribed in Clause 1, Article 15 of Decree No. 88/2024/ND-CP, they shall receive support for land use fees or infrastructure costs as stipulated by the P/CPC.

6.3.10. Compensation for Other Assets

120. Other assets of households affected by the Project will be compensated at the new construction value of structures with equivalent technical standards in accordance with specialized legal regulations.

6.3.11. Compensation for Temporary Impacts During the Construction Phase

121. In case of temporary use of land for construction, after returning it to land users, in addition to compensation for assets on land like permanently affected people, they will also be provided the rental cost as agreed with the AHs.

6.3.12. Compensation for Impacts That Arise During the Project Implementation

122. Any other impacts and business interruptions identified during the Project implementation will be compensated in accordance with the provisions of this Resettlement Plan and ESS 5.

6.3.13. Support During the Transition Period

123. In addition to receiving payment for property damage, impacted individuals will get assistance with transition expenses. Rising costs and inflation are considered in the supports at the time of payment.

6.3.13.1. Support for career training, change and job search

124. Affected persons, or those whose agricultural land area is affected, will be compensated with an amount equivalent to from 1 to 5 times the price of the same type of agricultural land for the entire recovered land area; the supported area shall not exceed the local agricultural land allocation limit. The specific level of support will be determined by the P/CPC.

125. In addition to the above cash support, individuals in working age will be eligible to participate in free vocational training at local vocational centres (the time of vocational training course is less than 3 months following the Article 5, Decision No.12/2024/ND-CP dated on July 31, 2024 of GOV on vocational trainings for the households whose land is acquired). During the preparation of trainings/job transitions/employment creation program, consultations will be conducted with the affected households. The affected individuals will be supported to find new job and receive loans to start a new jobs.

6.3.13.2. Support for life and production stability

Life stabilization: Based on the the provisions of Clause 1, Article 19, Decree 88/2024/ND-CP, support for life stabilization during the transition period will be provided to households affected by agricultural land acquired, specifically as follows:

- (i) Households affected below 70% of total productive land will receive cash support equivalent to 30kg of rice per person for 3 months if not relocation and 6 months if relocation. The support period is 12 months for moving to areas with particularly difficult socio-economic conditions
- (ii) Households affected by more than 70% of the agricultural land area will receive cash support equivalent to 30kg of rice per person for 12 months if they do not relocate, or 24 months if they do. The support period is 36 months for moving to areas with particularly difficult socio-economic conditions.
- (iii) Households losing less than 70% of their total production land area or with remaining land not meeting the minimum land size requirements for the affected land type as stipulated by the P/CPC, and experiencing livelihood impacts (severity to be determined by the Project's IESMC), shall receive financial support equivalent to the vulnerable household allowance of VND 2 million per month for 6 months.
- (iv) Households and individuals currently using land who are ineligible for land compensation, or who have received land under contract allocation for agricultural, forestry, aquaculture, or salt production purposes from state-owned agricultural and forestry farms, agricultural and forestry companies converted from such state farms, agricultural production collectives, or agricultural cooperatives and have a land allocation contract, shall be provided with support for livelihood and production stabilization for a period of 03 months.

Production stabilization:

126. Households and individuals who are compensated for agricultural land as prescribed in Point a, Clause 3, Article 20 of Decree No. 88/2024/ND-CP of the Government shall be supported to stabilize production in cash, including: plant varieties, livestock breeds for agricultural production, agricultural extension services according to the Province's regulations at the time of land recovery. Support for agricultural land, garden land, adjacent ponds but not residential land will be implemented according to the regulations of the P/CPC.

Support for movement and temporary accommodation:

127. *Relocation support:* In cases where households or individuals are eligible for resettlement assistance in accordance with the law but opt to arrange their own accommodation (self-relocate), they shall receive additional cash assistance on top of the prescribed land compensation. The level of assistance is stipulated in Article 104, Land Law 2024 and Article 21, Decree 88/2024/ND-CP and the specific support levels will be determined by the P/CPC.

128. *Compensation for property relocation costs:* Households and individuals owning houses attached to residential land, which must relocate due to land acquisition by the State, shall be compensated for dismantling, relocation, and reinstallation costs and the specific support levels will be determined by the P/CPC.

129. *Land use rights certificates:* For resettled households, all costs related to issuing land use rights certificates for their new land/house – whether within the Project's resettlement area or elsewhere (if the affected person self-relocates) – will be covered by the Project. For resettled households whose land and house are partially affected, the costs related to updating the land use rights certificate will be paid for by the Project.

130. *Incentive bonus:* Pursuant to the provisions Clause 7, Article 108 and Clause 7, Article 111, Land Law 2024, persons possessing assets on land subject to recovery who comply with and execute the demolition and relocation of assets on such land, and hand over the site, shall be entitled to Incentive bonus and the specific bonus amounts will be determined by the P/CPC. Any incentive bonus for timely handover will be additional to, and will not replace or reduce, compensation at full replacement cost or any resettlement, livelihood restoration, transitional, or other assistance entitlement.

6.3.13.3. *Other allowances*

Assistance for Agricultural Land:

131. If the land has been used from after July 1, 2014, up to the cut-off date, and the affected person is directly engaged in agricultural production, derives their primary source of income from this activity, and is certified by the Ward/Commune PC for the correct, stable, and dispute-free use of the land, they shall receive cash assistance equivalent to 30% of the land value, or be provided with livelihood restoration assistance (an allowance of 20 million VND/household, along with life stabilization assistance equivalent to 30kg of rice/person/month for 6 months), whichever is higher. If the above measures are insufficient to restore livelihoods or stabilize residency, the affected persons shall receive additional assistance to ensure compliance with the objectives of ESS5 under the World Bank's Environmental and Social Framework (ESF).

Support for vulnerable households:

132. In addition to the compensation and assistance measures stipulated under the policy framework, the Project proposes a specific support policy for vulnerable groups, including: (i) female-headed households with dependents that face economic hardship (single, widowed, or with disabled husbands); (ii) individuals with physical or mental disabilities who are unable to work; (iii)

poor households identified in accordance with the criteria of the Ministry of Labor, Invalids and Social Affairs; and (iv) elderly persons living alone. All of these vulnerable households will receive additional one-time cash assistance and specific support levels according to regulations of the P/CPC.

Provision of temporary housing and rental allowance:

133. In cases where the land acquisition decision is issued prior to the completion of resettlement arrangements, persons whose residential land and houses are acquired shall, during the period of establishing a new residence (relocating to the resettlement site), be arranged with temporary housing or provided with a rental allowance for temporary accommodation. The specific level of support is according to the regulations of the P/CPC. The duration for the temporary housing/accommodation rental allowance is 6 months. Beyond this period, if the person whose land is acquired has not yet been allocated resettlement land, the Project owner shall be responsible for paying the house rent until the affected person is allocated the resettlement land.

134. The resettlement plan must be clearly consulted with the affected households to minimize the period of temporary displacement, avoiding impacts on income-generating activities and livelihoods.

Assistance for households and individuals using public utility land without a land lease contract, or with an expired but unrenewed lease contract.

135. In cases where households or individuals use public utility land without a lease contract, or with an expired lease contract that is not renewed, but have actually invested in the land without supporting documents or receipts, based on the affected persons' self-declaration of the investments made in the land as stipulated in Clause 2, Article 107 of the Land Law 2024, and specific support level according to regulations of each Province/City.

Assistance for policy households, poor, and near-poor households

136. All policy households, poor, and near-poor households will receive additional one-time cash assistance and specific support levels according to regulations of the P/CPC.

6.3.13.4. Requirement on escrow account

137. Escrow will be used only on an exceptional basis and will not be applied merely because land registration or documentation is incomplete. Before proposing escrow, SPMB and the competent authorities will assess the scale of incomplete registration, provide accessible legal and administrative assistance to eligible households to establish or clarify their rights, document individualized communication and resolution efforts, and ensure that undisputed compensation and assistance are paid. Where competing claims, absentee ownership, or unresolved rejection remains after reasonable efforts, escrow may be used only with prior World Bank agreement and in accordance with ESS5.

6.4. Entitlement Matrix

138. An entitlement matrix was established for the Project, which integrated government policies and regulations of Provinces and cities on compensation, support and resettlement, as well as the World Bank's ESS5.

Table 13. Entitlement Matrix

No.	Type of Impact	Applicable subjects		Entitlements	Implementation organization
		Level of impact	Compensation criteria		
I	Permanent land acquisition				
1.1	Loss of agricultural land	Marginal or other livelihood impacts, including impacts below the national 30% threshold	All affected households have legal use rights or the ability to legalize (6,159 PAHs)	❖ Land-for-land of equivalent productive potential where available and preferred; otherwise cash compensation at full replacement cost, including transaction costs. ❖ If the residual land is not economically viable, acquisition and compensation for the entire affected holding will be offered. ❖ Compensation at replacement cost for crops, trees and other assets. ❖ Transitional and livelihood restoration assistance based on actual income and livelihood impacts, including significant impacts below 30%.	❖ Affected households will be notified at least 60 days before land acquisition. ❖ The landowner will hand over his land within 30 days after receiving full compensation. ❖ Compensation will be determined on the actual measured area, unless appropriation is involved, if the impacted land area differs between the actual measurement and the record on the LURC. ❖ The Project will only start construction when the site is cleared and the Resettlement Plan is fully implemented according to the Bank's requirements.
1.2	Loss of agricultural land	Severe livelihood impacts, including loss of 30% or more of productive land, or lower losses causing significant	All affected households have legal use rights or the ability to legalize (365 PAHs)	❖ All entitlements under Item 1.1. ❖ Priority for land-for-land where suitable land is available and preferred. ❖ Statutory life-stabilization, production-stabilization, vocational training, career-change and job-search support.	❖ Affected households will be notified at least 60 days before land acquisition. ❖ The landowner will hand over his land within 30 days after receiving full compensation.

No.	Type of Impact	Applicable subjects		Entitlements	Implementation organization
		Level of impact	Compensation criteria		
		livelihood disruption		❖ Participation in the Livelihood Restoration Program and additional assistance until livelihoods are restored to pre-Project levels or better. ❖ Vulnerable households losing more than 10% of productive land will receive targeted livelihood support.	❖ Compensation will be determined on the actual measured area, unless appropriation is involved, if the impacted land area differs between the actual measurement and the record on the LURC. ❖ The Project will only start construction when the site is cleared and the Resettlement Plan is fully implemented according to the Bank's requirements.
			Affected persons without recognizable legal rights or claims who occupied or used the land before the cut-off date	If the land has been used from after July 1, 2014, up to the cut-off date, and the affected person is directly engaged in agricultural production, derives their primary source of income from this activity, and is certified by the Ward/Commune People's Committee for the correct, stable, and dispute-free use of the land, they shall receive cash assistance equivalent to 30% of the land value, or be provided with livelihood restoration assistance (an allowance of 20 million VND/household, along with life stabilization assistance equivalent to 30kg of rice/person/month for 6 months), whichever is higher. If the above measures are insufficient to restore livelihoods or stabilize residency, the affected persons shall receive additional assistance to ensure compliance with the objectives of ESS5 under the World Bank's Environmental and Social Framework (ESF).	❖ Affected households will be notified at least 60 days before land acquisition.

No.	Type of Impact	Applicable subjects		Entitlements	Implementation organization
		Level of impact	Compensation criteria		
			Contractual users, tenants and persons temporarily using agricultural land before the cut-off date	Compensation at full replacement cost for crops, trees, livestock, improvements and other owned assets. ❖ Reimbursement of eligible investments in land. ❖ Alternative land to rent on comparable terms where available and preferred; otherwise livelihood restoration support based on verified income loss. ❖ Applicable statutory production and livelihood stabilization support. ❖ Private tenants receive asset compensation according to ownership and contractual arrangements.	
1.3	Loss of Non-agricultural land	All types of non-agricultural land	All affected households have legal or legalizable use rights (To be determined)	❖ Affected non-agricultural land and associated assets will be compensated at full replacement cost, including transaction costs, without depreciation or salvage deductions. ❖ Eligible land users may receive replacement land/housing, cash, or land for another purpose where available and chosen. ❖ Tenants receive compensation for eligible investments and assets at full replacement cost. ❖ Persons without recognizable land rights receive compensation for non-land assets and livelihood/resettlement assistance; additional assistance will be provided where needed to secure a legal and stable residence or livelihood.	❖ Affected households will be notified at least 120 days in advance before land acquisition. ❖ The landowner will hand over the land within 30 days of receiving full compensation. ❖ Compensation will be determined on the actual measured area, unless appropriation is involved, if the impacted land area differs between the actual measurement and the record on the LURC. ❖ The Project will only start construction when the site is cleared and the Resettlement

No.	Type of Impact	Applicable subjects		Entitlements	Implementation organization
		Level of impact	Compensation criteria		
					Plan is fully implemented according to the Bank's requirements.
1.4	Loss of residential land	Partial impact where the residual residential land and structure remain viable, or full impact/non-viable residual requiring relocation	Persons with legal or recognizable rights; persons without recognizable land rights occupying before the cut-off date; persons with disputed claims. (543 PAHs)	❖ Compensation for affected residential land and assets at full replacement cost. ❖ Viability of residual land/structures will be assessed technically, economically and in consultation with the household; where non-viable, acquisition of the remaining plot and relocation assistance will be offered. ❖ Options include replacement land/housing, cash compensation, self-relocation, on-site rebuilding, existing local resettlement areas, or a combination. ❖ Self-relocation package determined by independent valuation will include land, infrastructure, transaction costs and transitional arrangements. ❖ On-site rebuilding includes demolition, reconstruction, utility reconnection, access restoration, moving and rental assistance for the full rebuilding period. ❖ Persons without recognizable land rights receive replacement-cost compensation for non-land assets and assistance to secure adequate housing with security of tenure. ❖ For disputed land, compensation for land will be placed in an interest-bearing escrow account pending resolution; undisputed asset compensation and assistance will not be delayed.	❖ Affected households will be notified at least 120 days in advance before land acquisition. ❖ The landowner will hand over the land within 30 days of receiving full compensation. ❖ Compensation will be determined on the actual measured area, unless appropriation is involved, if the impacted land area differs between the actual measurement and the record on the LURC. ❖ The Project will only start construction when the site is cleared and the resettlement plan is fully implemented according to the bank's requirements.
1.5	Restricted land area in safety corridor				

No.	Type of Impact	Applicable subjects		Entitlements	Implementation organization
		Level of impact	Compensation criteria		
	For residential land and other non-agricultural land	Residential land or non-agricultural land (other than residential land) located within the safety corridor will be restricted usage	All affected households have legal or legalizable use rights (916 PAHs)	One-off support informed by independent valuation and approved by the P/CPC, reflecting the nature, duration and severity of restrictions, loss of development or construction rights, effects on market value and other demonstrable economic losses. The support will not exceed 80% of the compensation rate for the same land type unless supplementary measures are required to meet ESS5 objectives.	The area of residential land, perennial crop land or land of production forest with compensation or assistance due to limited usability of land is the actual area of residential land within the safety corridor of overhead conducting line under Decree No. 62/2025/ND-CP.
	For perennial crops and production forest land	Annual/Perennial crops and production forest land located within the safety corridor will be restricted usage	All affected households have legal or legalizable use rights (6,524 PAHs)	❖ Perennial crops and production forest: compensation/support for permanent loss of trees that cannot be replanted, including seedlings, establishment costs, lost productive value and income foregone until replacement trees reach equivalent productivity. ❖ Annual crops: compensation for verified construction-related losses and damage; continued cultivation after construction will be permitted where consistent with safety requirements. ❖ Rates will be established through independent valuation using current local market evidence.	The area of residential land, perennial crop land or land of production forest with compensation or assistance due to limited usability of land is the actual area of residential land within the safety corridor of overhead conducting line under Decree No. 62/2025/ND-CP.
	Houses or structures located within or near the transmission line safety corridor and subject to further technical and safety assessment	Houses or structures within or near the corridor, subject to technical and safety verification	Owners and users of affected houses or structures	❖ Following detailed technical verification, households whose houses or structuresIf the structure cannot safely or lawfully remain in place, the household will be treated as physically displaced households and will receive compensation atfull replacement -cost compensation, resettlement assistance, transitional accommodation/rental support, moving costs and livelihood restoration measures in accordance with ESS5 and this RP. Where houses or structures. ❖ If the structure may remain in place subject to applicable safety requirements, affected households, the household will	Final status will be determined through detailed design, technical verification, DMS/IOL and household consultation before implementation.

No.	Type of Impact	Applicable subjects		Entitlements	Implementation organization
		Level of impact	Compensation criteria		
				receive any compensation, assistance, mitigation and monitoring measures required under national legislationlaw and this RP. ❖ Presence within the preliminary corridor does not automatically require relocation.	
1.5	Loss of house/structure	Houses/structures affected but the remaining part is still eligible for use and does not require relocation (partially affected)	Houses/structures affected before the cut-off date regardless of land ownership or construction permit (916 PAHs)	❖ All affected houses and structures established before the cut-off date will be compensated or supported at full replacement cost, regardless of land title or construction permit, without depreciation or deduction for salvageable materials, except documented illegal construction previously notified and stopped by authorities. ❖ Partial impacts will be assessed for technical, safety, functional and economic viability. If the residual structure is not viable, the entire structure will be compensated and relocation assistance provided. ❖ Public/community infrastructure will be restored promptly to at least equivalent function at no cost to the community.	❖ Compensation is in cash, with no deductions for depreciation or materials that can be reused. ❖ For works built illegally in accordance with the terms of the Land Law 2024, in cases where the owner was alerted, halted, and documented by the local government during the building of the house or work, but did not comply, the local policy will apply. If there is no record, the Project policy will be followed.
1.6	Loss of unharvested trees, crops and livestock	Damage to crops and trees	Owners of crops and trees are affected regardless of the legal status of the land before the cut-off date (6,524 PAHs)	❖ Annual crops: value of the affected harvest at current market rates. ❖ Perennial trees and other permanently lost productive assets: seedlings, establishment costs, verified productive value and income foregone for the years needed to reach equivalent productivity. ❖ Livestock: full market value where lost; for movable livestock, relocation costs and actual damage.	Affected households will be notified at least 60 days from the date of land acquisition. Crops planted after the cut-off date will not be eligible for any compensation policy.

No.	Type of Impact	Applicable subjects		Entitlements	Implementation organization
		Level of impact	Compensation criteria		
				❖ Relocatable crops/assets: relocation, replanting and actual damage costs. ❖ Compensation applies regardless of land tenure status for assets established before the cut-off date. Rates will be determined by the Independent Valuer.	
1.7	Damage to other property	All other assets affected by the Project	All affected households (6,524 PAHs)	Affected household utilities and service connections, including electricity, water, telephone, cable and internet, will be relocated or reinstalled at full replacement cost, including connection and transaction costs. Other affected household assets will be compensated at new construction or replacement value for equivalent technical standards.	SPMB coordinates with relevant units in the Project area, such as electricity, water supply, etc., to carry out the relocation of electricity and water lines, ensuring that site clearance implementation is on schedule.
1.8	Loss of business income and production assets	Temporary or permanent disruption, relocation or closure	Registered and informal businesses, business owners, income earners and affected employees	❖ Compensation for verified net income loss and reasonable costs of restoring operations for the actual transition period, determined by independent valuation using tax records, accounts, surveys or other reasonable evidence. ❖ The national 30% support is a minimum statutory allowance, not a cap; supplementary assistance will be provided where verified losses are higher or needed for ESS5 livelihood restoration. ❖ Relocation, re-establishment, employee and transaction costs; assistance to identify an alternative site with comparable access and conditions. ❖ Eligible employees receive transition support and job-placement assistance. ❖ Monitoring and additional support until income and livelihoods are restored.	Compensation and assistance will be based on DMS/IOL and independent replacement-cost valuation, consulted with affected persons, approved by the competent authority, and fully paid before land acquisition or displacement.

No.	Type of Impact	Applicable subjects		Entitlements	Implementation organization
		Level of impact	Compensation criteria		
1.9	Affected public utilities and community assets	Partial or full damage, interruption or relocation	Owners, operators and affected communities	Public infrastructure, including irrigation, water supply, schools, health facilities, roads, power and communications, will be restored or replaced promptly to at least equivalent function and service standard after consultation with owners and communities. Communities will bear no repair or replacement costs.	SPMB will coordinate with asset owners, utilities, local authorities and contractors; restoration will be completed before service interruption causes material impacts.
1.10	Grave relocation	Graves located within the acquired area	Affected households, individuals, communities, or unclaimed graves	Affected households will be meaningfully consulted on self-managed or collectively organized relocation. Compensation will cover exhumation, culturally appropriate ceremonies, transport, reburial, reconstruction and the new burial location. Consultations, preferences and completion will be documented. Unclaimed graves will be publicly notified and relocated in accordance with law. Additional land/infrastructure support applies where households arrange a site outside planned cemeteries.	The competent compensation authority will coordinate with SPMB, P/CPCs and affected households. Cultural requirements and documentation will be monitored.
2	Supports and allowances				
2.1	Life stabilization support for households affected by agricultural land	All economically displaced persons, including impacts below 30% where livelihood disruption is significant	Affected households have: i) legal or potentially legal land use rights; ii) contracted by the state for agricultural production (6,519 PAHs)	Life stabilization: ❖ Households affected less than 30% of total production area and the acquired land area is not lower than the minimum land area for separating into smaller land plots according to the regulations of the Province/City, shall receive cash assistance equivalent to 30 kg of rice per person per month for a period of 6 months if no relocation is required, and for 12 months if relocation is required. The duration of assistance shall be 24 months for cases relocating to areas with exceptionally difficult socio-economic conditions. ❖ Households and individuals currently using land who are ineligible for land compensation, or who have received land under contract allocation for agricultural, forestry,	

No.	Type of Impact	Applicable subjects		Entitlements	Implementation organization
		Level of impact	Compensation criteria		
				aquaculture, or salt production purposes from state-owned agricultural and forestry farms, agricultural and forestry companies converted from such state farms, agricultural production collectives, or agricultural cooperatives and have a land allocation contract, shall be provided with support for livelihood and production stabilization for a period of 03 months.	
		Severely impacts	Affected households have: i) legal or potentially legal land use rights; ii) contracted by the state for agricultural production (365 PAHs)	❖ Households affected by 30–70% of agricultural land area will receive cash support equivalent to 30kg of rice per person for 6 months if they do not must relocate and 12 months if they must relocate. The support period is 24 months for moving to areas with particularly difficult socio-economic conditions. ❖ Households affected by more than 70% of the agricultural land area will receive cash support equivalent to 30kg of rice per person for 12 months if they do not must move, or 24 months if they do. The support period is 36 months for moving to areas with particularly difficult socio-economic conditions.	
2.2	Support for training, career change and job search		Affected households have: i) legal or potentially legal land use rights; ii) contracted by the state for agricultural production (6,524 PAHs)	❖ Statutory cash support equivalent to 1-5 times the price of the same agricultural land type, subject to applicable limits and P/CPC determination. ❖ Free vocational training, employment and job-search assistance for working-age affected persons. ❖ Consultation-based livelihood measures, including agricultural extension, access to credit, production/business support and other options aligned with household preferences.	

No.	Type of Impact	Applicable subjects		Entitlements	Implementation organization
		Level of impact	Compensation criteria		
	Support for relocation and resettlement	Households affected by housing and land issues	All physically displaced households, including eligible title holders, persons without recognizable land rights occupying before the cut-off date, tenants and vulnerable households (543 PAHs)	❖ <i>Relocation support</i>: For households and individuals who are eligible for resettlement assistance under prevailing regulations but opt for self-relocation, they will receive a cash allowance in addition to the prescribed land compensation. The specific support level shall be determined by the P/CPC. ❖ <i>Compensation for property relocation costs</i>: Households and individuals owning houses attached to residential land, which must relocate due to land acquisition by the State, shall be compensated for dismantling, relocation, and reinstallation costs. The specific support level shall be determined by the P/CPC. ❖ <i>Land use rights certificates</i>: For resettled households, all costs related to issuing land use rights certificates for their new land/house – whether within the Project’s resettlement area or elsewhere (if the affected person self-relocates) – will be covered by the Project. For resettled households whose land and house are partially affected, the costs related to updating the land use rights certificate will be borne by the Project. The specific support level shall be determined by the P/CPC.	
2.3	Support for vulnerable group	Affected households belong to the vulnerable group	Vulnerable households (To be determined)	Vulnerable households will receive additional one-time cash assistance under P/CPC regulations and tailored support, including priority access to livelihood programs, targeted consultation, assistance to secure housing and services, culturally appropriate measures for ethnic minority households, and individual follow-up. Additional support will be provided where required to prevent disproportionate impacts and restore living standards.	Vulnerability will be verified through SES/SA/DMS. Measures will be coordinated with the EMDP and monitored individually.

No.	Type of Impact	Applicable subjects		Entitlements	Implementation organization
		Level of impact	Compensation criteria		
2.4	Incentive bonus	All affected households required to relocate their property.	Affected households that hand over their land on schedule or ahead of schedule will receive an incentive bonus (6,524 PAHs)	The incentive bonus for timely handover is additional to, and will not replace or reduce, compensation at full replacement cost or any resettlement, livelihood restoration, transitional or other assistance entitlement. The specific amount will be determined by the P/CPC.	The handover of land to the Project will take place within 30 days from the date the affected person receives full compensation or support from the Project.
2.5	Escrow account	Competing claims, absentee ownership, unresolved refusal after reasonable efforts, or disputed land rights	Affected persons with unresolved payment entitlement; not merely incomplete registration	Escrow is exceptional. Before use, SPMB and authorities will provide legal/administrative assistance, document individualized communication and resolution efforts, and pay all undisputed compensation and assistance. Any escrow amount will be interest-bearing and used only with prior World Bank agreement. Incomplete documentation alone will not justify escrow.	SPMB and competent authorities will maintain records of outreach, legal support, deposits, interest and release of funds; use requires prior World Bank agreement.
III	OTHER IMPACTS DURING CONSTRUCTION				
	Other impacts during construction	Damage caused by contractors to private or public works	Owners/users of affected land and/or structures	❖ Contractor-caused damage to private or public assets will be repaired or compensated immediately at full replacement cost before contract close-out. ❖ Temporary land use includes agreed rent, compensation for affected assets and income losses, and restoration of land to its prior condition or better. ❖ Business interruption and other income losses will be compensated for the verified actual transition period. ❖ Any unanticipated impact will be addressed in accordance with this RP and ESS5.	Requirements will be included in civil works contracts. SPMB and supervision consultants will verify restoration/compensation and address grievances before contractor demobilization.

VII. PRELIMINARY SOCIO-ECONOMIC BASELINE

139. This Chapter presents the preliminary socio-economic baseline conditions of the Project area and provides an overview of the livelihoods, vulnerable groups, and communities that may be affected by Project-related land acquisition, land use restrictions, and resettlement activities. Understanding the socio-economic context of the Project area is important for the design of compensation, livelihood restoration, resettlement assistance, stakeholder engagement, and other mitigation measures required under ESS5.

140. At the time of preparation of this Resettlement Plan (RP), the Detailed Measurement Survey (DMS), Inventory of Losses (IOL), and comprehensive Socio-Economic Survey (SES) had not yet been completed. Therefore, the information presented in this Chapter is based on available secondary sources, desktop reviews, preliminary field observations, consultations with local authorities, and initial impact screening activities. While this information provides an overview of the socio-economic conditions within the broader Project area, it does not yet constitute a complete socio-economic profile of Project-Affected Households (PAHs).

141. The SES, DMS, IOL, Social Assessment (SA), and consultations with Project-Affected Households will be undertaken during the next stage of Project preparation and implementation. These activities will generate detailed household-level information on demographic characteristics, livelihoods, income sources, vulnerable households, ethnic minority households, business activities, relocation requirements, and livelihood restoration needs. The findings will be integrated into the updated RP and used to refine compensation measures, livelihood restoration programs, resettlement arrangements, implementation planning, and budget estimates.

142. Accordingly, this Chapter should be considered a preliminary socio-economic baseline that provides contextual information for the Project and establishes the framework for subsequent socio-economic assessment and RP updating.

7.1. Approach and Limitations

143. At the time of preparation of this RP, the Detailed Measurement Survey (DMS), Inventory of Losses (IOL) and comprehensive Socio-Economic Survey (SES) had not yet been completed. Therefore, this chapter presents a preliminary socio-economic baseline based on secondary information, desktop review, field observations, consultations with local authorities, and preliminary impact screening activities. Detailed household-level socio-economic information will be established through the SES, DMS, IOL and consultations with Project-Affected Households (PAHs) and incorporated into the updated RP prior to implementation of land acquisition and resettlement activities.

7.2. Socio-economic Characteristics of the Project area

144. The Project traverses 34 communes/wards across five Provinces/cities, namely Đắk Lắk, Lâm Đồng (former Đắk Nông area), Đồng Nai (former Bình Phước area), Hồ Chí Minh City (former Bình Dương area), and Tây Ninh Province. The Project area spans both rural and peri-urban settings, with livelihoods primarily based on agriculture, plantation crops, livestock production, small-scale trade, services, and wage employment.

145. Agriculture remains an important source of income throughout the Project corridor. Key agricultural products include coffee, pepper, rubber, cashew, fruit trees, and other perennial crops. In more urbanized and industrialized areas, particularly within the former Bình Dương and Bình Phước

areas, manufacturing, trade, logistics, and service sectors play an increasingly important role in local livelihoods. Across all Project Provinces, ongoing infrastructure development, industrial expansion, and improvements in transportation networks continue to influence employment opportunities and economic transformation.

146. The Project area is characterized by relatively high rural population proportions in several Provinces, particularly in Đắk Lắk, Lâm Đồng (former Đắk Nông area), and parts of Đồng Nai (former Bình Phước area). The area also includes ethnic minority communities, particularly in the Central Highlands and former Đắk Nông areas. Agriculture and land-based livelihoods continue to be important sources of income for many households, making land acquisition and restrictions on land use potentially significant for affected populations.

147. Social services including education, healthcare, and social protection programs are generally available throughout the Project area. Provincial/city authorities continue to invest in educational facilities, healthcare services, poverty reduction programs, and social welfare support. However, vulnerable groups, including poor households, ethnic minority households, female-headed households, elderly persons, and other disadvantaged populations, may face greater difficulties in adapting to Project-related livelihood changes and therefore may require additional support measures.

148. The socio-economic information presented in this section is based on available secondary sources and provides an overview of conditions within the broader Project area. Detailed socio-economic characteristics of Project-Affected Households (PAHs), including vulnerable households, ethnic minority households, livelihood dependency, business activities, and relocation needs, will be confirmed through the Socio-Economic Survey (SES), Detailed Measurement Survey (DMS), Inventory of Losses (IOL), and consultations with Project-Affected Households during the next stage of Project preparation. The findings will be incorporated into the updated RP and used to refine compensation, assistance, livelihood restoration, resettlement arrangements, and implementation budgeting.

7.3. Preliminary Socio-Economic Characteristics of Project-Affected Households

149. Preliminary screening indicates that affected households may include agricultural households, wage laborers, small businesses, vulnerable households and ethnic minority households. Potential Project impacts may include land acquisition, restrictions on land use within transmission line safety corridors, impacts on structures, income loss, temporary construction impacts and physical displacement. Detailed household-level socio-economic information will be established through the SES, DMS, IOL and consultations and incorporated into the updated RP.

7.4. Information to be Confirmed During RP Updating

150. The updated RP will include:

- ❖ household demographic information;
- ❖ livelihood and income characteristics;
- ❖ vulnerable households;
- ❖ ethnic minority households;
- ❖ business activities;
- ❖ physical displacement requirements;
- ❖ livelihood restoration needs;
- ❖ relocation preferences;

- ❖ gender-related considerations;
- ❖ consultation findings;
- ❖ implementation budget implications.

151. Findings from the SES, DMS, IOL, Social Assessment and consultations with affected households will be used to update this chapter and refine compensation, livelihood restoration, resettlement arrangements and implementation planning.

VIII. LIVELIHOOD RESTORATION PROGRAM

8.1. Purpose of the LRP

152. The objective of the Livelihood Restoration Program (LRP) is to restore, and where feasible improve, the livelihoods and income levels of households affected by land acquisition and land use restrictions under the Project. The LRP will be implemented in accordance with ESS5 and will provide targeted support measures to households experiencing significant livelihood impacts, physically displaced households, vulnerable households, and other affected persons requiring livelihood assistance.

153. The design and implementation of the LRP will be informed by the results of the SES, DMS, IOL, consultations with affected households, and the Social Assessment. The program will be updated as necessary to ensure that assistance measures respond to the specific needs, capacities and preferences of affected persons.

8.2. Eligible Households/Persons to the LRP

154. The following categories of affected persons may be eligible to participate in the LRP:

- (i) Households losing 20% or more of productive land holdings (or 10% or more for vulnerable households);
- (ii) Households classified as severely affected as a result of Project-related land acquisition;
- (iii) Physically displaced households requiring relocation;
- (iv) Households experiencing temporary or permanent losses of income-generating activities or business operations;
- (v) Vulnerable households, including poor and near-poor households, female-headed households with dependents, elderly persons living alone, persons with disabilities, ethnic minority households, and other households identified through the Social Assessment;
- (vi) Other households identified during implementation as requiring livelihood restoration assistance.

155. Based on IOL result, there are 908 households that will be eligible to participate in the LRP, including (i) 365 households losing 30% or more of their agricultural production; (ii) 543 relocation households. These households are eligible to take part in LRP.

156. The livelihood restoration measures for affected households will be developed based on the consultation with the affected households and implemented through coordination by SPMB, SPMB's consultant, local authorities and relevant agencies such as the Department of Labor, War Invalids and Social Affairs, Vocational Training Centers, local Policies Bank.

8.3. Assessment of Livelihood Needs

157. At the time of RP preparation, detailed livelihood information and household preferences are not yet available because the SES and consultations with Project-Affected Households have not been completed.

- ❖ The assessment of livelihood restoration needs will be undertaken during RP updating through SES, DMS, IOL and consultations. The assessment will identify:
- ❖ primary and secondary livelihood sources;
- ❖ extent of income losses;
- ❖ skills and vocational training needs;
- ❖ access to employment opportunities;
- ❖ credit and financial service needs;
- ❖ preferences regarding livelihood assistance options;
- ❖ differentiated needs of vulnerable households, women and ethnic minority households.

158. At the time of RP preparation, a comprehensive assessment of the preferences and livelihood restoration needs of Project-Affected Households (PAHs) had not yet been completed, as the Socio-Economic Survey (SES), Inventory of Losses (IOL), and consultations with PAHs are still ongoing. Therefore, the specific livelihood restoration support options preferred by eligible households have not yet been fully determined.

159. The SES, IOL, and consultations to be conducted during the next stage of Project preparation will assess the needs and preferences of households eligible for the Livelihood Restoration Program (LRP), including households experiencing significant livelihood impacts, physically displaced households, vulnerable households, ethnic minority households, and households affected by business disruption. The assessment will identify appropriate support measures, which may include access to livelihood restoration assistance, vocational training, employment opportunities, agricultural extension services, concessional credit schemes, business restoration support, and other measures tailored to the needs of affected households.

160. The findings of these assessments and consultations will be incorporated into the updated RP and will serve as the basis for finalizing the design, eligibility criteria, implementation arrangements, and budget of the Livelihood Restoration Program.

8.4. Proposed Activities in the Livelihood Restoration Program

161. Based on the local socioeconomic development context, the labor characteristics of affected households, and survey findings on demand for participation in income restoration initiatives, the specific livelihood restoration programs proposed include the following:

Activity 1: Cash-based livelihood support

162. Transitional livelihood support allowances will be provided in accordance with the entitlement framework and applicable P/CPC regulations. Such assistance aims to bridge income losses during the transition period following land acquisition and relocation.

Activity 2: Agricultural livelihood restoration

163. Households experiencing losses of agricultural land may receive support through:

- ❖ agricultural extension services;
- ❖ improved crop and livestock production techniques;

- ❖ provision of agricultural inputs;
- ❖ support for transitioning to higher-value agricultural activities;
- ❖ linkages to relevant government agricultural programs.

Activity 3: Skills development and employment support

164. The Project will coordinate with local vocational training institutions and relevant government agencies to facilitate:

- ❖ vocational training;
- ❖ technical skills development;
- ❖ certification programs;
- ❖ job placement support;
- ❖ employment opportunities associated with Project construction activities where feasible.

Activity 4: Small business recovery support

165. Households experiencing impacts on business activities may receive support measures including:

- ❖ business restoration advice;
- ❖ linkage to local economic development programs;
- ❖ facilitation of access to business development services;
- ❖ support to restore affected business operations.

Activity 5: Support for vulnerable households

166. Vulnerable households will receive additional tailored assistance measures. Such support may include:

- ❖ priority participation in livelihood programs;
- ❖ additional livelihood grants where applicable;
- ❖ targeted consultations;
- ❖ social assistance referrals;
- ❖ individual follow-up and monitoring.

Activity 6: Ethnic Minority-sensitive support

167. Where affected ethnic minority households are identified, livelihood restoration measures will be designed and implemented in a culturally appropriate manner, taking into account traditional livelihood practices, language needs, and community preferences.

8.5. Estimation cost for LRP

168. Detailed LRP budget requirements will be finalized following completion of the SES, DMS, IOL and consultations and reflected in the updated RP. EVNNPT/SPMB will arrange sufficient budget for LRP implementation as the requirements of Project.

8.6. Implementation of LRP

169. The livelihood restoration program will be implemented on severely affected people and vulnerable groups immediately after compensation payment. Households will be thoroughly surveyed for income restoration activities and SPMB, with the support of consultants, will coordinate

with relevant stakeholders to implement livelihood restoration program for households, with the following specific steps:

8.7. Monitoring and Adaptive Supports

170. During the LRP implementation, EVNNPT/SPMB and Project consultant will regularly engage with these affected households to monitor their ability in order to recover their livelihoods and income. If necessary, SPMB will provide additional supporting measures for AHs to ensure that the income and livelihoods of the affected households at least as before Project according to requirements of ESS5.

171. The LRP will be implemented throughout the resettlement process and continued, where necessary, following completion of compensation and relocation activities. Monitoring results will be used to assess whether affected persons have successfully restored their livelihoods and living standards. Where livelihoods have not been restored, additional corrective measures will be identified and implemented.

172. The final design, budget, institutional arrangements, implementation schedule and monitoring framework for the LRP will be refined and incorporated into the updated RP following completion of the SES, DMS, IOL and consultations with affected households.

173. The LRP presented in this RP provides the framework for livelihood restoration in accordance with ESS5. The program will be refined and updated following completion of the SES, DMS, IOL, replacement cost survey and consultations with affected households. The updated LRP will include detailed beneficiary profiles, implementation arrangements, budget estimates, monitoring indicators and measures tailored to the needs of affected households. The Project will monitor livelihood outcomes and, where necessary, implement corrective actions to ensure that affected persons are able to restore, and where feasible improve, their livelihoods and living standards.

8.8. Information to be Confirmed During RP Updating

174. The updated RP will include detailed socio-economic baseline information developed from the SES, DMS, IOL, Social Assessment and consultations, including:

- ❖ household demographic characteristics;
- ❖ livelihood sources and income profiles;
- ❖ vulnerable households;
- ❖ ethnic minority households;
- ❖ business activities;
- ❖ physical displacement requirements;
- ❖ livelihood restoration needs;
- ❖ household relocation preferences;
- ❖ gender considerations;
- ❖ detailed impact profiles.

IX. RESETTLEMENT ARRANGEMENT

9.1. Overview

175. Given the linear nature of the transmission line and the geographically dispersed pattern of anticipated displacement, the Project does not currently envisage the establishment of dedicated project-specific resettlement sites. The preferred approach is expected to be self-relocation, relocation within existing residential areas, or relocation to existing local resettlement sites where available and suitable. The need for any dedicated project-specific resettlement site will be assessed during RP updating based on DMS, IOL, SES, Social Assessment findings and consultations with affected households.

176. Consistent with the linear nature of the transmission line Project, displacement impacts are expected to be geographically dispersed across multiple communes and Provinces rather than concentrated in a single location. Preliminary assessment indicates that the number of physically displaced households in each locality is relatively limited. Therefore, dedicated Project-specific resettlement sites are not currently anticipated. Because relocation impacts are geographically dispersed across multiple Provinces and communes and the number of displaced households in each locality is expected to be limited, Project-specific resettlement sites are not currently envisaged. Existing residential areas, locally available residential land, and self-relocation arrangements are expected to be sufficient to accommodate relocation needs. This assumption will be verified through the DMS, SES, IOL and consultations with affected households.

9.2. Resettlement Principles

177. Resettlement arrangements under the Project will be implemented in accordance with the objectives and principles of ESS5, relevant provisions of Vietnamese legislation, and the commitments set out in this RP. The following principles will apply to all Project-related physical displacement activities:

178. **Avoidance and minimization.** Physical displacement will be avoided wherever feasible through Project design optimization. Where avoidance is not possible, displacement impacts will be minimized to the extent practicable through technical design measures, route selection and consultation with affected communities.

179. **Compensation at full replacement cost.** Affected persons will receive compensation for lost land, housing, structures and other assets at full replacement cost without deduction for depreciation, salvage materials or transaction costs.

180. **Informed choice and participation.** Affected households will be provided with adequate information regarding available relocation options and assistance measures and will be consulted throughout the planning and implementation of resettlement activities. Household preferences regarding relocation arrangements will be taken into consideration to the extent feasible.

181. **Restoration of living standards and livelihoods.** Resettlement and livelihood restoration measures will be designed and implemented to restore, and where feasible improve, the livelihoods and living standards of affected households compared with pre-Project conditions.

182. **Security of tenure.** Relocated households will be assisted in accessing legally recognized housing and land arrangements that provide security of tenure and protection against involuntary

eviction. The Project will ensure that any relocation arrangements are consistent with applicable legal requirements and ESS5 principles.

183. **Additional support for vulnerable households.** Vulnerable households, including poor households, female-headed households, elderly persons, persons with disabilities, ethnic minority households and other disadvantaged groups, will receive targeted assistance and support measures to ensure that they are not disproportionately affected by Project-related displacement.

184. **Meaningful consultation and disclosure.** Resettlement planning and implementation will be undertaken through meaningful consultation, timely disclosure of relevant information and accessible grievance redress mechanisms, consistent with the principles outlined in the RP and SEP.

185. **No displacement before compensation and assistance.** No physical displacement will occur until compensation, assistance, and applicable relocation support have been fully provided and alternative resettlement arrangements are available to affected households. Any relocation will be carried out only after affected households have been informed of their entitlements and provided with the necessary support measures required under this RP.

186. Consistent with the above principles and considering the linear nature of the transmission line Project, the Project does not currently envisage the development of dedicated resettlement sites. Preliminary resettlement arrangements are expected to be implemented through self-relocation, relocation within existing residential areas, and locally facilitated relocation options, subject to confirmation through DMS, SES, IOL and consultations with affected households.

9.3. Preliminary Relocation and Residential Resettlement Options

187. Based on the preliminary impact assessment, approximately 543 households may require physical relocation as a result of Project-related land acquisition. Consistent with the linear nature of the transmission line Project, no dedicated resettlement sites are currently anticipated. The final number of physically displaced households and the preferred relocation arrangements will be confirmed through the Detailed Measurement Survey (DMS), Inventory of Losses (IOL), Socio-Economic Survey (SES), and consultations with affected households.

188. Preliminary resettlement arrangements are expected to include the following options, taking into account household preferences, availability of suitable residential land, and local conditions.

9.3.1. Self-Relocation

189. Self-relocation is expected to be the primary resettlement option under the Project. Affected households may choose to relocate independently using compensation provided at full replacement cost together with applicable allowances, livelihood restoration support and transitional assistance measures.

190. Under this arrangement, households may purchase replacement residential land, construct new housing, or relocate to a location of their own choosing that best meets their social, economic and family needs. The Project will provide compensation and support in accordance with the entitlement framework set out in this RP.

9.3.2. Relocation within Existing Residential Areas

191. Where suitable residential land and basic infrastructure are available, affected households may relocate within existing residential areas. This approach is expected to be feasible in many Project communes and can help maintain social networks, access to public services, and existing livelihood opportunities.

192. Under this option, the Project does not anticipate the need to establish dedicated resettlement sites. Instead, relocation may take place through the use of available residential land within existing settlements, subject to local planning requirements and household preferences.

9.3.3. Existing Local Resettlement Areas

193. In cases where affected households are unable to identify suitable relocation opportunities independently, local authorities may provide assistance in identifying available residential plots or other suitable relocation opportunities within the locality. Such support may include facilitating access to legally recognized residential land and providing information on available relocation opportunities consistent with local development plans.

194. This option is particularly relevant for vulnerable households and other households requiring additional support to secure appropriate relocation arrangements. Any such support will be coordinated with local authorities and implemented in accordance with the principles of this RP and ESS5.

195. At the current stage of Project preparation, no dedicated resettlement sites have been identified or are considered necessary. Should future DMS, SES, IOL results and consultations indicate a need for alternative resettlement arrangements, the Project will assess and develop such arrangements in accordance with ESS5 requirements and update this RP accordingly prior to implementation.

196. Local authorities may assist households in identifying available residential land, existing resettlement sites developed for other programs, social housing opportunities where available, or other legally recognized residential arrangements.

9.3.4. Project-specific Resettlement Areas

197. At the time of RP preparation, the Project has not yet completed the Detailed Measurement Survey (DMS), Inventory of Losses (IOL), Socio-Economic Survey (SES), Social Assessment, and consultations with Project-Affected Households (PAHs). Consequently, the final number, location, and characteristics of households requiring physical displacement have not yet been determined. The assessment of relocation needs and resettlement options will therefore be undertaken during RP updating and prior to commencement of land acquisition and physical displacement.

198. The assessment will be carried out across the entire transmission line corridor covering all affected Provinces, districts, and communes. The assessment will identify: (i) households potentially requiring physical relocation; (ii) availability of existing residential areas and legally recognized residential land within affected localities; (iii) potential relocation opportunities within existing settlements; (iv) availability of residential plots suitable for self-relocation; (v) local government-supported relocation options; and (vi) any existing or planned resettlement areas that may be available to accommodate affected households where necessary. The assessment will also consider access to infrastructure, public services, livelihood opportunities, and social networks to ensure that relocation arrangements are consistent with ESS5 objectives.

199. Preliminary assessment indicates that relocation impacts are likely to be dispersed across multiple communes and Provinces rather than concentrated in a single location. Therefore, it is expected that many affected households may be able to relocate through self-relocation arrangements or within existing residential areas using available residential land and compensation provided at replacement cost. This preliminary assumption will be verified through the DMS, SES, IOL, and consultations with affected households.

200. During RP updating, the Project will work closely with provincial/city and commune authorities to assess the availability of existing residential areas, residential land plots, and any local resettlement programs that may support relocation needs. Where available and appropriate, existing government-developed residential areas, resettlement areas established under other programs, or other legally recognized residential arrangements may be considered as relocation options, subject to household preferences and applicable planning requirements.

201. Where relevant and available in a particular locality, the assessment will also identify opportunities for affected households to access social housing programs or other government-supported housing initiatives. Any such options will be voluntary and subject to household preferences, eligibility requirements, and availability at the time of implementation.

202. Should the assessment indicate that existing residential areas and locally available residential land are insufficient to accommodate Project-related relocation needs, the Project will evaluate the feasibility of developing dedicated resettlement arrangements. Any such arrangements will be subject to environmental and social screening, due diligence, stakeholder consultation, and preparation of any required environmental and social instruments in accordance with ESS5 and other relevant Environmental and Social Standards prior to implementation.

203. The findings of this assessment, including household relocation preferences, availability of residential land, existing residential areas, resettlement opportunities, and any additional measures required to support relocation, will be incorporated into the updated RP prior to land acquisition and physical displacement.

9.4. Eligibility for Resettlement Assistance

204. Eligibility for resettlement assistance under the Project will be determined based on the nature and severity of Project-related impacts identified through the DMS, IOL, SES and consultations with affected households. Households eligible for resettlement assistance may include the following categories:

9.4.1. Physically displaced households

205. Households that are required to relocate due to the loss of residential land, housing, or shelter resulting from Project-related land acquisition will be eligible for resettlement assistance. This includes households whose houses are fully affected or whose remaining residential land is no longer sufficient or suitable for continued habitation in accordance with applicable regulations and Project requirements.

9.4.2. Partially affected households whose remaining land or housing becomes non-viable

206. Households experiencing partial impacts may also be eligible for resettlement assistance where the remaining residential land, structures, or living conditions are no longer viable for continued residential use. The assessment of viability will be undertaken during implementation based on applicable regulations, technical considerations, and consultations with affected households.

9.4.3. Vulnerable households requiring relocation support

207. Vulnerable households affected by physical displacement may require additional relocation assistance due to limited financial resources, social circumstances, or reduced capacity to restore their housing and living conditions independently. These may include poor and near-poor households, female-headed households with dependents, elderly persons living alone, persons with disabilities, ethnic minority households, and other disadvantaged households identified through the Social

Assessment and consultations. Additional support measures will be provided as necessary to facilitate successful relocation and restoration of living standards.

208. The final determination of households eligible for resettlement assistance will be confirmed during RP updating and implementation following completion of the DMS, IOL, SES and consultations with affected households. The Project will ensure that eligible households receive compensation, assistance and relocation support in accordance with the principles set out in this RP and the requirements of ESS5.

209. For the purpose of this RP, eligibility for relocation assistance will be assessed based on whether affected households can reasonably continue residing on the residual land after acquisition, taking into account legal, technical, safety, and livelihood considerations. Any such determination will be made in consultation with affected households and local authorities.

210. Households may be considered physically displaced when: (i) the primary residential structure is fully affected; (ii) the remaining residential land is below the locally applicable minimum residential plot size; (iii) the residual residential land or structure is no longer technically or safely suitable for habitation; or (iv) relocation is otherwise required to maintain acceptable living conditions and meet ESS5 objectives.

9.4.4. *Non-title Holders and Households Without Recognizable Land Rights*

211. Households without formal or recognizable land rights who are physically displaced prior to the cut-off date will not be excluded from resettlement assistance. Such households will receive assistance necessary to secure adequate housing and restore living conditions consistent with the objectives of ESS5.

9.5. Assistance Measures for Relocating Households

212. Households experiencing physical displacement will be entitled to compensation, relocation assistance and livelihood restoration support in accordance with the provisions of Chapter 6 and Chapter 8 of this RP. The specific assistance package will be determined based on the type and magnitude of impacts identified through the DMS, IOL, SES and consultations with affected households.

9.5.1. *Compensation*

213. Affected households will be entitled to compensation for affected assets in accordance with the entitlement framework presented in Chapter 6. Depending on the nature of impacts, compensation may include:

- ❖ compensation for affected residential land;
- ❖ compensation for houses and residential structures;
- ❖ compensation for ancillary structures and improvements;
- ❖ compensation for trees, crops and other affected assets; and
- ❖ compensation at full replacement cost in accordance with ESS5 principles.

9.5.2. *Relocation Allowances*

214. Eligible households may receive relocation-related support measures, including:

- ❖ moving and transportation allowances;
- ❖ transitional assistance during the relocation period;
- ❖ support for temporary accommodation where applicable; and

- ❖ other forms of assistance provided under applicable regulations and Project policies.

9.5.3. Livelihood Restoration Support

215. Relocating households experiencing livelihood impacts will be eligible to participate in the Livelihood Restoration Program described in Chapter 8. Such support may include livelihood restoration assistance, agricultural development support, vocational training, employment facilitation, business restoration assistance, and other measures identified during implementation.

9.5.4. Additional Support for Vulnerable Households

216. Vulnerable households requiring relocation may receive additional assistance measures tailored to their specific circumstances. Such measures may include enhanced consultation support, priority access to livelihood restoration activities, supplementary allowances and other forms of targeted assistance necessary to facilitate successful relocation and restoration of living standards.

9.6. Special Considerations for Vulnerable and Ethnic Minority Households

217. The Project recognizes that certain groups may face greater challenges in restoring housing conditions, livelihoods and social networks following relocation. Additional support measures will therefore be provided to vulnerable households and ethnic minority households, as appropriate, to ensure that relocation arrangements are socially appropriate and do not result in disproportionate adverse impacts. Particular attention will be given to:

- ❖ poor and near-poor households;
- ❖ female-headed households with dependents;
- ❖ elderly persons living alone;
- ❖ persons with disabilities;
- ❖ ethnic minority households; and
- ❖ other disadvantaged households identified through the Social Assessment and consultations.

218. Specific assistance and livelihood restoration measures for vulnerable households and ethnic minority communities will be identified and refined through the Social Assessment, SES, DMS, IOL and stakeholder consultations. The updated RP will incorporate measures responsive to the needs and preferences of affected vulnerable groups. Where ethnic minority households are affected, these measures will be coordinated with the EMDP and other relevant Project instruments to ensure culturally appropriate support and meaningful participation throughout the resettlement process.

9.7. Future Resettlement Arrangements

219. At this stage, no dedicated resettlement site has been identified or planned for the Project. Relocation arrangements, including household preferences, self-relocation options, use of existing residential areas and any potential need for dedicated resettlement sites, will be assessed during the subsequent social assessment, DMS, IOL, SES and stakeholder consultation process and incorporated into the updated RP prior to land acquisition and physical displacement. Should dedicated resettlement sites become necessary, the sites will be subject to appropriate environmental and social screening, due diligence and stakeholder consultation in accordance with applicable requirements of the World Bank Environmental and Social Standards.

X. GRIEVANCE REDRESS MECHANISM (GRM) ON LAND ACQUISITION AND RESETTLEMENT

10.1. Objectives of the GRM

220. The purpose of a Grievance Redress Mechanism (GRM) is to set forth procedures, methods, and process that assist the resolution of a grievance that may arise during the Project implementation. It offers process that is transparent, credible, and predictable to all parties that could result in outcomes considered fair, effective, and lasting. More specifically, the GRM aims to:

- Provide affected people with avenues for making a complaint or resolving any disputes that may arise during the course of Project implementation.
- Ensure that appropriate and mutually acceptable redress actions are identified and implemented to the satisfaction of complainants; and
- Avoid the need to resort to judicial proceedings.

10.2. Local-Level Grievance Redress Procedures (multi-tier)

221. Grievance redress mechanism of the Project will be conducted in compliance with the Law on Complaints (Law No.02/2011/QH13, dated 11 November 2011), and the Law on Denunciation (Law No.25/2018/QH14, dated 12 June 2018) and Law No. 136/2025/QH15 (Amending and supplementing a number of articles of the Law on Citizen Reception, the Law on Complaints, and the Law on Denunciations). The grievances will be redressed in three steps before escalating to court.

222. Affected people have the right to file complaints concerning their Project-related benefits and responsibilities, including but not limited to land acquisition, resettlement, compensation policies, benefits, compensation rates, and other livelihood e restoration program benefits.

223. As a result, a GRM was created to address concerns about the Project's land acquisition and resettlement. This mechanism establishes procedures, methods, and processes for resolving any complaints that may arise during Project implementation. Furthermore, the mechanism provides stakeholders with a transparent, credible, and accessible procedure that leads to fair, effective, and long-term grievance redress. Furthermore, the availability of legal remedies, as well as traditional and community grievance resolution methods, should be considered.

224. The GRM will be applicable to parties affected by the Project, as well as parties that are positively or negatively involved and/or may influence the Project outcome.

225. The Project's GRM includes the following 03 steps:

- **Step 1 – Commune People's Committee:** If a household or individual has a complaint, it may submit a written complaint or verbally inform the WPC's one-stop office. The officer in charge of this office is responsible for notifying the commune leaders of a resolution. The WPC's will meet personally with the complainant. The time limit for settling complaints shall be 30 days from the time the complaints are received. The WPC's secretariat is responsible for documenting and filing all complaints within its jurisdiction.
- **Step 2 – Province/City People's Committee:** If after 30 days, the aggrieved affected household does not hear from the PC of commune or if the affected household is not satisfied with the decision taken on his or her complaint, the affected household may bring the case, either in writing or in person, to the CPC. The CPC has 45 days to resolve the complaint. The

CPC secretariat is responsible for maintaining records of complaints, actions, and outcomes. Complainants can also submit their complaints to the Court if they wish.

- **Step 3 (final) - Administrative Court:** If, after 45 days following the lodging of the complaint with the CPC, the aggrieved household does not hear from the CPC or if he or she is not satisfied with the decision taken on his or her complaint, the case may be brought to the Court for adjudication. The court's decision will be final.

226. The decision to resolve the complaint must be sent to the complainant and relevant parties and posted at the committee's office where the complaint is resolved.

227. Commune-level community organizations will incorporate existing GRMs, which are currently chaired by commune People's Committee leaders. GRM will resolve complaints using available local resources, addressing not only safety-related conflicts but also other issues during the implementation process. Based on this structure, community organizations will assist in the Project's preparation, design, implementation, and future development. The GRM will be applicable to individuals or groups directly or indirectly affected by the Project, as well as those who may have an interest in the Project and/or have the potential to be positively or negatively affected by the results of the Project.

228. To minimize complaints to the Province, SPMB will coordinate with the Resettlement Committee of the communes to resolve issues. SPMB will designate an officer who will keep a database of Project-related complaints, detailing the complaint's nature, source, and date, the complainant's name and address, the necessary actions, and the current status. In the case of a verbal complaint, the Reception Committee will record the complaint on the Complaint Form during the first meeting with the complainant.

229. The Project's complaint resolution process, including contact information for the unit and individual in charge of complaints, will be included in the Project information leaflet and posted at the People's Committee offices of Project communes and SPMB. All complaints will be recorded and kept at the Commune People's Committee and resolved in a transparent and proactive manner by SPMB. Documents and complaint reports will be made public. All costs related to the complaint resolution process are paid by the Project.

230. To avoid delays of the Project implementation while ensuring compensation payments to impacted people after their complaints have been resolved, the Project will open an escrow account for compensation and support payments at commercial banks with interest.

10.3. Procedures for Handling Cases Related to Gender-Based Violence (GBV/SEA/SH)

231. To avoid risks of stigmatization, further psychological/emotional harm, or retaliation, the GRM will apply a separate and sensitive approach to cases related to GBV/SEA/SH. When such a case is reported through the GRM, it must be immediately referred to appropriate service providers, such as medical and psychosocial support, emergency shelter, and/or other necessary services. At the same time, the case must be reported to EVNNPT, SPMB GRM Officer, who may advise and coordinate relevant service providers as needed.

232. Data on GBV/SEA/SH cases will not be collected through the GRM unless the GRM operator has been trained in empathetic, non-judgmental, and confidential complaint intake. Only information on the nature of the complaint (as described by the complainant) and limited basic demographic data such as age and gender will be recorded, in line with good practice.

233. The Project will establish confidential reporting channels for SEA/SH-related complaints, including access through designated focal points trained in survivor-centered approaches. SEA/SH cases will not be investigated through ordinary grievance procedures. Instead, survivors will be referred to appropriate medical, psychosocial, legal, and protection services. Confidentiality, safety, informed consent, and non-retaliation principles will be applied throughout the process.

XI. STAKEHOLDER ENGAGEMENT AND INFORMATION DISCLOSURE

11.1. Objectives

234. Information dissemination to PAPs and related agencies is an important part of Project preparation and implementation. Consultation with PAPs and ensuring their active participation will minimize the possibility of conflicts and minimize the risk of delay of the Project. This will also allow the Project to design the resettlement and livelihood restoration program as a comprehensive development program to be suitable with the needs and priorities of the affected people, thereby maximizing the economic and social benefits of investments. The objectives of information dissemination and consultation are as follows:

- (a) Ensure that local communities as well as representatives of affected households are included in the planning and decision-making process. SPMB will closely coordinate with the Province/City People's Committee, and Ward People's Committee of the Project and related departments and agencies during the Project implementation. The PAP's participation in the Project implementation will continue throughout the Project cycle; for example, the PAP's representative to be a member of the Compensation and Resettlement Committee, and participate in resettlement activities (asset assessment, compensation, resettlement and monitoring).
- (b) Share full information about the components and activities of the proposed Project with the PAPs.
- (c) Obtain information on the needs and priorities of the PAPs, as well as receive their feedback on the Project's policies and activities.
- (d) Ensure that Project-affected people can provide full information on the impacts on their income and living standards, and they will have the opportunity to participate in activities and make decisions on issues that will directly affect them.
- (e) Obtain cooperation and participation of PAPs and communities in necessary activities for Resettlement Planning and Implementation.
- (f) Ensure transparency in all Project activities including land acquisition, resettlement and restoration.

11.2. Stakeholder Engagement and Consultation

11.2.1. Historical Stakeholder Engagement Activities Undertaken During Earlier REACH Preparation (2020-2021)

235. During 2020-2021, EVNNPT, Southern Power Projects Management Board (SPMB) and their consultants undertook an extensive stakeholder engagement process involving central agencies, provincial and district authorities, technical agencies, and other relevant stakeholders in the project

areas. Numerous meetings and technical discussions were conducted to review alternative alignments and substation locations, assess technical feasibility, and identify environmental and social considerations associated with the proposed transmission investments. These engagements contributed to the preliminary selection of transmission line routes and substation locations and facilitated early coordination with provincial and district authorities in potentially affected areas.

236. As part of project preparation, field visits were carried out in six Provinces, and ten consultation meetings were organized with Departments of Natural Resources and Environment (DONREs), district authorities, and other local government representatives in Bình Phước, Đắk Nông, Đắk Lắk, Đồng Nai, Bà Rịa-Vũng Tàu, and Tây Ninh Provinces. Through these consultations, stakeholders provided information on local land-use conditions, environmentally sensitive areas, potential impacts on communities and livelihoods, land acquisition and resettlement considerations, and relevant planning and development priorities. Stakeholders also provided comments and recommendations on the project's environmental and social instruments, including the ESMF, ESCP, SEP, LMP, EMPF and RPF.

237. The consultation process helped identify key environmental and social risks that would require further assessment during subsequent stages of project preparation, particularly those related to land acquisition, restrictions on land use within the transmission corridor, impacts on livelihoods, vulnerable groups, and the presence of ethnic minority communities in some project areas. Feedback received from stakeholders informed the preparation and refinement of the project's environmental and social framework documents and contributed to the development of stakeholder engagement approaches, grievance redress arrangements, and measures for continued consultation throughout project preparation and implementation.

238. In addition, the consultations established broad support from local authorities for continued project preparation and confirmed the need for more detailed engagement with affected communities during subsequent stages of project development, once project footprints and technical designs became more defined. The process also highlighted the importance of conducting targeted consultations with ethnic minority communities, women's groups, and potentially affected households to support the preparation of site-specific environmental and social instruments and ensure that stakeholder concerns are reflected in project design and mitigation measures.

239. The consultations summarized above were undertaken under earlier REACH preparation activities and are provided for historical reference only. They do not replace stakeholder engagement activities being undertaken under the current project preparation process for the 500kV Krong Buk - Tây Ninh 1 transmission lines.

11.2.2. Consultation during the FS and RP preparation

240. During the RP preparation, consultations were undertaken with local authorities, community representatives and relevant stakeholders in the Project area to introduce the Project, discuss potential environmental and social impacts, and gather feedback on land acquisition, compensation, resettlement, livelihood restoration, ethnic minority issues, and grievance redress arrangements. Participants generally expressed support for the Project and recognized its contribution to strengthening the national transmission network and energy security objectives. Key concerns raised during the consultations included the need to further optimize the transmission line alignment to avoid or minimize impacts on residential areas, agricultural land, livelihood activities and existing development projects; ensure adequate compensation, assistance and livelihood restoration measures; pay particular attention to vulnerable households and ethnic minority communities; and

maintain transparent information disclosure and accessible grievance redress mechanisms. Stakeholders also emphasized the importance of continued consultation throughout Project implementation and requested that affected households be fully informed prior to the commencement of land acquisition activities. The Project Owner and SPMB committed to considering and incorporating relevant feedback into the technical design and environmental and social instruments, conducting additional consultations with affected persons during RP updating, and maintaining stakeholder engagement and grievance management processes throughout the Project lifecycle.

241. As the DMS, IOL, SES and consultations with Project-Affected Households are still ongoing, the consultation findings presented in this RP are preliminary and will be updated and consolidated during RP updating to reflect feedback from affected households, vulnerable groups and ethnic minority communities across all Project locations.

❖ **Implementation method:**

242. Methods of information dissemination and public consultation include: rapid assessment with participation in the rural and stakeholder consultation, Survey of affected areas, interviews with affected households, community meetings, focus group discussions, and socio-economic interviews and surveys.

❖ **Information dissemination and consultation contents**

243. During the RP preparation, local authorities at all levels were informed about the Project, its objectives, components and activities, and were consulted and engaged in discussions about local development needs and priorities. Local authorities were consulted on the potential negative impacts of the Project, measures to minimize the impacts and the benefits of the Project. Local authorities were also consulted on their consensus and commitment to implement the resettlement policy as described in the RP. After the Project is approved, the provincial/city and local mass media will widely introduce the Project in public places, including the objectives, components and activities of the Project.

244. The main contents and feedback from the consultation/discussion/interview meetings are presented in detail in the Table 14 below and **Annex 1**.

Table 14. Summary of Key Consultation Results During RP Preparation

Topics	Key Issues Raised by Stakeholders	Responses / Follow-up Actions
Overall project support	Local authorities and community representatives generally expressed support for the Project and recognized its contribution to strengthening the transmission network and energy security.	Stakeholder engagement will continue throughout Project preparation and implementation.
Project alignment and design	Requests were made to further optimize the transmission line alignment to avoid or minimize impacts on residential areas, agricultural land, livelihoods, existing infrastructure and local development projects.	Relevant comments will be reviewed and incorporated into the detailed engineering design and environmental and social instruments where feasible.
Land acquisition and compensation	Stakeholders emphasized the need for transparent land acquisition procedures and adequate compensation and assistance consistent with applicable regulations and ESS5 requirements.	Detailed impacts, eligibility, compensation measures and assistance packages will be confirmed during DMS, IOL and RP updating.
Resettlement arrangements	Concerns were raised regarding potential physical displacement and relocation options. Some local authorities noted the existence of residential areas or resettlement sites that may be considered during implementation if needed.	Relocation arrangements and household preferences will be assessed during SES, DMS, IOL and consultations and reflected in the updated RP.
Livelihood restoration	Stakeholders requested adequate livelihood restoration and transitional support for affected households, particularly those experiencing significant impacts on productive land and income-generating activities.	A Livelihood Restoration Program will be further developed and updated based on SES, DMS, IOL and consultations with affected households.
Ethnic minority households and vulnerable groups	Participants highlighted the need to provide targeted support and meaningful consultation for ethnic minority households and vulnerable groups.	Specific support measures will be identified through the Social Assessment and coordinated with the EMDP and updated RP.
Information disclosure and consultations	Stakeholders requested timely disclosure of project information and continued consultations with affected persons.	Additional consultations and information disclosure activities will be conducted during RP updating and project implementation.
Grievance Redress Mechanism (GRM)	Stakeholders emphasized the importance of accessible grievance handling procedures.	The Project GRM will remain operational throughout implementation and information on grievance channels will continue to be disclosed.

245. Detailed records of consultation meetings, participant lists, issues raised by stakeholders, and responses provided by the Project are presented in Annex 1. Overall, stakeholders expressed broad support for the Project while emphasizing the need to minimize land acquisition impacts, ensure transparent compensation and resettlement processes, provide adequate livelihood restoration support, and maintain continuous stakeholder engagement throughout Project implementation. The consultation findings will continue to be updated and incorporated into the RP following completion of the DMS, IOL, SES and additional consultations with affected households.

11.2.3. Consultation on the draft version of RP

246. The draft RP will be consulted with the local authorities such as Department of Agriculture and Environment, Department of Finance and other stakeholders and the official response from local authorities will be provided in the appendix of the RP.

11.2.4. Consultation during the Project implementation phase

247. After the Project is approved, SPMB will coordinate with local authorities to publicize Project information, including Project objectives, locations, components, and conduct consultations with the affected parties during the Project implementation. Furthermore, SPMB, with the Consultant's assistance, will carry out the following tasks:

- Provide information to relevant agencies at all levels during consultation meetings, including detailed information Project land acquisition policies and procedures.
- Organize consultation and publicize information for parties affected by the Project.
- Coordinate with C/PCC's Compensation and Resettlement units to conduct DMS, update the compensation rates in the updated Resettlement Plan, and reconfirm the scale of land acquisition and impact on assets based on the consultation with affected people, and develop and complete compensation plans for each affected household.
- Complete the compensation plan including the types of affected assets and rights and have this plan signed by the affected households to confirm that they agree with the results of the damage assessment and record all questions of the affected people about compensation plan.
- Distribute the questionnaire to affected households eligible for relocation (a) to inform them of resettlement options (clearly explaining the consequences of choosing each option) and (b) to require affected households to confirm the resettlement option they have chosen and preliminary confirmation of the resettlement location, and (c) to propose affected households to clarify the services they are using such as education/ health care/market and the distance from their homes to these places serve as the basis for the development of infrastructure in the Resettlement Site.
- Consult affected households about their wishes for the livelihood restoration program. This consultation will be implemented for severely affected and vulnerable households of the Project. The resettlement board will inform affected people about the plan and their right to receive technical assistance before asking them to clarify their desire to receive assistance to restore their income.

11.2.5. Information disclosure

248. The World Bank's ESS10 states that the Vietnamese version of this resettlement plan will be available for public viewing at the EVNNPT/SPMB offices, and the People's Committees of

communes. The English version will be uploaded on the World Bank website before and after this plan is approved.

249. In addition, Project information booklets (PIBs) will be prepared and distributed to affected parties during the Project preparation and implementation phases to ensure that affected people are clearly aware of the Project and its benefits. The PIBs will include information about the compensation and support policies mentioned in the resettlement plan.

XII. IMPLEMENTATION ARRANGEMENT

12.1. Institutional Framework

250. The implementation of the Project's resettlement activities requires the participation of agencies and organizations at the provincial/city and commune levels. EVNNPT/SPMB will be responsible for the overall implementation of the Resettlement Plan. The Commune Compensation, Assistance and Resettlement Board (CCARB) will be established at the provincial/city or commune level according to the provisions of Decree No. 151/2025/NĐ-CP. The Resettlement Plan's regulations and policies will serve as the legal foundation for the Project's compensation and resettlement activities. Agencies managing land acquisition and resettlement include: (i) P/CPCs; (ii) Southern Power Projects Management Board (SPMB); (iii) Commune People's Committee; (iv) Representatives of the affected community and parties; and (v) Independent Environmental and Social Monitoring Consultant (IESMC).

12.2. Responsibilities of Relevant Authorities

12.2.1. Provincial/City People's Committee

251. The Provincial/City People's Committees under the Project area are the highest authority to issue regulations, resolve issues on plan and policies, direct the implementation of the Project and act as the focal point for linking functional organizations in the Project implementation.

252. P/CPCs shall have the following general responsibilities:

- (i) Review and provide comments on the Resettlement Plan within its authority, or authorize relevant agencies to undertake such review and provide comments.
- (ii) Promulgate regulations to strengthen compensation, assistance and resettlement mechanisms in line with law and practice.
- (iii) Issuing the land price list, decisions to adjust, amend and supplement the land price list.
- (iv) Approving the conversion of the purpose of using rice-growing land, special-use forest land, protective forest land, production forest land to other purposes according to regulations.
- (v) Direct the coordination between relevant agencies and departments, agencies and units at Province level to carry out compensation, support and resettlement in accordance with the approved RP.
- (vi) Decision on land allocation, land lease, permission to change land use purpose for cases stipulated in the Land Law 2024.
- (vii) Ensure that the objectives of the RP are achieved upon completion of resettlement implementation.
- (viii) Resolve complaints/grievances related to the Project at the Province level.

12.2.2. Southern Projects Management Board (SPMB)

253. The Southern Power Projects Management Board (SPMB), representing EVNNPT, is the agency responsible for supporting the P/CPCs and directly managing the implementation of the Project. SPMB is responsible for implementing the RP of the Project, and its main tasks are:

- (i) Develop or update the resettlement action plan for submission to the P/CPCs for review and adoption.
- (ii) Identify resettlement sites before organizing the relocation of households to the new residential areas (if any).
- (iii) Develop a detailed implementation plan for site clearance and resettlement plan; sign contracts with relevant units to carry out compensation, assistance, and resettlement activities.
- (iv) Participate in the Compensation and Site Clearance Committees (CSCC) of the Project, providing all necessary information related to the Project and compensation and assistance plans to support the evaluation process by the CSCC.
- (v) Provide guidance on the implementation of Project policies to ensure compliance with the Project's RP.
- (vi) Develop and implement internal monitoring plans for the resettlement activities of the Project to ensure that all activities comply with the Project's policies.
- (vii) Recruit, supervise, and regularly review the recommendations made by the Independent Monitoring Agency (IMA) regarding the implementation of the RP.
- (viii) Provide adequate and timely budget for resettlement activities of the Project.
- (ix) Receive land from the affected persons (PAP) and hand it over to the construction contractor.
- (x) Prepare quarterly internal reports on resettlement activities to WB.

12.2.3. Communal People's Committees (CPCs)

254. The main task of CPCs are:

- (i) Instruct, organize propaganda and mobilize all relevant agencies, households and individuals to implement the policy on compensation, support and resettlement and site clearance in accordance with the decision of the State's competent agency.
- (ii) Instruct the CCARB on the implementation of compensation, support and resettlement for the Project and approve the compensation and resettlement plan on the basis of decentralization of the P/CPCs.
- (iii) Approve the replacement cost if authorized by the P/CPCs.
- (iv) Direct relevant departments, agencies, organizations, and CCARB to carry out resettlement in compliance with the approved RP.
- (v) Handle disputes, complaints, grievance and recommendation of people on compensation, support and resettlement in accordance with their competence.
- (vi) Decide on land acquisition for site clearance and land acquisition within its competence.
- (vii) Issue LURCs for land lots in resettlement sites.

12.2.4. Provincial-level Land Fund Development Centre (PLFDC)

255. Land fund development center is a land fund development agency, a public service unit established by the decision of the P/CPC.

- (i) Formulate and organize the implementation of compensation, support, and resettlement plans when the State recovers land; formulate projects to create land funds for land allocation in accordance with land policies for ethnic minority communities; develop land price schedules; and determine specific land prices as requested by competent state agencies.
- (ii) Organize the investment, construction, creation, and development of resettlement land funds to serve State land recovery and local socio-economic development.
- (iii) Compile lists of and organize the short-term leasing of land areas and plots assigned for management for which no decision on land allocation or lease has yet been issued.
- (iv) Provide services related to compensation, support, and resettlement upon State land recovery, as well as other services in the field of land management.

12.2.5. Communal Compensation, Assistance and Resettlement Board (CCARB)

256. The CCARB an agency directly under the Commune People's Committee, is responsible for the preparation and implementation of all resettlement activities. In this Project, Responsibilities of CCARB are:

- (i) Coordinate with SPMB in compensation, support and resettlement.
- (ii) Provide SPMB with a detailed plan outlining how the RP will be implemented in the Project.
- (iii) Work closely with SPMB in implementing activities to support land acquisition as required by the Project.
- (iv) Fully comply with the requirements, principles and terms specified in the RP approved by the P/CPCs and follow the standardization steps for land acquisition in accordance with the law.
- (v) Conduct Detailed Measurement Survey (DMS) of all affected properties, establish and publish detailed compensation measures of each PAH.
- (vi) Mobilize an independent valuation company to conduct replacement cost surveys for affected land, crops and structures and use them as a basis for designing compensation and support packages.
- (vii) Prepare the compensation plan and consult the affected people and submit it to the Commune People's Committee for approval of the compensation plan.
- (viii) Coordinate with SPMB to pay compensation for each affected household.
- (ix) Receive complaints and support competent agencies to settle.
- (x) Coordinate with SPMB and relevant agencies to implement the Livelihood Restoration Program (LRP).
- (xi) Support SPMB to conduct detailed measurement survey (DMS) for the Project, and prepare land acquisition dossiers.
- (xii) Verify the entitlement of PAPs by the Project or certify their land use to determine the eligibility and criteria for compensation.
- (xiii) Support SPMB and other units and agencies in publishing or disseminating information; organizing community meetings and consultations with Ahs.
- (xiv) Support the affected people in improving their livelihoods and living standards.
- (xv) Ensure full implementation of the mechanism to handle complaints from AHs; record all complaints and make dossier of complaints at commune and commune level.

- (xvi) Work closely with independent monitoring agencies.

12.2.6. Project Affected households (PAHs)

257. The PAHs have the following responsibilities:

- (i) Coordinate with research groups to examine and confirm the affected properties and land and their entitlement;
- (ii) Participate in all meetings and public consultations during Project preparation and implementation and provide feedback to improve RP quality and solutions for effective RP implementation; and
- (iii) Hand over the acquired land to the Project after receiving full benefits.

12.2.7. Independent Monitoring Consultant (IMC)

258. Independent Monitoring Consultant (IMC): An agency/organization or research institute specialized in social sciences should be identified and hired to conduct socio-economic baseline surveys, periodical monitoring and evaluation of RP implementation. SPMB will recruit and contract with the Independent Monitoring Agency (IMC). The IMC will periodically report on progress and compliance issues to the donor and provide recommendation for non-compliance issues.

XIII. IMPLEMENTATION PLAN

13.1. Main Activities and Timeline

259. The resettlement implementation process must comply with the regulations and procedures outlined in Decree No. 88/2024/ND-CP and Decree No. 151/2025/ND-CP of the Government and the provisions in the RP. The main activities, guidelines, and specific timelines for compensation and resettlement are presented in the Table 15 below.

Table 15. Main activities sand specific timelines for resettlement implementation

No	Main activities	Implementation Guide	Time frame
1	SPMB hands over the site clearance landmark to the Land Fund Development Center/Commune Compensation Council	Based on the detailed technical design of the Project, the design consultant and SPMB hand over the land clearance markers to the commune-level Compensation Council/Land Fund Development Center to carry out land surveying and prepare a land acquisition map, which is then submitted for appraisal in order to issue the land acquisition notification	After the detailed design is approved (expected in July 2027)
2	Announcements of land acquisition	SPMB in collaboration with the Commune Compensation Council and the CPCs send a notice of land acquisition to each affected household.	After meeting with APs to disseminate information and plan of DMS (expected in May 2027)
3	Meeting with affected people	SPMB in collaboration with the Commune compensation council, and the CPCs hold a meeting with the affected people to disseminate information and compensation policy, including objectives and benefits of the Project, the positive and negative impacts of the Project, the mitigation measures, the methods used to assess the affected assets, the amount of compensation, allowance and restoration, and the grievance redress mechanism; Allocate enough time for affected people to participate in discussions. Attendees: both men and women (both husband and wife) so that the male/female rate is relatively balanced; Choose the meeting time and place to suit the culture, customs and habits of the people.	Before the implementation of DMS (expected in March 2027)
4	Detailed Measurement Survey (DMS)	Detailed measurement survey of affected assets of households with the participation of representatives of affected households. The inventory record must be signed for certification by the household heads and returned to the household with a photocopy for them to compare with the price application record. The results of the inventory should be posted publicly in a place where people can easily access them.	According to the progress of resettlement implementation, expected from March to May 2027
5	Replacement price survey or the land price adjustment coefficient (K-coefficient)	Commune Compensation Council/ Center for Land Fund Development hires an independent valuation expert/unit to conduct a replacement cost survey for the affected land and properties to submit to the competent authority for approval as a basis for applying the compensation price. The replacement cost should be consulted with the affected people for consensus..	Can be conducted before or in parallel with the DMS. expected from March to May 2027
6	Development of compensation plan	The compensation plan must ensure that all affected assets and benefits of the affected	After the inventory results and replacement prices are available, but

RESETTLEMENT PLAN (RP)

No	Main activities	Implementation Guide	Time frame
		people are included in the approved RP benefit matrix (see Appendix 1)	no later than 3 months from the end of the DMS, (expected in June 2027)
7	PubliCity of compensation plan	Consult with affected people on compensation price, entitlement, compensation form (land for land, cash), resettlement options. Publicize the compensation plan within 30 days before submitting it for approval.	During plan preparation, before submission for approval, and after plan approval, expected from July to August 2027
8	Evaluation and approval of the compensation plan.	Directly at the CPCs	Within 05 days from the date of receiving the compensation plan (expected in September 2027)
9	Support and compensation payment	Compensation and support must be paid once before land acquisition. In case the AHs do not agree to receive the money because of their complaints, their compensation money must be put into the bank with interest rate (with 10% reserve; the name of the savings book holder is the affected household) until The household agrees to receive the money. Lack of legal documents to receive compensation (red book is mortgaged by bank), need legal support for AHs to receive money. Notify the affected people of the date to hand over the site to the Project	Within 15 days from the date the Compensation Plan is approved. (expected in October 2027)
10	Acquiring and handing over land for the Project	Receiving the land from the affected HHs and handing over land for the Project	After 30 days from the date of compensation payment
11	Implement livelihood restoration for severely affected people	Surveying the needs of vocational training, job creation and other support of severely affected and vulnerable households. Make a report on livelihood restoration and submit it to the P/CPC and donors for approval. Implement a livelihood restoration plan.	Needs survey after identifying severely affected and vulnerable households (at the stage of preparing compensation plan); Implement the Program immediately after payment of compensation.
12	Grievance Redress	Receive and redress the grievances of the affected people according to the Project's grievance redress mechanism in a timely and satisfactory manner.	Immediately upon receipt of the affected People's grievance

RESETTLEMENT PLAN (RP)

No	Main activities	Implementation Guide	Time frame
		The officer in charge of resettlement of SPMB monitors and coordinates with relevant agencies in the grievance redress process. Report the status of grievance resolution in internal and independent monitoring reports.	
	Monitoring and evaluation		
13	Internal monitoring	Internal monitoring of the implementation of the RP is the primary responsibility of the HPRSDP SPMB, with support from Project consultants. It will be conducted regularly through progress reports prepared by SPMB in collaboration with the district-level People's Committees and the People's Committees of the Project communes to ensure compliance with the provisions outlined in the RP. The findings will be reported in quarterly reports for submission to the respective agencies and the donors.	From the implementation of compensation activities. Submit the quarterly monitoring report to the sponsor in the first week of the next Quarter.
14	Independent monitoring	Mobilize an independent monitoring unit to supervise the implementation of compensation, support and resettlement of the Project in accordance with the Terms of Reference. Independent monitoring is carried out every 6 months and the final assessment is done at the end of the resettlement activities 6-12 months. The monitoring report is reviewed by SPMB before submitting to the donor for approval. The EVNNPT/SPMB and the compensation agencies provide relevant information and support the monitoring unit in performing its duties	Mobilizing according to schedule and periodically every 6 months. Time to mobilize after paying compensation and support for the affected people according to actual progress.

13.2. Implementation Schedule

260. The resettlement implementation progress for the Provincess/Cities can only be determined based on the detailed design of the Project and the Project's bidding strategy, which are typically developed during the Project implementation process (after the Project is approved). The site clearance must be completed before the commencement of construction. The anticipated implementation schedule is shown in the Table 16 below.

Table 16. Implementation plan

No.	Specifice Activities	Years/Months																											
		2026					2027												2028										
		Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.
I	Preparation and approval of																												
1.1	Site surveys and scoping the project area		*	*																									
1.2	Conduct of Inventory of Lossess (IOL); Socio-economic Survey (SES); and public consultation and information disclosure		*	*																									
1.3	Preparation of RP		*	*																									
1.4	Submit RP to the WB and City/Province PCs for review and approval		*	*	*																								
1.5	Information Disclosure			*	*																								
II	Implementation of Resettlement Plan																												
2.1	SPMB hands over the project's legal documents and site clearance dossiers to CPCs/LFDCs					*																							
2.2	Prepare detailed schedule for land acquisition, Detailed Measurement Survey (DMS), and site clearance						*																						
2.3	Organise consultation meetings with the PAHs in the project area						*																						
2.4	Issue the Noitice of Land Acquisition						*																						
2.5	Conduct Detailed Measurement Survey (DMS)						*	*	*																				
2.6	Conduct Replacement Cost Survey and submit the compensation prices to the competent authority for approval								*	*																			
2.7	Prepare detailed compensation, support and resettlement plans								*	*																			
2.8	Publicly post the draft version of detailed compensation, support and resettlement plans									*	*																		
2.9	Organise consultation meetings and receive feedback from PAHs on the draft detailed plans										*																		
2.10	CPCs apprise the detailed compensation, support and resettlement plans											*																	
2.11	Publicly announce the decisions approving compensation,suport and resettlemen plans											*																	
2.12	Make payment of compensation and support in accordance with approved decisions.											*																	
2.13	Issue the land acquisition decision and carry out land acquisition; and hand over the site											*	*																
2.14	Receive and resolve complaints											*	*	*	*														
2.15	Implement the Income Restoration Program (IRP)											*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
2.16	Award the construction contracts												*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
2.17	Monitoring and Evaluation (internal and external)											*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

XIV. MONITORING AND EVALUATION

14.1. Objectives of Monitoring

261. To ensure full and timely performance of activities and commitments described in approved RP, the Contractors shall carry out regular monitoring and assessment of RP implementation. Monitoring of RP implementation is to collect information about RP implementation while assessment of RP implementation will analyze collected information to weigh the performance, compliance with schedule and agreed methods and evaluate conformity with the WB's ESS5. In case of differences between RP and actual implementation, mitigation measures will be proposed timely by SPMB. Monitoring includes 2 following purposes:

- (i) Verify whether the Project activities are completed efficiently or not, including quantity, quality and time.
- (ii) Assess whether these activities reach the objectives and purpose of the Project or not, and if not, how much do they reach.

14.2. Internal Monitoring

262. Internal monitoring of the RP implementation is the main responsibility of SPMB with the support of the Project consultants, which will be regularly implemented through progress reports made by SPMB in coordination with Project Commune-level PCs. Key assignments of internal monitoring are as below:

- (i) Coordinate with related agencies in process of RP implementation;
- (ii) Collect necessary data, to set up a database of resettlement for the RP implementation progress reports for internal monitoring purpose;
- (iii) Identify any pending issues/non-compliance issues during RP implementation;
- (iv) Work closely with the Independent Monitoring Consultant to oversee the implementation of RP;
- (v) Receive and report complaint of the affected people to competent authorities for resolving.

263. SPMB will submit internal monitoring reports on RP implementation to the World Bank individually or jointly in the Project's quarterly progress reports or as stand-alone reports. The following main contents should be included in the internal monitoring report:

- (i) Number of PAHs according to different impact types, condition of the compensation reimbursement, relocation and income recovery of the PAHs;
- (ii) Finance allocation to the activities and reimbursement of compensation and the reimbursed budget for each activity;
- (iii) Final result on complaints redress and any remaining issue which require the administrative authorities of some levels to solve;
- (iv) Pending, compliance issues during the implementation stage;
- (v) Implementation schedule of the updated actual resettlement.

14.3. External Monitoring (independent monitoring)

264. SPMB will mobilize the IMC to monitor the implementation of the RP. This consulting unit must have environmental and social expertise, as well as extensive experience in independently monitoring RP implementation. The consultant's monitoring tasks are carried out according to the

Terms of Reference approved by the World Bank. The consultant will begin work as soon as the Project begins or, at the latest, after the compensation payment has been completed.

265. Independent monitoring aims to provide periodic independent assessments of the implementation of resettlement objectives, including changes in living standards and employment, income recovery, the social base of affected people, the effectiveness, impact, and sustainability of benefits, the need to implement additional measures to mitigate impacts (if any), and the identification of strategic lessons for policymaking in the future.

266. Every six months, IMC will conduct monitoring tasks in addition to evaluating information from internal monitoring reports. IMC will conduct monitoring for all severely affected and vulnerable households, as well as at least 30% of the remaining affected households. The IMC will monitor and evaluate the following, including but not limited to:

- (i) Monitoring the implementation of resettlement sites which include the status in compare with the plan, progress and impact on resettled PAPs;
- (ii) Payment of compensation will be as follows: a) full payment to be made to all affected persons sufficiently before land acquisition; (b) adequacy of payment to replace affected assets.
- (iii) Provision of assistance for PAPs who have to rebuild their houses on their remaining land or building their houses in new places as arranged by the Project, or on newly assigned plots.
- (iv) Income and livelihood restoration allowances.
- (v) Community consultation and public dissemination of compensation policy: (a) PAPs should be fully informed and consulted about land acquisition, leasing and relocation activities; (b) public awareness of the compensation policy and entitlements will be assessed among the PAPs; and (c) assessment of awareness of various options available to DPs as provided for in the RP.
- (vi) Income and livelihood restoration of PAPs.
- (vii) Operation of the complaint mechanism and complaint settlement of PAPs.
- (viii) Monitor the implementation of mitigation measures for social risks (if any) posed by labor influx of contractors into the communities surrounding the Project area;
- (ix) PAPs' satisfaction level on various aspects of the RP will be monitoring and recorded.
- (x) Through the implementation, trends on living standard will be observed and surveyed. Any potential issues in the recovering living standard are reported and suitable measures will be proposed to ensure the Project objectives.

267. The IMC must submit periodic reports every six months, reflecting the findings made during the monitoring process. SPMB will review each report before submitting it to the World Bank, ensuring it includes the following: (i) the progress of RP implementation; (ii) any differences between implementation and RP regulations and principles; (iii) any outstanding issues and proposed solutions for implementing agencies to promptly identify and resolve; and (iv) the progress in monitoring issues identified in the previous reporting period.

268. In addition, IMC will conduct a post-resettlement assessment within 6 to 12 months after all resettlement activities are completed. The post-resettlement assessment report will be included in the Project completion report. Resettlement is only considered complete when the post-resettlement

assessment and Project completion audit confirm that all displaced persons have received full compensation and assistance, and that their livelihoods and lives have been restored as planned.

269. The proposed Term of Reference (TOR) for External Monitoring Consultant is presented in **Annex 4**.

XV. COST ESTIMATE AND BUDGET

15.1. Source of Funding

270. The budget for the implementation of the Resettlement Plan will come from the counterpart fund from EVNNPT/SPMB, which is included in the total investment cost of the Project.

271. SPMB will transfer the budget for land acquisition, support and resettlement of the Project in full and on time through Commune Compensation Council/People's Committee of ward level. These units will make direct payments to households affected by the Project.

15.2. Replacement Cost Method

272. The main objective of the replacement cost survey is to ensure compensation for all affected properties at replacement cost. The replacement cost will be calculated through the actual survey conducted by the independent appraiser as follows:

- (i) The land price is determined at the time of making the resettlement report;
- (ii) Prices of trees and crops are determined at the present time;
- (iii) Prices of materials, labor, houses and works are regulated at the present time.

273. During the preparation of the RP, the replacement cost rapid assessment survey was carried out in November 2025 through:

- (i) Direct interview by questionnaire with households in the affected area and surrounding areas to collect information on market prices of different types of land and properties on land in the Project area;
- (ii) Consult with representatives of relevant communes on land prices, houses/works, trees, crops
- (iii) Consult with some construction companies in the locality on construction unit prices and construction materials.
- (iv) Access to real estate companies, local real estate websites to find out information.

274. Because the replacement cost survey has not been carried out, and therefore, compensation prices regulated by Provinces and cities within the Project will be used to calculate compensation costs. Replacement costs will be updated at the time of resettlement to ensure compensation is based on the current market price. The detailed approach and methods for surveying replacement prices are summarized in Annex 3.

15.3. Replacement Cost for Land

15.3.1. Principles for determining specific land prices

275. The Land Law 2024 (Article 158) stipulates that the principle of land valuation is to comply with market principles, honesty, objectivity, transparency, independence and ensure harmony of interests. Specifically:

- (i) **According to market principles:** Specific land prices must be consistent with common land prices on the market.

- (ii) **Compliance with procedures:** Must comply with the correct methods, order and procedures for land valuation.
- (iii) **Honesty, objectivity, transparency:** Ensure publicity and transparency in the process of determining specific land prices.
- (iv) **Ensuring independence:** The valuation consultancy unit, the valuation council and the price approval agency must be independent of each other;
- (v) **Harmonization of interests:** Must ensure a balance of interests between the State, land users and investors

15.3.2. Method for determining specific land prices

276. The land valuation methods prescribed in the Land Law 2024 include: (i) comparison method; (ii) income method; (iii) surplus method; and (iv) land price adjustment coefficient method.

277. Table 17 below provides analysis and assessment of the advantages and disadvantages of each specific land valuation method in the context and actual conditions of the Project.

Table 17. Comparison of the specific land valuation methods

No.	Methods	Principles and conditions of application	Implementation procedures and requirements of inputs and data	Good Points	Weak Points	Suitability to actual Project conditions ⁸
1	Comparison method	<u>Principles:</u> Compare the price information of the land plot to be appraised with the prices of similar plots of land that have been transferred or won auctions on the market, then adjust the different factors to come up with the land price. <u>Conditions for application:</u> The comparison method is applied to value land when there are equivalent plots of land that have been transferred on the market or won auctions for land use rights.	<u>Implementation procedures:</u> - Survey and collect information on the land plot to be appraised and comparable land plots on the market; - Select comparison information in order of priority: most recent information at the time of valuation, priority from the National Land Database, National Price Database, Land Registration Office, Real Estate Trading Floor, Real Estate Enterprise; - Conduct analysis and adjust the difference between the land plot to be valued and the comparable land plot. <u>Requirements of inputs and data:</u> The comparison method is implemented by adjusting the prices of land plots with the same land use purpose, some similarities in factors affecting the price of land transferred on the market, winning the auction of land use rights where	Land prices are determined close to market transaction prices and the valuation method is easy to understand and verify	This method is difficult to apply if the input data is incomplete (lack of similar transactions), and it is necessary to collect a lot of data on comparable land plots.	This method is difficult to apply and is not suitable because information on transactions (transfers, auctions of land use rights) of agricultural land in the market in the Project implementation area is not available.

⁸ It should be noted that these are only assessments by the Resettlement Consultant based on analysis of the Government's legal regulations and local actual conditions. The selection of which method to determine the specific land price for compensation will be carried out by the Independent Valuation Consultant in the next phase and will be analyzed and evaluated in detail in the Land Valuation Certificate submitted to the competent authority for approval to implement compensation.

No.	Methods	Principles and conditions of application	Implementation procedures and requirements of inputs and data	Good Points	Weak Points	Suitability to actual Project conditions ⁸
			the auction winner has fulfilled the financial obligations according to the auction winning decision through analyzing and comparing the factors affecting the land price after excluding the value of assets attached to the land (if any) to determine the price of the land plot to be appraised.			
2	Income method	<u>Principles:</u> Determine land price based on total income obtained from land use (excluding value of assets attached to land) <u>Conditions for application:</u> To apply the income method to determine land price, the following conditions are required: the land plot or land area to be valued does not meet the conditions for applying the comparison method (prerequisite), is not residential land and can determine the income and expenses from the use of land according to the valued purpose, such as agricultural land or non-agricultural land that is not residential land.	<u>Implementation procedures:</u> ○ Survey and collect information about land plots and factors affecting land prices. ○ Determine the total net income from land use. ○ and price calculation based on total net income and land use term. <u>Requirements of inputs and data:</u> Information on income (from land lease or other business activities on land), information on costs (operating costs, management costs), and information on average 12-month savings deposit interest rates of state-owned commercial banks to calculate average annual net income, thereby determining the value of land use rights.	Land value can be assessed through its income generating capacity, useful for commercial land	Requires detailed data collection on income and expenses, which may be influenced by economic factors	The income method is appropriate because the recovered land plots are all agricultural land and input information on income and expenses of affected households (<i>as estimated by affected households</i>) from agricultural production activities is available.
3	Surplus method	<u>Principles:</u>	<u>Implementation procedures:</u>	Accurately reflects land value, especially useful	Very complex, requiring a lot of detailed	This method is difficult to apply and is not suitable

No.	Methods	Principles and conditions of application	Implementation procedures and requirements of inputs and data	Good Points	Weak Points	Suitability to actual Project conditions ⁸
		Determining land price is based on analyzing the remaining value of real estate after deducting investment and development costs of real estate on land (including costs for land users to exercise their land use rights). <u>Conditions for application:</u> To apply the surplus method, the prerequisite is that the land plot must have development potential, especially through planning changes or land use conversion, and that the total assumed development revenue and total development costs of the Project must be estimated. This method is often used when the conditions for applying the comparison method or the income method are not sufficient, but the land plot has the potential to generate added value from Project development.	- Survey and collect information about land plots and factors related to real estate development Projects; - Estimated total Project revenue; - Estimate total Project development costs (land clearance costs, construction, loan interest, investor profits...) - Calculation of residual value (remaining value) of real estate <u>Requirements of inputs and data:</u> It is necessary to collect information on approved land use planning and detailed construction planning; information on selling prices and rental prices of similar Projects; and details of Project development costs including construction costs, Project management costs, consulting costs, financial costs, and other costs to form development revenue, according to the provisions of construction and land laws	for large real estate Projects with high profitability	information about the Project, construction costs, profits, and implementation process.	because the recovered land plots are agricultural land and not land planned for high-profit real estate Projects. In addition, the input information requirements are very complicated and detailed.
4	Land price adjustment coefficient method	<u>Principles:</u> Use the adjustment coefficient to determine specific land prices from land prices already in the Land	<u>Implementation procedures:</u> Survey and collect information about the land plot to be appraised and factors affecting land price in PPC's Land Price List.	Simple, time and cost saving, suitable for mass pricing and state management	The accuracy is not high, there may be deviation if the adjustment coefficient is not close to the actual market price.	This method is suitable for the actual conditions of the Project because: Simple implementation process, saving time.

No.	Methods	Principles and conditions of application	Implementation procedures and requirements of inputs and data	Good Points	Weak Points	Suitability to actual Project conditions ⁸
		Price List issued annually by the P/CPCs. <u>Conditions for application:</u> This method is applied when reclaiming many adjacent land plots, having the same purpose of use and having prices specified in the Land Price List but not meeting the conditions for applying the comparison method.	○ Determine land price adjustment coefficient based on adjustment factors. ○ Apply land price adjustment coefficient to calculate specific land price. <u>Requirements of inputs and data:</u> Information on the land plot to be appraised (location, area, land type, term of use), land price in the annual land price list regulated by the P/CPC, and market land price of each land location and area. Market land price is collected within the 24 months closest to the time of appraisal, through actual survey and official data sources.			○ Input information (such as the 2025 land price list of Khanh Hoa PPC, information on land acquisition scale, specific land prices applicable to neighbouring Projects) is available. However, to ensure the accuracy of this method, the Independent Valuation Consultant needs to collect full official information on recent agricultural land transactions/transfers in the Project area and consult and collect information from other relevant parties (local authorities, people, real estate trading floors) to determine the land price adjustment coefficient in accordance with market principles.

15.3.3. The compensation prices applied to estimate the cost for RP

- **Compensation price for affected land**

278. Due to the replacement cost survey has not been conducted, therefore, the compensation rates for land affected that regulated by the by Provinces and cities within the Project will be used to calculate compensation costs for land affected. Namely:

- Resolution No. 87/2025/NQ-HĐND of Hồ Chí Minh City People's Council dated December 26, 2025, prescribing the land price list applicable from January 1, 2026, within Hồ Chí Minh City.
- Resolution No. 28/2025/NQ-HĐND of the People's Council of Đồng Nai Province, dated December 10, 2025, and effective from January 1, 2026, stipulates the initial land price list for Đồng Nai Province for the year 2026.
- Resolution No. 82/2025/NQ-HĐND of the People's Council of Lâm Đồng Province, dated December 30, 2025, prescribes the land price list for announcement and application within Lâm Đồng Province starting from January 1, 2026.
- Resolution 19/2025/NQ-HĐND (effective from January 1, 2026), as amended and supplemented by Resolution 04/2026/NQ-HĐND dated May 26, 2026, of the People's Council of Đắk Lắk Province, stipulates the detailed land price list for Đắk Lắk Province; and
- Resolution No. 49/2025/NQ-HĐND of the People's Council of Tây Ninh Province, dated December 29, 2025, issuing the land price list for Tây Ninh Province, effective from January 1, 2026.

279. To ensure compliance with the World Bank's replacement cost principle, a land price adjustment coefficient will be used to estimate compensation costs—specifically, $K=1.5$ for residential land and $K=1.2$ for other land categories. These coefficients will be multiplied directly by the land price issued by the P/CPCs of the respective Provinces for each land category to estimate the compensation/support amount for land affected. For other impacts (houses/structures, trees/crops and other assets affected), the compensation prices will apply the prices as regulated by the P/CPCs.

- **Replacement cost for houses and structures**

280. The characteristics of houses/structures within the Project's scope of influence are mainly located in the safety corridor. For houses and other structures affected the Project, the value of the house is determined based on the market price of construction materials at the time of compensation determination to enable the construction of a replacement house with at least the same area and quality as the old house, or to repair the affected structural parts. Depreciation of assets and the value of materials that the affected household can take advantage of are not included. Due to the replacement cost survey has not been conducted, therefore, unit price as regulated by the People's Committees of the Provinces/cities within the Project area will be applied to to calculate compensation for houses and structures affected.

- **Replacement price for crops and trees**

281. Since the Replacement Cost Survey (RCS) has not yet been completed, the unit rates currently issued by the relevant Provincial People's Committees are used for budgeting and planning purposes only. Prior to compensation payment, an Independent Valuation Consultant will undertake a Replacement Cost Survey to determine compensation rates for affected crops and trees based on prevailing market conditions and ESS5 replacement cost principles. The final compensation rates

will reflect local market values and, where necessary, will be supplemented to ensure compensation at full replacement cost.

15.4. Estimated Cost

282. Compensation estimates are based on preliminary impact inventories and indicative land prices. Final compensation values will be determined through replacement cost surveys and approved compensation plans.

283. Costs for compensation and resettlement, including expenses for preparation and implementation of the resettlement plan, administrative and management costs are estimated with the following items:

- a. Cost of compensation for land and other affected assets in the Project area;
- b. Cost for livelihood restoration programs and special support for vulnerable groups (single elderly, poor households, female-headed households with dependents, disabled heads of households, households under preferential treatment policy, families with meritorious services to the revolution, ...);
- c. Support, allowances, bonus for the affected people who have to relocate out of the affected area;
- d. Cost for the Compensation, Support and Resettlement Council at commune level and local officials to implement the Resettlement Plan;
- e. Cost for independent monitoring consultant;
- f. Contingency.

284. The estimated budget for the RP implementation of the Project is approximately **VND 1,827,485,460,114 (equivalent to USD 70,532,052** with an exchange rate of **01 USD = 25,910 VND)**. This budget includes compensation/support costs for land and non-land assets affected by the Project, livelihood restoration programs, management and land acquisition implementation costs, replacement cost surveys, cost for independent monitoring activity and contingency fees. The funding for land acquisition and site clearance activities will be allocated from the counterpart fund of National Power Transmission Corporation (EVNNPT).

Table 18. Estimated compensation, support and resettlement

No.	Detailed expenses	Units	Đắk Lắk Province	Lâm Đồng Province	Đồng Nai City	Ho Chi Minh City	Tây Ninh Province	ENTIRE PROJECT
A	COMPENSATION AND SUPPORT		156,567,443,509	627,081,272,099	530,449,433,804	78,093,274,034	57,794,699,840	1,449,986,123,286
I	Compensation and support for permanently acquired land		37,023,428,506	76,017,630,383	59,980,244,232	17,540,612,893	14,002,398,433	204,564,314,447
1.1	Residential land	m2	27,828,060,000	34,701,001,000	6,166,358,903	5,423,288,031	2,793,468,488	76,912,176,421
1.2	Agricultural land	m2	8,048,244,486	38,669,534,927	24,864,528,347	1,381,961,820	2,374,960,389	75,339,229,970
1.3	Non-agricultural land	m2		-	27,980,165,260	10,377,191,997	8,327,422,060	46,684,779,317
1.4	Other land	m2	1,147,124,020	2,647,094,456	969,191,723	358,171,045	506,547,496	5,628,128,739
1.5	Public land	m2		-	-			-
II	Support for restricted land area in safety corridor		27,076,433,677.60	200,257,002,435.24	349,721,877,301.95	23,344,762,743.86	23,326,506,492.05	623,726,582,651
2.1	Residential land	m2		-	323,487,066	489,018,778	704,521,097	1,517,026,942
2.2	Agricultural land	m2	27,076,433,678	200,257,002,435	265,771,642,049	2,707,472,950	5,705,997,418	501,518,548,531
2.3	Non-agricultural land	m2		-	80,156,135,080	19,446,559,578	15,698,974,541	115,301,669,198
2.4	Other land	m2		-	3,470,613,107	701,711,438	1,217,013,435	5,389,337,980
2.5	Public land	m2	-	-	-	-	-	-
III	Compensation/support for temporary land acquired during construction		391,085,802.19	955,759,084.46	3,819,009,070.50	1,655,658,532.69	1,589,042,915.18	8,410,555,405
3.1	Residential land	m2		-	10,700,816	34,682,216	47,993,224	93,376,257
3.2	Agricultural land	m2	391,085,802	955,759,084	1,200,401,424	268,890,922	490,668,962	3,306,806,195
3.3	Non-agricultural land	m2		-	2,568,048,529	1,337,186,261	1,020,310,638	4,925,545,428
3.4	Other land	m2		-	39,858,301	14,899,134	30,070,091	84,827,526
3.5	Public land	m2		-	-	-	-	-
IV	Compensation for houses/structures affected		33,800,230,680.58	97,921,225,830.70	24,534,172,350.00	26,692,039,000.00	12,308,946,000.00	195,256,613,861
4.1	Houses	m2	33,800,230,681	97,921,225,831	24,534,172,350	26,692,039,000	12,308,946,000	195,256,613,861
4.2	Structures	m2		-	-			-

RESETTLEMENT PLAN (RP)

No.	Detailed expenses	Units	Đắk Lắk Province	Lâm Đồng Province	Đồng Nai City	Ho Chi Minh City	Tây Ninh Province	ENTIRE PROJECT
4.3	Graves	psc		-	-			-
V	Compensation for trees and crops affected		20,264,736,194.44	164,994,951,987.14	43,769,808,792.57	3,222,040,864.50	2,300,758,000.00	234,552,295,839
5.1	Affected trees and crops on the permanently acquired land		9,012,430,500	38,568,790,104	17,244,271,245	1,797,153,281	1,088,160,000	67,710,805,130
5.2	Affected trees and crops in safety corridor		246,118,341	82,476,098,500	2,772,824,777	-	-	85,495,041,618
5.3	Affected trees and crops during construction		11,006,187,354	43,950,063,383	23,752,712,770	1,424,887,584	1,212,598,000	81,346,449,091
VI	Other support/assistances		38,011,528,648	86,934,702,379	48,624,322,057	5,638,160,000	4,267,048,000	183,475,761,084
6.1	Support for life stabilization	HHs	5,207,501,016	6,444,798,984	1,443,150,000	202,500,000	148,500,000	13,446,450,000
6.2	Support for career transition and job creation	m2	16,096,488,972	48,651,674,927	32,925,664,737	2,899,160,000	2,752,568,000	103,325,556,636
6.3	Support for stabilizing production and business operations	ha	408,528,060	2,350,845,926	2,355,750,000	202,500,000	148,500,000	5,466,123,986
6.4	Support for the protection of paddy land	m2	254,823,132	321,457,791	409,778,881	-	-	986,059,803
6.5	Support for temporary housing	HHs	10,380,000,000	14,064,000,000	4,470,000,000	900,000,000	660,000,000	30,474,000,000
6.6	Support for self-relocation	HHs		-	5,126,400,000	1,434,000,000	557,480,000	7,117,880,000
6.7	Other Assistances	HHs	5,664,187,468	15,101,924,751	1,893,578,440	-	-	22,659,690,659
	TOTAL A = (I+II+III+IV+V)		156,567,443,509	627,081,272,099	530,449,433,804	78,093,274,034	57,794,699,840	1,449,986,123,286
B	OTHER EXPENSES			-	-			
I	Costs for land parcel surveying and boundary marking for compensation purposes		2,838,150,000	9,847,348,592	12,229,265,767	2,834,125,250	1,753,777,630	29,502,667,239

RESETTLEMENT PLAN (RP)

No.	Detailed expenses	Units	Đắk Lắk Province	Lâm Đồng Province	Đồng Nai City	Ho Chi Minh City	Tây Ninh Province	ENTIRE PROJECT
II	Implementation Cost for the unit responsible for carrying out compensation (2% x A)		3,131,348,870	12,541,625,442	10,608,988,676	1,561,865,481	1,155,893,997	28,999,722,466
III	Income restoration program (estimated at approximately 1% x A)		1,565,674,435	6,270,812,721	5,304,494,338	780,932,740	577,946,998	14,499,861,233
IV	Cost for Independent monitoring consulting services (estimated at approximately 1% of the total x A)		1,565,674,435	6,270,812,721	5,304,494,338	780,932,740	577,946,998	14,499,861,233
VI	Contingency costs (20% of A)		31,313,488,702	125,416,254,420	106,089,886,761	15,618,654,807	11,558,939,968	289,997,224,657
	TOTAL B = (I+II+III+IV+V+VI)		40,414,336,442	160,346,853,896	139,537,129,880	21,576,511,018	15,624,505,592	377,499,336,827
	GRAND TOTAL (A+B)		196,981,779,952	787,428,125,994	669,986,563,684	99,669,785,051	73,419,205,432	1,827,485,460,114
							USD	70,532,052

ANNEXES

Annex 1. Summary of consultation results during the RP preparation

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
1	Ea Kiết commune, Đắk Lắk Province	- Time: 09:30, August 04, 2026 - Venue: Ea Kiết Commune People's Committee (CPC)	- CPC: Vice Chairman of CPC, Head of Economic Division, Construction Investment Project Management Unit (EVNNPT/SPMB), Vice Chairman of the Fatherland Front, Deputy Chief of Office. - Project Proponent / Consultants: Deputy Head of Compensation Department (EVNNPT/SPMB), EVNNPT/SPMB Environmental Officer, WB representatives, and WB consultants. - Total participants: 13 persons (06 females, including 01 ethnic minority female).	- Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; - Gathering feedback, concerns, and recommendations from local authorities and communities.	- Agree with the project investment policy. - Recommend adjusting the alignment to avoid impacting on the commune's centralized resettlement site project. - Regarding resettlement: The commune already has the Buon Hmong Resettlement Site. - The CPC will coordinate with EVNNPT/SPMB to update the land-use planning and related legal procedures for submission to competent authorities for approval. - Upon project commencement, the implementing unit for land clearance and compensation will be determined later. - The CPC will convene meetings with local households for project information disclosure once comprehensive and detailed data are available.	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
2	Ea Wer Commune, Đắk Lắk Province	- Time: August 05, 2026 - Venue: Ea Wer CPC	- CPC: Chairman of CPC, Deputy Head of Economic Division, Economic Officer, Socio-Cultural Officer. - Project Proponent / Consultants: Deputy Head of Compensation Department (EVNNPT/SPMB), EVNNPT/SPMB Environmental Officer, and WB consultants. - Total participants: 14 persons (06 females, including 01 ethnic minority female).	- Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; - Gathering feedback, concerns, and recommendations from local authorities and communities.	- The CPC endorses the project policy and agrees with the reporting contents presented by EVNNPT/SPMB & WB. - The transmission line does not traverse protection forests. Recommend EVNNPT/SPMB to contact Sai Gon Cao Nguyen Company (the cassava land lessee) for information exchange. - Request EVNNPT/SPMB to coordinate with local cadastral/land management officers to update land-use plans and organize community meetings for disclosure. - Upon project commencement, the land acquisition and compensation unit will be identified at a later stage. - The commune will organize community meetings for information dissemination upon receiving complete project dossiers.	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
3	Trường Xuân commune, Lâm Đồng Province	- Time: August 05, 2026 - Venue: Truong Xuan	CPC & Mass Organizations: Vice Chairman, Chairman of Fatherland Front,	Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including	CPC fully supports the investment policy and agrees with the contents of the project.	Continue providing updated, tailored, and accessible project information;

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
		CPC, Lâm Đồng Province	Deputy Head of Socio-Cultural Division, Chief of Office, Deputy Head of Economic Division, Chairwoman of Women's Union, Chairman of Farmers' Association. - Community: Village Head of Dak Lep, Village Head of Village 03. - Project Proponent / Consultants: EVNNPT/SPMB, WB, and consultants. - Total participants: 18 persons (05 females, including 01 M'ngong ethnic minority female).	project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; - Gathering feedback, concerns, and recommendations from local authorities and communities.	- Recommend EVNNPT/SPMB to coordinate closely with the Land Fund Development Center regarding compensation, support, and resettlement (GPMB). - The line passes through significant forest areas: Request consideration of line corridor demarcation to preserve existing forests (especially landscape forests along National Highway 14); propose designing elevated transmission towers to span over pine forests. - Formulate adequate support policies for affected households to build community consensus. - Upon project commencement, the land clearance implementing unit will be determined later, but it is recommended to assign it to an entity under the Provincial/City Land Fund Development Center.	- Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
4	Đắk Song commune, Lâm Đồng Province	- Time: August 06, 2026 - Venue: Đắk Song CPC	CPC: Vice Chairman of CPC, Economic Officer, Deputy Head of Economic Division,	Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule;	The CPC agrees with the project policy and anticipates early implementation to safeguard national energy security.	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
			Chairman of People's Council. - Community: Village Head (Hà Nam Ninh Village). - Project Proponent / Consultants: EVNNPT/SPMB and WB officers/consultants. - Total participants: 14 persons (03 females).	- Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; - Gathering feedback, concerns, and recommendations from local authorities and communities.	- Recommend contacting the Economic Division to coordinate land-use planning updates. - Construction contractors must strictly minimize spoil/rock spillage that could impact agricultural cultivation. - The alignment does not traverse forest conservation areas. Contact and coordinate directly with Duc Hoa Forestry Company regarding land under its management.	feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
5	Nam Dong Commune, Lâm Đồng Province	- Time: August 06, 2026 - Venue: Nam Dong CPC	- CPC: Vice Chairman of CPC, Head of Economic Division, Deputy Head of Socio-Cultural Division, Economic Officer. - Community: Representatives of households subject to permanent land acquisition (04 persons). - Project Proponent / Consultants: EVNNPT/SPMB and WB consultants. - Total participants: 09 persons (01 female).	- Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans;	- The CPC, mass organizations, and community representatives endorse the project policy. - Household representatives expressed desire for expedited project implementation due to current power supply shortages for production, while also raising concerns over electromagnetic field (EMF) impacts beneath the transmission lines. - Request EVNNPT/SPMB and WB to coordinate closely with competent local divisions to ensure	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women,

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
				○ Gathering feedback, concerns, and recommendations from local authorities and communities.	compliance with regulations, openness, transparency, and protection of citizens' legitimate rights. ○ Assigned the Economic Division to provide the master land-use map. ○ The commune will continue organizing community meetings to disclose information and consult with affected persons. ○ Upon project commencement, the land clearance implementing unit will be determined later, but it is recommended to assign it to a provincial-level entity.	vulnerable groups, and ethnic minorities.
6	Quảng Tân Commune, Lâm Đồng Province	○ Time: August 07, 2026 ○ Venue: Quảng Tân CPC	○ CPC: Deputy Head of Economic Division, Economic Officer. ○ Community: Party Secretary - Head of Tan Binh Village, Head of Fatherland Front Board of Tan Binh Village. ○ Project Proponent / Consultants: EVNNPT/SPMB and WB consultants. ○ Total participants: 07 persons (01 female).	○ Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; ○ Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); ○ Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS);	○ The CPC reaches consensus in supporting the project policy. ○ Request EVNNPT/SPMB to continue coordinating with the commune Economic Division to update survey data and pinpoint land acquisition boundaries. ○ Demographic baseline recorded: Tan Binh Village comprises 436 households across 12 ethnic groups (indigenous group is the M'nong).	○ Continue providing updated, tailored, and accessible project information; ○ Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; ○ Maintain the Grievance Redress Mechanism throughout project implementation; ○ Continue conducting public consultations with

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
				○ Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; ○ Gathering feedback, concerns, and recommendations from local authorities and communities.	○ The commune has not previously executed any large-scale land clearance project of transmission line magnitude. ○ Currently, there are no major social welfare/security issues. ○ Upon project commencement, the land acquisition and compensation unit will be determined at a later stage.	stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
7	Tân Quan commune, Đồng Nai City	○ Time: August 05, 2026 ○ Venue: Tân Quan CPC	○ CPC & Mass Organizations: Vice Chairman of CPC, Head of Economic Division, Chairman of Veterans' Association, Chairwoman of Women's Union, Secretary of Youth Union, Deputy Chief of Office, Economic Officer. ○ Community: Hamlet Heads (Van Hien, Xa Trach, Truong An) and local resident representatives. ○ Project Proponent / Consultants: EVNNPT/SPMB and WB Consultants.	○ Introduction of the Krong Buk – Tây Ninh 1 500 kV Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; ○ Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); ○ Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); ○ Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans;	○ Local authorities and communities agree with and endorse the project policy. ○ Recommend timely provision of complete technical design data, expected impact levels, and compensation, support, and resettlement (CSR) policies. ○ Study route adjustments and optimal technical options to minimize acquisition of productive agricultural and forestry land. ○ Apply appropriate support policies (combining local regulations and the World Bank's ESS5). ○ Pay close attention to ethnic minority livelihoods (the	○ Continue providing updated, tailored, and accessible project information; ○ Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; ○ Maintain the Grievance Redress Mechanism throughout project implementation; ○ Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
			○ Total participants: 12 persons (05 females, including 01 ethnic minority female).	○ Gathering feedback, concerns, and recommendations from local authorities and communities.	Stieng ethnic group accounts for over 26%).	
8	Dầu Tiếng commune, Hồ Chí Minh City	○ Time: 14:30, August 06, 2026 ○ Venue: Dầu Tiếng CPC, Hồ Chí Minh City	○ CPC & Mass Organizations: Deputy Head of Economic Division, Economic Officer, Fatherland Front Committee, Farmers' Association, Veterans' Association, Women's Union, Youth Union. ○ Community: Nui Cau Hamlet Head (households not yet invited as the exact corridor scope is pending finalization). ○ Project Proponent / Consultants: EVNNPT/SPMB, WB Consultants. ○ Total participants: 08 persons (03 females).	○ Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; ○ Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); ○ Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); ○ Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; ○ Gathering feedback, concerns, and recommendations from local authorities and communities.	○ Local authorities and community agree with and support the project policy. ○ Request EVNNPT/SPMB to maintain close coordination and provide legal documents and CSR policies. ○ Carry out administrative procedures for registering the land acquisition inventory and annual land-use plans. ○ Consider reporting to competent authorities for approval of supplementary support policies in alignment with ODA/WB standards. ○ Propose reviewing additional ODA-funded assistance policies and giving priority to employing local labor.	○ Continue providing updated, tailored, and accessible project information; ○ Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; ○ Maintain the Grievance Redress Mechanism throughout project implementation; ○ • Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
9	Minh Thạnh commune. Hồ Chí Minh City	○ Time: 08:00, August 06, 2026 ○ Venue: Minh Thạnh CPC,	○ CPC & Mass Organizations: Chairman of CPC, Vice Chairman of CPC, Head of Economic Division, Chairman of	○ Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule;	○ Local authorities reach consensus and support the project implementation policy. ○ Recommend studying and refining technical options to	○ Continue providing updated, tailored, and accessible project information; ○ Review, respond to, and incorporate relevant feedback into the technical

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
		Hồ Chí Minh City	Fatherland Front, Director of Commune Project Management Board, Chairman of Veterans' Association, Vice Chairwoman of Women's Union, Chairman of Farmers' Association, Chief & Deputy Chief of Office of CPC. - Project Proponent / Consultants: EVNNPT/SPMB, WB Consultants. - Total participants: 11 persons (04 females).	- Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; - Gathering feedback, concerns, and recommendations from local authorities and communities.	minimize land acquisition; provide legal information to the locality at an early date. - Apply adequate support policies in compliance with World Bank ESS5 and secure budget availability for prompt compensation disbursement upon approval of the compensation plan. - Pay close attention to monitoring impacts on the Cham ethnic minority community (over 100 households in Hòa Lộc Hamlet).	engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
10	Hung Thuận commune, Tây Ninh Province	- Time: 08:30, August 07, 2026 - Venue: Hung Thuận CPC,	- CPC & Mass Organizations: Deputy Head of Economic Division, Economic Officer, Public Administration Center Officer, Office of People's Committee, Fatherland Front, Commune Police. - Community: Hamlet Officials / Hamlet Heads and local residents from hamlets (Đôn Thuận, Thuận Lợi, Cầu Xẻ, Ba Nha).	- Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS);	- Local authorities and mass organizations agree with and support the project policy. - Publicize project information at the earliest; ensure swift and orderly construction strictly on schedule to minimize environmental impacts and mitigate disturbances to local production and daily life. - Implement satisfactory CSR policies (in accordance with state laws and WB ESS5); make financial provisions ready for immediate	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
			○ Project Proponent / Consultants: EVNNPT/SPMB, WB Consultants. ○ Total participants: 17 persons (05 females).	○ Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; ○ Gathering feedback, concerns, and recommendations from local authorities and communities.	compensation payment once the compensation plan is approved. ○ Establish a flexible grievance intake and redress channel stationed at the Commune People's Committee.	persons (PAPs), women, vulnerable groups, and ethnic minorities.
11	Phú Nghĩa commune, Đồng Nai City	○ Time: August 04, 2026 ○ Venue: Phú Nghĩa CPC	○ CPC & Mass Organizations: Chairman of Fatherland Front, Vice Chairman of Fatherland Front, Fatherland Front Officer, Vice Chairman of CPC, Deputy Chief of Office, Deputy Head of Economic Division. • Project Proponent / Consultants: EVNNPT/SPMB, WB Consultants. • Total participants: 07 persons (02 females).	○ Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; ○ Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); ○ Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); ○ Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; ○ Gathering feedback, concerns, and recommendations from local authorities and communities.	○ Local authorities support the project implementation policy to ensure national energy security; ○ Recommend further technical studies and reassessment of the route alignment to minimize adverse impacts on land acquisition, livelihoods, and agricultural production; ○ Acquired land mainly comprises forestry land and agricultural land; recommend reporting to higher authorities to supplement tailored support policies (in line with ESS5 and local regulations); ○ Land-use restrictions within the Right-of-Way (ROW) do not exert substantial adverse impacts on agricultural production; ○ Pay due attention to ethnic minority groups (accounting	○ Continue providing updated, tailored, and accessible project information; ○ Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; ○ Maintain the Grievance Redress Mechanism throughout project implementation; ○ Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
					for approximately 30%, including Stieng, Tay, Nung); local authorities currently maintain support policies allocating residential and agricultural land to affected ethnic minority households; Grievance Redress Mechanism is currently channeled and processed through voter meetings and direct petition submissions to the Commune People's Committee.	
12	Cư Jút commune, Lâm Đồng Province	- Time 9:00: August 25, 2026 - Venue: Cư Jút CPC	- Commune People's Committee & Mass Organizations: Vice Chairman of the Fatherland Front, Vice Chairman of CPC, Deputy Chief of Office, Deputy Head of the Economic Division, Officer of the Economic Division, Village Heads of Villages 11 and 12 - Project Owner / Consultant: SPMB, WB Consultants - Total participants: 13 persons (02 females)	- Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans;	- Local authorities and residents agree with the project implementation policy; - Requested early provision of project profiles, legal documents, and compensation and support policies; - A resettlement area has already been planned within the commune; - Multiple projects cross the commune (e.g., Village 11), hence requested early formulation of satisfactory support policies; - Village 12 is predominantly Tay ethnic people; Village	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women,

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
				○ Gathering feedback, concerns, and recommendations from local authorities and communities.	11 has 162 ethnic minority households from 07 coexisting ethnic groups.	vulnerable groups, and ethnic minorities.
13	Đắk Sắk, commune, Lâm Đồng Province	○ Time 9:00: August 26, 2026 ○ Venue: Đắk Sắk CPC	○ Commune People's Committee & Mass Organizations: Vice Chairman of the Fatherland Front, Vice Chairman of CPC, Head of Economic Division, Deputy Head of Economic Division, Culture & Social Affairs Officer, Village Head of Nam Xuan, and Village Head of Dak Thanh ○ Project Owner / Consultant: SPMB, WB Consultants ○ Total participants: 12 persons (02 females)	○ Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; ○ Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); ○ Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); ○ Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; ○ Gathering feedback, concerns, and recommendations from local authorities and communities.	○ Local authorities and residents support the project policy; ○ Requested early provision of legal dossiers and compensation, support, and resettlement policies; expedite construction progress; ○ Land use restrictions under the Right-of-Way do not significantly affect agricultural production; ○ The whole commune has 17 ethnic groups; Dak Thanh village is predominantly Thai, with Tay and Nung people (9 ethnic groups in total); Nam Xuan village comprises 540 households, predominantly Thai, mainly engaged in agriculture and mostly fluent in Vietnamese (Kinh).	○ Continue providing updated, tailored, and accessible project information; ○ Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; ○ Maintain the Grievance Redress Mechanism throughout project implementation; ○ Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
14	Đức An commune, Lâm Đồng Province	○ Time 14:00: August 26, 2026 ○ Venue: Đức An CPC	○ Commune People's Committee & Mass Organizations: Vice Chairman of the Fatherland Front, Vice Chairman of	○ Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule;	○ Agree with and support the project policy; ○ Requested the project owner to contact Duc Hoa Forestry One Member Co., Ltd. for further information, as most	○ Continue providing updated, tailored, and accessible project information; ○ Review, respond to, and incorporate relevant feedback into the technical

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
			CPC, Deputy Head of Economic Division, Village Head of Village 9, and Deputy Village Head - Project Owner / Consultant: SPMB, WB Consultants - Total participants: 10 persons (01 female)	- Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; - Gathering feedback, concerns, and recommendations from local authorities and communities.	of the alignment passes through company-managed land; - Land use restrictions under the Right-of-Way do not significantly affect agricultural production; - Village 9 has no affected ethnic minority households; Village 11 has many ethnic minority households currently residing.	engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
15	Phước Bình commune, Đồng Nai City	- Time 9:00: August 25, 2026 - Venue: Phước Bình CPC	- Commune People's Committee & Mass Organizations: Vice Chairman of the Fatherland Front, Deputy Head of the Economic Division - Project Owner / Consultant: SPMB - Total: 06 persons	- Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans;	- The Ward People's Committee of Phuoc Binh supports the project policy and agrees with the presentations of SPMB and the WB; - The project route does not cross protection forest areas; - SPMB is requested to provide official written requests referencing legal regulations, along with specific acquired land areas to serve as a basis for submission to the People's Council for approval of the land acquisition list;	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women,

RESETTLEMENT PLAN (RP)

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
				Gathering feedback, concerns, and recommendations from local authorities and communities.	Continue coordinating with the Economic Division to provide data on tower positions in the ward.	vulnerable groups, and ethnic minorities.
16	Đa Kia, commune, Đồng Nai City	- Time 14:30: August 25, 2026 - Venue: Đa Kia CPC	- Commune People's Committee & Mass Organizations: Vice Chairman of CPC, Village Head of Bình Hà - Project Owner / Consultant: SPMB - Total participants: 15 persons (04 females, including 01 ethnic minority)	- Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; - Gathering feedback, concerns, and recommendations from local authorities and communities.	- The Commune People's Committee agrees with and supports the project implementation policy; - The transmission line route does not pass through protection forest areas; - SPMB is requested to coordinate closely with the commune's functional divisions to ensure compliance during project implementation; - The CPC will continue advocacy and project information dissemination to households to build consensus; - Requested transparent, clear, and open information disclosure, particularly in Bình Hà village (where ethnic minorities account for 90%).	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
17	Tân Hưng, commune, Đồng Nai City	- Time 7:30: August 27, 2026 - Venue: Tân Hưng CPC	Commune People's Committee & Mass Organizations: Chairman of the Fatherland Front, Vice	Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule;	Local authorities, Loc Ninh Rubber Company, and residents agree with the policy;	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
			Chairman of CPC, Deputy Head of Economic Division, Office staff, Economic Division staff, Women's Union, Youth Union, Hamlet Heads ○ Project Owner / Consultant: SPMB, Consultants ○ Total participants: 16 persons (04 females)	○ Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); ○ Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); ○ Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; ○ Gathering feedback, concerns, and recommendations from local authorities and communities.	○ Provide full legal dossiers/investment policy approval; give 3 days prior notice before measurement and inventory; publish coordinates of tower foundation boundaries; ○ Land is mainly rubber plantation, partially crossing planned industrial zone; ○ Clarify whether houses within the Right-of-Way can remain to develop adequate resettlement and compensation packages; compensate for actual damages during construction; prioritize hiring local labor.	feedback into the technical engineering design and environmental and social (E&S) instruments; ○ Maintain the Grievance Redress Mechanism throughout project implementation; ○ Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
18	Bình Long, commune, Đồng Nai City	○ Time 10:00: August 27, 2026 ○ Venue: Bình Long CPC	○ Local Authorities & Mass Organizations: Vice Chairman of Ward People's Committee, representatives from the Economic, Infrastructure & Urban Planning Division, HND & WPC Office, Fatherland Front, Farmers' Association, Women's Union, and Youth Union. ○ Affected Community & Organizations:	○ Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; ○ Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); ○ Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS);	○ Local authorities, Loc Ninh Rubber Company, and residents strongly support the project policy for national energy security and regional socioeconomic growth. ○ SPMB must provide complete legal documents and investment policy approval. The project owner must announce exact boundary coordinates for tower foundations to allow organizations and residents	○ Continue providing updated, tailored, and accessible project information; ○ Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; ○ Maintain the Grievance Redress Mechanism throughout project implementation; ○ Continue conducting public consultations with

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
			Representatives from Loc Ninh Rubber One Member Co., Ltd. Leaders of Thanh Binh Quarter, and local affected households. ○ Project Owner / Consultant: SPMB, Consultants ○ Total participants: 21 persons (09 female)	○ Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; ○ Gathering feedback, concerns, and recommendations from local authorities and communities.	to adapt production and business plans. ○ Land measurement and detailed inventory must be notified to land users at least 3 days in advance to avoid disputes. ○ Clarification is requested regarding whether houses within the Right-of-Way (RoW) can remain; if not, adequate compensation, support, and relocation arrangements must be provided. ○ Compensation must cover actual damage incurred during construction. ○ Request to prioritize hiring unskilled local labor during civil works, and formulate tailored social support policies for any affected ethnic minority individuals. ○ Complaints will be addressed via citizen reception desks at the Commune People's Committee and regular voter meetings, with a dedicated channel established for project-related issues.	stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
19	Bình Tân, commune, Đồng Nai City	- Time 9:00: August 26, 2026 - Venue: Bình Tân CPC	- Commune People's Committee & Mass Organizations: Head of Economic Division, Deputy Head of Economic Division - Project Owner / Consultant: SPMB - Total participants: 05 persons	- Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; - Gathering feedback, concerns, and recommendations from local authorities and communities.	- The local authority agrees with and supports the project implementation policy; - SPMB is requested to coordinate closely with the commune's functional divisions to ensure compliant project implementation; - The project owner needs to provide comprehensive information early so the locality can timely notify the residents.	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
20	Long Hà, commune, Đồng Nai City	- Time 14:00: August 26, 2026 - Venue: Long Hà CPC	- Commune People's Committee & Mass Organizations: Vice Chairman of CPC - Project Owner / Consultant: SPMB - Total participants: 06 persons	- Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's	- The Commune People's Committee agrees with and supports the project implementation policy; - The project does not cross protection forest areas; - SPMB is requested to coordinate closely with the commune's functional divisions to ensure compliant project implementation;	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation;

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
				Environmental and Social Standards (ESS); ○ Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; ○ Gathering feedback, concerns, and recommendations from local authorities and communities.	○ The project owner needs to provide comprehensive information early so the locality can timely notify the residents; ○ - The CPC will continue public advocacy and information dissemination to foster consensus.	○ Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
21	Minh Đức, commune, Đồng Nai City	○ Time: 9:00 August 26, 2026 ○ Venue: Minh Đức CPC	○ Commune People's Committee & Mass Organizations: Vice Chairman of CPC, Economic Division Officer, Youth Union Secretary, Women's Union President, Farmers' Association President ○ Project Owner / Consultant: SPMB, Consultants ○ Total participants: 8 persons (02 females)	○ Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; ○ Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); ○ Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); ○ Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; ○ Gathering feedback, concerns, and recommendations from local authorities and communities.	○ Consensual with the project policy; the alignment passes through perennial crop land (rubber, cashew), without crossing protection forests; ○ Section crossing the Industrial Park (Binh Long Rubber Company) is about 5km long; requested local alignment adjustments or placing towers along planned road corridors to minimize impacts; ○ Provide satisfactory compensation, reinstate temporary construction lands, and accelerate construction; ○ Presence of Tay people in Dong Dau hamlet and indigenous Stieng people.	○ Continue providing updated, tailored, and accessible project information; ○ Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; ○ Maintain the Grievance Redress Mechanism throughout project implementation; ○ Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
22	Tân Khai, commune, Đồng Nai City	- Time 14:00: August 26, 2026 - Venue: Tân Khai CPC	- Ward People's Committee & Mass Organizations: Chairman of the Fatherland Front, Deputy Head of Economic Division, Office staff, Urban Infrastructure and Economic Division staff, Head of Tan Hiep neighborhood, Head of Dong No neighborhood - Project Owner / Consultant: SPMB, Consultants - Total participants: 10 persons	- Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; - Gathering feedback, concerns, and recommendations from local authorities and communities.	- Unanimous agreement with the project policy; contact relevant provincial/city departments to update the alignment into sectoral/ward master plans; - Land crossed is mainly perennial cropland and production plantation forest (rubber); coordinate with forest rangers to convert production forest land use purpose; consider raising tower heights to limit tree clearing; - Design components to limit land parcel fragmentation; restore temporary construction sites; - Alignment may cross indigenous Ta Mun ethnic people in former Soc 5 (now Tân Hiệp neighborhood).	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
23	Phú Riêng, commune, Đồng Nai City	- Time 9:00: August 27, 2026 - Venue: Phú Riêng CPC	Commune People's Committee & Mass Organizations: Chairman of the Fatherland Front, Deputy Head of Economic Division, Office staff, Economic Division staff, Women's Union, Youth	- Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety);	- Basically, agreed with the project policy; requested early provision of legal dossiers and compensation/support policies; - The project has not yet been integrated into the Master Plan of Bù Nho Urban Area (Decision No. 1501/QĐ-UBND dated Oct 3, 2024 by	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
			Union, Village Head of Phú Hiệp ○ Project Owner / Consultant: SPMB, Consultants ○ Total participants: 8 persons (03 females)	○ Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); ○ Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; ○ Gathering feedback, concerns, and recommendations from local authorities and communities.	Bình Phước PPC); exact tower coordinates are not yet available; ○ Requested organizing meetings to collect opinions from households, especially those affected by tower footings; ○ Phú Hiệp village currently has no ethnic minorities residing.	throughout project implementation; ○ Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
24	Thọ Sơn, commune, Đồng Nai City	○ Time 8:30: August 27, 2026 ○ Venue: Thọ Sơn CPC	○ •Commune People's Committee & Mass Organizations: Economic Division Officer ○ Project Owner / Consultant: SPMB, WB Consultants	○ Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; ○ Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); ○ Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); ○ Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; ○ Gathering feedback, concerns, and recommendations from local authorities and communities.	○ Local authorities and residents support the policy; requested rapid construction meeting the planned schedule; ○ Requested additional support policies under ESS5; allocate funds ready for payout immediately after compensation plan approval; ○ Regarding land pricing: apply a land price adjustment coefficient (K-coefficient) multiplied by the provincial/city land price table, or apply specific land valuation; ○ Presence of Stieng ethnic group in Phu Son and Son Loc villages.	○ Continue providing updated, tailored, and accessible project information; ○ Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; ○ Maintain the Grievance Redress Mechanism throughout project implementation; ○ Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.

No.	Commune	Time & Venue	Participants	Consultation Contents	Summary of feedback	Implementing Agency's Response
25	Đắk Mil commune, Lâm Đồng Province	- Time 14:00: August 25, 2026 - Venue: Đắk Mil CPC	- Commune People's Committee & Mass Organizations: Vice Chairman of Commune People's Committee, Head of Economic Division, Village Head of Bắc Sơn - Project Owner / Consultant: SPMB, WB Consultants - Total participants: 09 persons (02 females)	- Introduction of the 500kV Krong Buk – Tây Ninh 1 Transmission Line Project (under the REACH project), including project scale, ODA (WB) financing, and implementation schedule; - Presentation of anticipated environmental and social risks and impacts (land acquisition, compensation, support, resettlement, livelihoods, ethnic minorities, community health and safety); - Overview of Vietnamese policies and laws as well as the World Bank's Environmental and Social Standards (ESS); - Introduction to the Grievance Redress Mechanism (GRM), focal points, and future consultation plans; - Gathering feedback, concerns, and recommendations from local authorities and communities.	- Local authorities and residents support the project implementation policy to ensure energy security; - Early provision of complete dossiers, legal documents, and compensation and support policies; expedite construction progress; - A resettlement area has already been planned within the commune; - Land-use restrictions within the Right-of-Way (RoW) do not significantly affect agricultural production; - Bac Son village is currently inhabited predominantly by the Thai and M'Nong ethnic groups.	- Continue providing updated, tailored, and accessible project information; - Review, respond to, and incorporate relevant feedback into the technical engineering design and environmental and social (E&S) instruments; - Maintain the Grievance Redress Mechanism throughout project implementation; - Continue conducting public consultations with stakeholder groups, particularly project-affected persons (PAPs), women, vulnerable groups, and ethnic minorities.
	25 communes		268 participants, of which 191 male, 77 female (5 ethnic people)			

Annex 2. Minutes of public consultations carried out during project preparation (2025-2026)

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

DỰ ÁN: DỰ ÁN THÚC ĐẨY CHUYỂN DỊCH NĂNG LƯỢNG TÁI TẠO
(REACH)

BIÊN BẢN THAM VẤN CỘNG ĐỒNG

1. Thông tin cuộc họp

Tên dự án: **ĐƯỜNG DÂY 500KV KRÔNG BUK – TÂY NINH 1**

Thời gian họp: ngày 04 tháng 8 năm 2026

Địa điểm: Ủy ban Nhân dân xã Em. Kiệt

2. Thành phần tham dự

Đại diện Ủy ban nhân dân xã

STT	Họ và tên	Chức vụ	Đơn vị
1	Nguyễn Văn Minh	P. Chủ tịch UBND	0977188558
2	Vương Hoàng Tiên	Trưởng phòng Kinh tế	
3	Huân Mlô	CV Ban QLDA-BTXD	
4	Bùi Đức Khôi	Phó CT MTTQ	
5	Nguyễn Thị Thu	Phó Chánh VP UBND	

Đại diện cộng đồng/người dân/nhóm bị ảnh hưởng

STT	Họ và tên	Chức vụ	Địa chỉ
1			
2			
3			
4			
5			

Đại diện chủ đầu tư/đơn vị tư vấn

STT	Họ và tên	Chức vụ	Địa chỉ
1	Nguyễn Văn Linh	PTP Điều hành SPMB	
2	Lưu Nguyễn Thương Lan	CV. Môi trường SPMB	
3	Lê Trung Thông	Chuyên gia Xã hội WB	
4	Nguyễn Phương Mai	Chuyên gia Tài chính WB	
5	Nguyễn Thị Thu	Tư vấn Xã hội	
6	Nguyễn Thị Thuý	Tư vấn Môi trường	

1

Tổng số người tham dự: 13... người; trong đó nữ: 6... người; người thuộc nhóm dễ bị tổn thương: người; đại diện DTTS (nếu có): người.

3. Mục tiêu tham vấn

- Cung cấp thông tin về mục tiêu, phạm vi, hạng mục đầu tư, tiến độ và khu vực dự kiến bị ảnh hưởng của dự án.
- Trình bày các rủi ro và tác động môi trường, xã hội dự kiến, bao gồm thu hồi đất, bồi thường, hỗ trợ, tái định cư, sinh kế, DTTS, an toàn cộng đồng và các vấn đề liên quan khác nếu có.
- Tham vấn và thảo luận lấy ý kiến đại diện UBND xã, các đoàn thể, hộ gia đình về các tác động môi trường và xã hội, tài nguyên sinh vật trong các giai đoạn thực hiện dự án và biện pháp giảm thiểu tương ứng.
- Thu thập ý kiến, quan ngại, kiến nghị và đề xuất của các bên liên quan để hoàn thiện thiết kế dự án và các công cụ quản lý rủi ro môi trường và xã hội.
- Giới thiệu cơ chế tiếp nhận và giải quyết khiếu nại, đầu mối liên hệ, phương thức phản hồi và kế hoạch tham vấn tiếp theo.

4. Nội dung thảo luận trong buổi tham vấn

Ban GLĐA các công trình điện miền Nam (SLMB) đã trình bày các thông tin về mục tiêu, phạm vi, hạng mục đầu tư, tiến độ và khu vực dự kiến bị ảnh hưởng của DA trên địa bàn xã.

NH Thị giới (NB) đã trình bày các rủi ro và tác động môi trường, xã hội dự kiến, bao gồm thu hồi đất, bồi thường, hỗ trợ tái định cư khi thực hiện dự án. Đồng thời NB cũng kiến nghị UBND giúp hỗ trợ cung cấp các thông tin về dân cư, địa dạng, sinh học để báo cáo an toàn xã hội của dự án.

UBND đã có báo cáo sơ bộ về thông tin địa lý, dân cư trên địa bàn, đồng thời UBND xã có ý kiến như sau:

+ P/A Đường dây 300kV Không Bức Táp Nhỏ 1 có hướng tuyến hiện tại qua dự án của xã, đề nghị điều chỉnh hướng tuyến để không ảnh hưởng đến dự án của xã.

+ Về vấn đề tái định cư (TRC) khi thực hiện DA: Xã đã có khu TRC Buôn Hmông.

+ Sau khi có đầy đủ thông tin, UBND xã sẽ tiến hành

mỗi hộ dân phải biết thông tin D/A
 + UBND xã đề nghị UBND phối hợp với 2. Kinh tế
 để cung cấp hồ sơ cập nhật quy hoạch và các thủ tục pháp lý
 liên quan để trình cấp thẩm quyền phê duyệt.

5. Tổng hợp các nội dung chính

Sau khi nghe các bên báo cáo, UBND xã Ea Kiết? ủy bộ
 chủ trương và thống nhất với các nội dung của UBND xã và WB.
 Địa UBND sẽ tiếp tục hỗ trợ cung cấp số liệu tháo gỡ
 vướng mắc, khó khăn của dự án.

6. Kết luận và cam kết

Ban Quản lý Dự án/đơn vị thực hiện cam kết:

- Tiếp tục cung cấp thông tin cập nhật cho các bên liên quan theo hình thức phù hợp và dễ tiếp cận.

- Xem xét, phân hồi và tích hợp các ý kiến phù hợp vào thiết kế dự án và các tài liệu môi trường xã hội hoặc các tài liệu khác nếu áp dụng.
- Duy trì cơ chế tiếp nhận và giải quyết khiếu nại trong suốt quá trình chuẩn bị và thực hiện dự án.
- Tổ chức các đợt tham vấn tiếp theo với các nhóm bên liên quan phù hợp, đặc biệt là hộ bị ảnh hưởng, phụ nữ, nhóm dễ bị tổn thương và DTTS nếu có.

7. Xác nhận

Biên bản được lập thành bản có giá trị như nhau, đã được đọc lại/thông qua tại cuộc họp và được các đại diện ký xác nhận dưới đây.

ĐẠI DIỆN DỰ ÁN	ĐẠI DIỆN CHÍNH QUYỀN ĐỊA PHƯƠNG	ĐẠI DIỆN CỘNG ĐỒNG/NGƯỜI THAM DỰ
		
	Nguyễn Văn Minh	

Annex 3. Framework for Preparation of Livelihood Restoration Programs During Project Implementation

1. Objectives

The objective of the Livelihood Restoration Program (LRP) is to ensure that affected persons whose livelihoods are adversely impacted by land acquisition or restrictions on land use under the Project are provided with appropriate assistance to restore, and where feasible improve, their livelihoods, income levels and living standards, in accordance with the principles and requirements of ESS5. The LRP shall be prepared and implemented based on the nature and magnitude of impacts identified during Project implementation.

2. Guiding Principles

The preparation and implementation of site-specific LRPs shall be guided by the following principles:

- Livelihood restoration measures shall be based on the findings of the updated Social Assessment (SA), Detailed Measurement Survey (DMS), Inventory of Losses (IOL), socio-economic surveys (SES) and stakeholder consultations.
- Measures shall be tailored to the livelihood characteristics, needs and preferences of affected households.
- Particular attention shall be given to severely affected households, vulnerable groups and ethnic minority households.
- Livelihood restoration support shall be culturally appropriate and socially inclusive.
- Livelihood outcomes shall be monitored and adjusted where necessary to ensure effectiveness.
- The design of LRP measures shall take into account local economic conditions, employment opportunities and access to productive resources in affected areas.

3. Eligible Beneficiaries

The eligibility criteria for participation in the LRP shall be confirmed during RP updating and may include:

- Severely affected households, including households losing a significant proportion of productive land or sources of livelihood.
- Households experiencing physical displacement and loss of income-generating activities.
- Vulnerable households, including poor and near-poor households, women-headed households with dependents, households with persons with disabilities, elderly persons living alone and other socially vulnerable groups.
- Affected ethnic minority households.
- Households, individuals or businesses experiencing temporary or permanent impacts on income-generating activities due to Project activities.

4. Preparation Process

Step 1. Livelihood Needs Assessment

Following completion of the DMS, IOL, SA and SES, a livelihood needs assessment shall be undertaken to:

- identify the severity and nature of livelihood impacts;

- assess existing livelihood conditions and available assets;
- identify household preferences and priorities for livelihood restoration;
- assess opportunities and constraints within local labor markets and economic sectors; and
- identify additional support requirements for vulnerable and ethnic minority households.

Consultations shall be undertaken with affected households, local authorities, community organizations and other relevant stakeholders.

Step 2. Design of Livelihood Restoration Measures

Based on the assessment results, site-specific LRPs may include one or a combination of the following measures:

- vocational training and skills development;
- employment support and job placement services;
- agricultural productivity enhancement measures;
- business restoration and enterprise development support;
- access to credit, financial literacy and financial management assistance;
- support for women, youth and vulnerable groups;
- culturally appropriate livelihood support measures for ethnic minority households; and
- other measures identified through stakeholder consultations and livelihood needs assessments.

The choice of measures shall reflect local conditions and household preferences.

Step 3. Budget Preparation and Approval

Detailed budgets for livelihood restoration activities shall be prepared during RP updating and integrated into the overall resettlement budget. The budget shall include implementation, capacity building, monitoring and contingency costs.

Step 4. Implementation Arrangements

Implementation responsibilities will be defined during RP updating and may involve:

- the Project Owner and Project Management Units;
- provincial/city and commune-level authorities;
- relevant government agencies;
- vocational training institutions;
- livelihood service providers;
- community-based organizations and mass organizations; and
- independent monitoring consultants, as applicable.

Specific institutional arrangements shall be detailed in the updated RP.

5. Support for Vulnerable and Ethnic Minority Households

Special measures for vulnerable households and ethnic minority communities shall be identified through the SA, SES, DMS, IOL and stakeholder consultations. Such measures shall be tailored to the specific needs, livelihood systems, cultural practices and preferences of affected households.

Where ethnic minority households are affected, livelihood restoration measures shall be coordinated with the EMDP and other relevant Project instruments to ensure culturally appropriate assistance and meaningful participation throughout implementation.

6. Relationship Between Relocation and Livelihood Restoration

Where physically displaced households relocate through self-relocation, existing residential areas or any future resettlement sites identified during implementation, the preparation of site-specific LRPs shall consider livelihood conditions at the relocation destination. Relevant factors may include access to agricultural land, employment opportunities, markets, transport, public services and other livelihood resources.

Any livelihood restoration measures associated with relocation areas shall be incorporated into the updated RP and corresponding site-specific LRPs.

7. Monitoring and Evaluation

Monitoring indicators may include:

- number of eligible households participating in livelihood restoration activities;
- completion rates of livelihood support programs;
- employment or income recovery outcomes;
- restoration of affected business activities;
- participation of vulnerable and ethnic minority households; and
- satisfaction levels of participating households.

Monitoring results shall be used to adjust livelihood restoration measures where necessary.

8. Grievance Redress Mechanism

Any concerns or complaints related to eligibility, livelihood restoration assistance, implementation delays or program effectiveness shall be addressed through the Project Grievance Redress Mechanism (GRM) described in this RP.

Annex 4. Framework for Conducting Replacement Cost Surveys During RP Updating

1. Purpose and Objectives

This Annex provides the framework and methodology for conducting Replacement Cost Surveys (RCS) during Project implementation and RP updating. The RCS will be undertaken to determine compensation rates for affected land, structures, trees, crops and other assets in accordance with the requirements of the World Bank Environmental and Social Standard 5 (ESS5) and applicable national legislation.

The objective of the RCS is to ensure that affected persons receive compensation at full replacement cost so that they are able to replace lost assets without depreciation and without incurring out-of-pocket expenses associated with asset replacement.

At the time of RP preparation, a full replacement cost survey has not yet been undertaken. Detailed replacement cost assessments will be conducted following completion of the DMS, IOL and detailed asset inventories and prior to compensation implementation.

2. Principles of Replacement Cost Assessment

Replacement cost assessments shall be guided by the following principles:

- Compensation shall reflect the full replacement cost of affected assets.
- Replacement cost shall be based on prevailing market conditions at the time compensation is paid.
- Depreciation, salvage value and deductions associated with asset replacement shall not be applied.
- Replacement cost shall include all transaction costs required for asset replacement.
- Compensation rates shall be updated, if necessary, prior to compensation implementation to reflect actual market conditions.
- The replacement cost assessment shall be transparent, documented and subject to consultation with affected persons and local authorities.

3. Scope of the Replacement Cost Survey

The replacement cost survey will be conducted in all Project-affected communes and will cover, as applicable:

3.1 Land

- Residential land;
- Agricultural land;
- Forestry land;
- Aquaculture land;
- Commercial and business land;
- Other affected land categories.

3.2 Structures and Other Assets

Where impacts on houses, structures or other fixed assets are identified through the DMS and IOL, replacement cost surveys will be undertaken to determine the full replacement cost of such assets, including labor, materials, transportation and associated transaction costs.

3.3 Trees and Crops

- Annual crops;
- Perennial crops;
- Fruit trees;
- Timber trees;
- Other economically productive vegetation.

3.4 Other Affected Assets

Any additional assets identified during implementation shall be assessed in accordance with ESS5 replacement cost principles.

4. Stakeholders and Information Sources

The replacement cost assessment may involve consultation with:

- Project-affected persons;
- Non-affected households in comparable locations;
- Provincial/city and commune-level authorities;
- Land administration agencies;
- Licensed land valuation consultants;
- Real estate brokers and market participants;
- Suppliers of construction materials;
- Contractors and builders;
- Traders of agricultural products, crops and timber;
- Other relevant stakeholders.

Information may be collected from:

- Recent land transactions;
- Market surveys;
- Published market information;
- Official land price schedules;
- Construction cost data;
- Interviews with affected persons and local authorities;
- Other reliable sources available in the Project area.

5. Methodology for Replacement Cost Assessment

5.1 Land Valuation

The replacement cost of affected land shall be established through analysis of prevailing market values in the Project area.

The assessment may include:

- Review of recent land transactions;
- Interviews with buyers and sellers;
- Consultation with local authorities;
- Consultation with affected and non-affected households;

- Review of locally applicable land price schedules;
- Independent market assessments.

Particular attention shall be given to ensuring that compensation rates reflect the amount required to obtain replacement land of similar size, location and productive potential.

5.2 Houses and Structures

Where affected structures are identified, replacement cost assessments shall include:

- Cost of materials;
- Labor costs;
- Transportation costs;
- Contractor fees;
- Construction permits and administrative fees;
- Other expenses required to reconstruct equivalent structures.

Replacement costs shall be sufficient to replace the affected structure without deduction for depreciation.

5.3 Trees and Crops

Replacement costs shall consider:

- Market value of crops and products;
- Age and productive value of perennial trees;
- Establishment costs;
- Production inputs;
- Time required for replacement assets to become productive;
- Other relevant local market factors.

6. Transaction Costs

Replacement cost assessments shall include all reasonable transaction costs associated with replacing affected assets, including:

- Registration fees;
- Taxes;
- Administrative charges;
- Costs of obtaining legal documents;
- Land use conversion fees, where applicable;
- Construction permits;
- Moving and transportation expenses;
- Other costs reasonably incurred by affected persons.

No affected person should be required to bear costs necessary to replace Project-affected assets.

7. Consultation and Disclosure

The findings of the replacement cost assessment shall be discussed with relevant authorities and affected persons as part of the RP updating process.

Consultations will seek feedback on:

- Market prices;
- Compensation assumptions;
- Land values;
- Prices of structures and assets;
- Local market conditions;
- Any concerns related to compensation adequacy.

Relevant findings of the RCS shall be incorporated into the updated RP and disclosed in accordance with the Project SEP and ESS10 requirements.

8. Updating and Approval of Replacement Costs

Replacement cost assessments shall be reviewed and updated, if necessary, immediately prior to compensation implementation to ensure consistency with prevailing market conditions.

The final compensation rates used by the Project shall be:

- consistent with ESS5 requirements;
- informed by the findings of the replacement cost survey;
- reviewed by competent authorities, as required; and
- reflected in the updated RP and compensation plans.

9. Outputs of the Replacement Cost Survey

The RCS report prepared during RP updating shall include:

- methodology applied;
- stakeholder consultations undertaken;
- market data collected;
- replacement cost analysis;
- proposed compensation rates;
- comparison with applicable government price schedules;
- assessment of gaps, if any, between government compensation rates and replacement costs; and
- measures required to ensure compensation at full replacement cost in accordance with ESS5.

10. Conclusion

The replacement cost survey will be undertaken during RP updating following completion of the DMS, IOL and detailed asset inventories. The survey will provide the basis for establishing compensation rates that are consistent with the requirements of ESS5 and ensure that affected persons are compensated at full replacement cost prior to land acquisition, physical displacement or restrictions on land use.

Annex 5. Proposed Terms of Reference (TOR) for Independent Monitoring Consultant**SECTION 1. BACKGROUND**

- 1.1 As with all World Bank supported Projects, the Bank's safeguards policies will apply as will its procurement policies regarding the engagement of consultants and of contractors and suppliers of works and goods. Separate consultants will be engaged to carry out independent resettlement monitoring of the Project during implementation. The Construction Supervision and Management Consultant will be expected to cooperate with and assist the independent monitoring consultants in their work.
- 1.2 This TOR is concerned with the independent resettlement monitoring for the Project. The independent monitoring is to be conducted by an Independent Monitoring Consultant (IMC), independent from SPMB. It will also serve as a warning system for SPMB of existing problems during the RP implementation as well as a channel for the affected people to make known their needs and their reactions to resettlement and environmental execution.

SECTION 2. OBJECTIVES OF THE ASSIGNMENT

- 2.1. The aims and objectives for the independent monitoring and evaluation on resettlement are to:
- Verify results of internal monitoring;
 - Assess whether resettlement objectives have been met; specifically, whether livelihoods and living standards have been restored or enhanced;
 - Assess resettlement efficiency, effectiveness, impacts and sustainability, drawing lessons as a guide to future resettlement policy making and planning; and
 - Ascertain whether the resettlement entitlements were appropriate for meeting the objectives, and whether the objectives were suited to PAP conditions.
- 2.2. Information requirements
- The IMC will monitor and evaluate achievements and impacts related to the implementation of the approved the RP. The IMC will develop a database sufficient to evaluate whether the objectives of the Resettlement Plan are being met. This database will be developed to enable comparisons of "before" and "after" resettlement conditions. The database will consist of data acquired through the Census and Detailed Measurement Survey of each affected household, which will form the basis for the Project's record keeping system. The IMC will expand the database as necessary with maps, charts, photographs of affected properties, copies of contracts and land titles, payments, and valuation documents relating to the resettlement.
- 2.3. To achieve these objectives, there are two main component activities:
- Periodically monitoring the implementation of the Project resettlement and rehabilitation of PAPs' lives during the Project implementation; and
 - Evaluating socio-economic/living standards situation of PAPs after completion of the RP implementation.

SECTION 3. SCHEDULE

- 3.1. A suggested schedule is expected to provide comments from the team indicated in required outputs. Timing for submission will depend on the progress of construction works, subject to negotiations and agreements with SPMB.

SECTION 4. SCOPE OF WORKS

- 4.1. The monitoring targets and functions of independent monitoring shall include: (i) review of pre-Project baseline data on PAPs; (ii) identification and selection of an appropriate set of indicators for gathering and analyzing information on resettlement impacts; (iii) use of various formal and informal surveys for impact analysis; (iv) use of participatory methods for monitoring and evaluation; and (v) assessment of resettlement efficiency, effectiveness, impact and sustainability, drawing lessons as a guide to future resettlement policy making and planning.
- 4.2. In detail the Independent Monitoring Consultants will:
- (a) Review the existing baseline data and gather additional socio-economic baseline data (if necessary) on sample families which are entitled to receive compensation for all their lost assets or for resettlement;
 - (b) Monitor the implementation of the compensation, resettlement and rehabilitation policies and public information campaign as designed in the RP;
 - (c) Identify any discrepancy between the RP and actual practice, problems in RP implementation as well as any local level grievances;
 - (d) Propose measures to solve potential problems and complaints (if necessary) or outstanding issues to SPMB and World Bank;
- 4.3. Monitoring and evaluation indicators:
- The following indicators will be monitored and evaluated by the IMC:
- (a) Payment of compensation will be as follows: a) full payment to be made to all affected people sufficiently before the land acquisition; (b) adequacy of payment to replace affected assets.
 - (b) Provision of technical assistance for house construction to DPs who are rebuilding their structures on their remaining land, or building their own structures in new places as arranged by the Project, or on newly assigned land plots.
 - (c) Support for recovering income sources.
 - (d) Public consultation and awareness of compensation policy: (a) DPs should be fully informed and consulted about land acquisition, leasing and relocation activities; (b) the monitoring team should attend at least one public consultation meeting to monitor public consultation procedures, problems and issues that arise during the meetings, and solutions that are proposed; (c) public awareness of the compensation policy and entitlements will be assessed among the DPs; and (d) assessment of awareness of various options available to DPs as provided for in the RPs.
 - (e) Affected people should be monitored regarding restoration of productive activities.
 - (f) DPs' satisfaction on various aspects of the RP will be monitoring and recorded. Operation of the GRM and speed of complaint settlement will be monitored.
 - (g) Linkage of resettlement and resettlement site preparation: The completion of land acquisition and preparation of resettlement activities (should be completed at least one month before the start of actual resettlement);
 - (h) 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;

- (k) Resettlement budget and financing: The Independent Monitoring Consultants should monitor the resettlement compensation prices, types of allowances and supports, and actual resettlement expenditures versus the resettlement budget. The monitor should cover resettlement financing as well, including timing and sufficiency of financial allocations for resettlement.
- (l) Public survey and information disclosure:
 - To check if affected people were informed and consulted about resettlement activities, such as resettlement apartments and site and services allocation;
 - The IMC should attend some public consultation meetings to monitor public consultation procedures, problems and issues that arise during the meetings, and proposed recommendations to address any resolved outstanding problems; and
 - To check the availability of RP in the related local institutions.
- (m) Levels of satisfaction:
 - The levels of satisfaction of the affected people with various aspects of the RP will be monitored and recorded; and
 - Monitoring the operations of the grievance procedures and the timeframe of the grievance redress will be monitored.
- (n) Standards of living: Throughout the implementation process, the trends in living standards of displaced households will be observed and potential problems during the restoration of living standards will be identified and reported;
- (o) Follow-up Socio-Economic Surveys: One year after the end of resettlement activities, the Independent Monitoring Consultants will conduct a follow-up socio-economic survey to determine Project impacts on income levels and living standards of the affected people;
- (p) Resettlement management: Institutional setup, staffing, and internal monitoring mechanisms.

4.4. Monitoring Methodology:

Sample survey

- (a) A socio-economic survey will be required before, during and after the resettlement implementation to provide a clear comparison of success/failure of the resettlement plan implementation.
- (b) Monitoring will be based on a sample basis. Scale of a survey sample may cover 100% of relocated households and severely affected households and at least 20% of the remaining households. The sample survey should be conducted twice a year.
- (c) The surveys should include women, elderly people, and other vulnerable groups, which should have equal representation of male and female respondents.

Database storage

- (a) The IMC will maintain a database of resettlement monitoring information. It will contain files on results of independent monitoring, DPs surveyed and will be updated based on information collected in successive rounds of data collection. All databases compiled will be fully accessible by SPMB and World Bank.

Reports

- (a) The IMC must report every 6 months which mentions the findings in the monitoring process. The monitoring reports will be submitted to SPMB, and then SPMB will submit WB in the form of appendixes of the progress reports.
- (b) The reports should contain (i) a report on the progress of RP implementation; (ii) deviations, if any, from the provisions and principles of the RP; (iii) identification of problem issues and recommended solutions so that implementing agencies are informed about the ongoing situation and can resolve problems in a timely manner; and (iv) a report on progress of the follow-up of problems and issues identified in the previous report.

Follow-Up Monitoring Report

- (a) The monitoring reports will be discussed in meetings between the IMC and SPMB. SPMB usually holds a meeting immediately after receiving a monitoring report. Necessary follow-up actions will be taken based on problems and issues identified in the reports and follow-up discussions.

Ex-post Evaluation

- (a) An Ex-post Evaluation is an assessment for the whole RP implementation to assess whether the stated objectives have been achieved. The independent monitoring consultants will conduct an ex-post evaluation of the resettlement process and impacts after the completion, 6 to 12 months, of all resettlement activities. The evaluation will use the same survey questionnaire and sample that are use

Annex 6. Questionnaires for Households Socio-Economic Survey

Survey code: _____

Date: ____ / ____ / 2026

1. Full name of householders: Gender: [] Male=1; Female=2

2. Address: Village:..... Ward:..... Province/City

A. GENERAL INFORMATION

A1. Number of family members? _____ people,

In which: Male: _____ people, Female _____ people.

A2. How many households are there in your house:.....HHs (the number of HHs sharing the same house)

A3 Number of working members at working age, main labor (generate income, cultivation, animal husbandry):.....people

A4. Number of working children (generate income) in the family: _____people

A5. Which types of household does your family belong to? (You can choose more than one option)

1.Poor households (having poor certificate)		4.Ethnic minority households	
2.Near poor households		5.Elderly households (1-2 members), singer and helpless	
3.Women-headed households with/without dependants		6.Households with Meritorious Services to the Revolution	

Information of respondents:

A6. Relationship with householder:

1. Husband/wife	2. Children (above 18 years old including their wife or husband)	3. Grandchildren
3. Father, mother	4. Grandfather/grandmother	5. Brother/Sister

A7. Gender: 1. Male 2. Female

A8. Ethnic Minority: 1. Kinh 2. Others (specify):.....

A9. Marital status:

1. Single	2. Married	3. Divorced
4. Separated	5. Widowed	6. No answer

A10. Education level (graduated)

0. Illiteracy	1. Primary school	2. Secondary school
3. High school	4. Vocational training	5. University/College
6. Have no idea		

A11. What is your main job?

1. Disable/Unemployed	2. Agri, forestry, aquaculture
3. Trading/Service	4. Civil servants/Military
5. Pupils/Students	6. Handicraft
7. Worker	8 Housewife/Retired

B. ASSETS
B1. Houses (*choose only one option*)

1. Permanent (one-storey or more/ brick wall, reinforced concrete roof)
2. Semi-permanent (brick wall, tile / corrugated iron roof, etc.)
3. Wooden house, leaf roof (wooden house, wood/leaf roof)
4. Temporary houses (bamboo, wooden, corrugated iron, etc.)
5. No house
6. Others (apartment), specify:.....

B2. Land use title
B2.1. Do you have LURCs for residential land?

1. Yes
2. No

B2.2. Do you have LURCs for production land?

1. Yes
2. No

B2.3. In case of LURCs, who is named for?

Subjects	Named for residential land	Named for agricultural land	Others
Husband			
Wife			
Both husband and wife			
Grandfather/grandmother			
Brother/Sister			
Others (specify)			

B3. Which source of water do your family use ? (*choose only one option*)

Water source	Cooking and drinking	Washing	Production
Natural rivers/ streams/ creek			
Reservoir/ Irrigation system			
Drilled/ Dug well			

RESETTLEMENT PLAN (RP)

Clean water supply system			
Storm water			
Bought water bottle (e.g. 20 litre bottle)			
Others (specify)			

B4. Which type of toilets do you use? (Choose only one option)

- | | |
|----------------------------|--|
| 1. No toilet | 4. Temporary toilets (garden holes) |
| 2. Septic/semi-septic tank | 5. Toilets on pond, ditches, streams, etc. |
| 3. Two-compartment toilet | 6. Others (specify): |

B5. What is your main type of power for lighting? (Choose only one option)

- | | |
|---------------------|---|
| 1. Kerosene | 4. Electricity from battery, generator, homemade hydropower |
| 2. Gas | 5. Others (specify)..... |
| 3. Grid electricity | |

B6. Which fuel do you use for cooking: (Choose only one option)

- | | |
|------------------------|----------------------------|
| 1. Wood/ Straw, leaves | 4. Biogas |
| 2. Coal | 5. Electricity |
| 3. Gas/Biogas | 6. Others (specify): |

B7. Which of following household equipment do you have? (Enumerator: ask about each type of equipment)

Equipment	Yes	Equipment	Yes
1. Television		8. Car (excluding 'công nông')	
2. Internet		9. Refrigerator	
3. Boat/ Motorboat		10. Air conditioner	
4. Motorbike/ Electric bike		11. Computer	
5. Telephone		12. Washing machine	
6. Mobile phone		13. Water heater	
7. Gas stove		14. Water filter	
		15. Others (specify):	

C. INCOME AND EXPENDITURE**C1. How much is the total expenditure of your family last year (within 12 months)? (Thousand VND)**

No.	Expenditure	Monthly
1	Daily spending (eating, drinking, electricity, calling, water, travelling, etc.)	

No.	Expenditure	Monthly
2	Building, repairing houses	
3	Education	
4	Health care (medicine, health examination and treatment)	
5	Community spending (wedding, funeral, local contribution)	
6	Cost of production/family business	
7	Other, specify: _____	
	Total expenditure ('000 VND)	

C2. How much is your family income from following sources within 12 recent months?

No	Income sources	Monthly income
1	Agricultural production (agriculture, livestock, aquaculture, forest)	
2	Trading, business	
3	Handicraft	
4	Salary/ Wage	
5	Savings, deposit, gifts	
6	Allowance for households with Meritorious Services to the Revolution	
7	Others	
	Total	

C3. Generally, how is your household income compared to others in the area?

1. Rich 3. Poor
2. Average 4. Near-poor 5. No answer

C4. How did your living conditions change in last 3 years?

1. Unchanged 2. Better 3. Worse

2. D. ACCESS TO SOCIAL SERVICES
3. D1. What do you think about changes of following issues in 3 recent years in your area?

No	Issues	Better	Unchanged	Worse
1	Medical services/health care			
2	Education/school			
3	Water supply for domestic uses			

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No	Issues	Better	Unchanged	Worse
4	Water supply for production			
5	Infrastructure (bridge, culverts, roads, school, medical units, etc.)			
6	Diseases in production			
7	Natural disaster (storm, flood, drought, damaging cold, etc.)			
8	Agricultural extension/assistance			

D2. Which activities did you and your family member do last month?

No	Activity	Daily	Regularly	Sometimes	Rarely	Never
1	Read books, newspapers					
2	Watch TV					
3	Listen to radio					
4	Travel					
5	Visit temple/ church					
6	Join in festival					
7	Other (specify).....					

D3. Are there any members going to school in your family?

1. Yes

2. No

D4. Are there any children from 5 to 17 years not going to school in your family?

1. Yes

2. No → Move to D7

D5. How many children do not going to school in your family? _____, in which:

Boy: _____

Girl: _____

D6. Reasons for dropout? (You can choose more than one option)

For boys	For girls
1. Financial struggle	1. Financial struggle
2. To participate in production activities	2. To participate in production activities
3. Not willing to study	3. Not willing to study
4. Poor results/Failed	4. Poor results/Failed
5. Far from school/ Difficult to travel	5. Far from school/ Difficult to travel
6. High education is unnecessary for boys	6. High education is unnecessary for girls
7. Others (specify).....	7. Others (specify).....

- D8. If yes, which illness is it?**

D9. Where did the family go for health examination and treatment (in the latest time)?

D10. According to you, what factors are adversely affecting People's health?

D11. Does your family participate in health insurance (health insurance, social insurance, AIA, Chathay, etc.)?

- D12. If yes, how many people are participating in?** _____ people/_____ people

E1. Describe some details about your production land:

E2. What is your production and business plan in next 2 or 3 years? (You can choose more than one option)?

-
- Page | 149

3. Narrow current activities
4. Stop production and business
5. Change production and business method
6. No plan

E3. Do you have any loans?

1. Yes, Amount: _____ thousand VND → **Move to E4**
2. No → **Move to E6**

E4. What is the loan used for? (You may choose more than one option)

1. Agricultural production	8. Business/Service
2. Husbandry	9. Healthcare and treatment
3. Aquaculture	10. Education
4. Forestry farming	11. Production land purchase
5. Handicraft	12. Residential land purchase
6. Durable goods purchase	13. House building, repair
7. Daily spending	14. Others (specify):

E5. Who do you borrow from?

No	Loan sources	Options
1	Relatives, neighbours, friends	
2	Moneylenders	
3	People's credit fund, credit cooperatives	
4	Agriculture and Rural Development Bank	
5	Bank for Social Policies for the poor	
6	Other banks	
7	Development programs (employment program 120, etc.)	
8	Fund for Hunger eradication and Poverty alleviation.	
9	Women's Union, other mass organizations	
10	Others (specify):	

E6. Which material/spiritual support do you think of at first if needed? (Choose only three options)

Material	Spiritual
1. Parents	1. Parents
2. Brothers/Sisters	2. Brothers/Sisters
3. Children	3. Children

4. Relatives	4. Relatives
5. Neighbours	5. Neighbours
6. Friends	6. Friends
7. Local governments, mass organizations	7. Local governments, mass organizations
8. None	8. None
9. Others (specify):	9. Others (specify):

E7. At present, which support do you need from the Project or the government? *(Choose maximum 5 important demands to your family)*

No	Supports	Family demands
1	Fund for production (preferential interest rate)	
2	Fund for land use change if applicable	
3	Fund for house building, repair	
4	Employment training	
5	Agricultural extension, production training	
6	Children's education cost	
7	Medical insurance for people with chronic illness, elderly people and children over 6 years old	
8	Safe water cost (well drilling, tap water)	
9	Toilets cost	
10	Electricity grid connection cost	
11	No demand	
12	Others (specify)	

E8. If you are affected by the Project, what will you use your compensation and assistance amount for? *(Choose suitable options)*

1	Production land purchase	8	Loan payment
2	Residential land purchase	9	Daily spending
3	Building new house/Repair, upgrade house	10	Expensive furniture purchase
4	Investment in business, services, non-agricultural production	11	Health treatment

5	Agricultural, forestry, aquaculture production	12	Children's education
6	Vocational training (<i>non-agriculture</i>)	13	Distribution to children and relatives
7	Bank deposit	14	Others (specify)

G. PROJECT – RELATED ISSUES**G1. Do you know that the dam rehabilitation Project will be implemented in your area?**

1. Yes (*Name or description:*)
2. No **Move to G3**

G2. If yes, from which source do you know about it? (You may circle more than one option)

1. Village meetings
2. Commune meetings
3. Television, radio, newspapers
4. Commune's louder speakers
5. Officers of local authorities, mass organizations
6. Staff of SPMB/Project Owner
7. Consultant
8. Husband/wife
9. Relatives
10. Friends/neighbours
11. Others (specify):.....

G3. In your opinion, what are positive consequences of the Project if implemented?

1. Improved water supply for domestic uses and production
2. Enhanced production conditions, productivity of plants and animals
3. More jobs, higher income from agricultural production
4. Reduced risks to safety of local people in downstream areas
5. Reduced risks to production safety in downstream areas
6. Reduced environmental pollution
7. Improved travelling conditions among production and residential areas
8. Reduced environmental pollution
9. Developed non-agricultural activities (trade, services, tourism, etc.)
10. More jobs for local people during construction.
11. Others (specify).....

G4. In your opinion, what are negative impacts of the Project implementation?

1. Environmental pollution (soil, water, air)
2. Noise

3. Flooding/drought (*Higher flooding risk in upstream areas when reservoirs collect water and increased safety risk in downstream areas in the course of water releasing*)
4. Social evils (gambling, drugs, prostitution, etc.)
5. Infectious diseases (HIV/AIDS, sexually transmitted diseases, etc.)
6. Affected cultural, spiritual activities, social interactions
7. Interrupted water supply during dam rehabilitation
8. Decreased income due to affected production/business
9. Affected goods transportation
10. Affected local travelling
11. Increased conflicts in water use among local households
12. Loss/shortage of jobs
13. Relocation and resettlement for local people
14. Loss of production land
15. Affected cultural heritage, public works
16. Child labor
17. Others (specify):

G5. According to you, what should be done in order to minimize those negative impacts?

1. Different communication methods to raise awareness among the community, staff, workers on HIV/AIDS, STDs and social evils
2. Training programs on HIV/AIDS, STDs and social evils prevention and control for officers, workers of construction contractors should be carried out.
3. People's awareness of Project's benefits should be enhanced through communication
4. Impacts on travelling, noise, stagnancy, etc. should be minimized by the construction contractors
5. There should be monitoring agency to ensure that construction activities do not affect livelihood of local people.
6. Representatives of village heads, local people should be allowed to supervise construction activities
7. Minimize the number of affected households by the Project
8. SubProject construction should be quick and in good quality.
9. Local people should be informed of when subProject items may temporarily affect remaining land of local people
10. During construction, if any impacts on land, crops, etc. of local households arise, AHs should be timely compensated and assisted.
11. Local labors should be hired for construction activities.
12. Others (specify)_____

G6. Do you support this Project?

1. Yes
2. No Why?

3. Other comments.....

H. INFECTIOUS DISEASES, SEXUALLY TRANSMITTED DISEASES (STDs) and HIV/AIDS

H1. What is HIV?

- | | |
|---------------------------------|------------|
| 1..Harmful bacteria | 2. Mycosis |
| 3..Human immunodeficiency virus | 4. No idea |

H2. Do you think that HIV/AIDS can be cured?

1. Yes 2.No 3. Don't know

H3. Can you name some sexually transmitted diseases?

- | | | |
|---------------------|---------------------------|--------------|
| 2. Gonorrhea | 2. Syphilis | 3. Vaginitis |
| 4. Penile discharge | 5. Others (specify) _____ | |

H4. How do you know about STDs/HIV/AIDS? (Circle a suitable answers)

- | | |
|-------------------------|---------------------|
| 1..News/radio/ Internet | 2. Meetings |
| 3..TV | 4. Others (specify) |
| 5..Local medical units | |

H5. How is STDs/HIV/AIDS transmitted from implementation of the Project? (Circle a suitable answers)

1. Drug injection or share syringes with others
2. Use common bowls with HIV infected persons
3. Bit by insects or mosquitoes
4. Have sex without using condom
5. Mother-to-child transmission
6. Others (specify)_____

H6. How can STDs/HIV/AIDS be prevented? (Circle a suitable answers)

1. Be married to one person at a time
2. Be separated from HIV/AIDS infected people
3. Have sex with using condom
4. Use separate injection syringes in all cases
5. Not shaking hand with infected people
6. Not using bowl and chopsticks used by infected people
7. Others (specify)_____

H7. What is the most effective communication way to provide community health information to local people?

1. Leaflets
2. Pano/ Poster
3. News/ Radio/ Internet

4. TV
5. Meeting
6. Others (specify)_____

I. GENDER ISSUES
1. How are your family activities distributed? (Choose only one option)

Contents	Male	Female	Both
Income generating activities			
Children care and education			
Household chores (cleaning, cooking, decorating, small purchase);			
Commune meetings			
Village meetings			

1. How is the time for following activities by gender? (Choose only one option)

Production activities	More for men than women	More for women than men	Similar
Farming (rice, crops)			
Husbandry			
Planting/ caring/ protecting forests			
Exploiting forestry products			
Aquaculture			
Being workers/doing hired jobs			
Doing business			
Working far away			
Income generating activities			
Family activities	More for men than women	More for women than men	Similar
Children caring/education			
House cleaning			
Cooking/Houseworks			
Community activities.	More for men than women	More for women than men	Similar
Participating in community meetings			
Participating in training in production			

Participating in socio-politic activities			
Decision making	More for men than women	More for women than men	Similar
Significant spending in the family			
Giving birth/number or gender of children			
Children education, employment			
Investment, production activities			

I3. Could you tell us which of the following types of gender violence are common in your living area?, who often is the subject of the violence?

Gender violence	Men are more than Women	Women are more than men	
Sexual violence (rape, sexual assault, sexual harassment)			
Family violence (physical, mental, sexual, economic)			
Economic			
Human trafficking			
Forced marriage or child marriage			
Others, please specific:			

I4. In your opinion, what are the impacts of sanitation issues on women and women's health??

1. Signification impact.
2. Moderate impacts .
3. Insignification impacts.
4. No impacts.

I5. How the Project can contribute to improve the situation?

1. Construction of sanitary infrastructure.
2. Communication and awareness raising.
3. Others, please specific:.....

Thank you for your cooperation!

Annex 7. Form for inventory of loss assets (IOL)

<u>Code households:</u>

Influenced by the work: _____

Location: _____

I. General information about the household

1. Demographics in the household

STT	Full name	Year of Birth	Job	Relationship with the head of household
1.				Head of household
2.				
3.				
4.				
5.				
6.				
7.				
8.				

2. Other information:

- The main living source of the household is from: _____
- Subjects family:
 - Family policy
 - Poor people according to the criteria of the Ministry of Labor, Invalids and Social Affairs (with a poor household certificate)
 - Female head of household (no husband, widow or husband who loses working capacity) has dependents
 - Disabled (incapable of working), helpless elderly
 - People without land
 - Ethnic minority groups living separately
- Number of houses available in the commune (ward, town): ____ houses
- Total number of labour in the household: _____ people, of which:
 - Number of labour directly engaged in agricultural production: _____ people

Number of non-agricultural labour: _____ people

II. Land

Affected land: Types of land affected by the Project?

Type of land	Total area (m ²)	Permanently affected Land ⁹		Origin of land	Time of use	Current state of land	Legal status of land ¹⁰
		Area (m ²)	Rate of land loss (%)				
	1	2	3 (=2:1)	4	5	6	7
1. Residential land							
2. Agricultural land							
3. Garden land							
4. Public land							

Affected structures : Types of main structures affected by the Project ?

No.	Type of main structure	Total area (m ²)	Affected area (m ²)	Classification of structure	Number of stories	The structure rented by affected household?	
						Yes	Monthly rent (VND)
	1	2	3	4	5	6	7
1.							
2.							
3.							
4.							
Code of main	1- house	4- Place of manufacture / storehouse		Code of Classification	1- Temporary	4- Type 2	

⁹ Refer to the data in the List of Affected Households and affected properties kept by the Investigator. This list was established by the coordination of technical consultant, commune cadastral officer and resettlement specialist after defining the land acquisition boundary according to the basic design.

¹⁰ Dispute / no dispute; The certificate of land use or are eligible to be certified land use; No valid papers/illegal

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structure:	2- House/shop	5- Community home		2- Type 4	5- Type 1
	3- Shop	6- Orther		3- Type 3	

Other structures: Types of other structures affected by the Project ?

No.	Type of other structure	The affected part			Code of type of other structure		
		m ²	m	No.	1- Concrete patio	5- The grave soil under 3 years	9- Fences (crops)
	1	2	3	4	2- Kios business	6- The grave ground over 3 years	10- Brick fence
1.					3- Concrete well	7- A small concrete	11 Roof
2.					4- Soil well	8- A small concrete	12-Other
3.							
4.							
5.							

Resettlement

1.	After being requisitioned, is your home still available?	1. Yes	2. No
2.	If not, do you still have enough land to rebuild your house?	1. Yes	2. No
3.	Do you have residential land / house in the Project ward / commune?	1. Yes	2. No
4.	Which form of resettlement do you choose?	1. Receive Project resettlement land / house; 2. Receive money, find a new place to live by yourself	

Annual plants/crops

List all the types of affected crops

No.	Type of Annual plants/crops	Affected area (m ²)
	1	2
1.	Rice	
2.	Vegetables	
3.	Flower	

No.	Type of Annual plants/crops	Affected area (m ²)
	1	2
4.	Others	

Perennial plants/Tree

List all the types of affected perennial plants/trees, such as: fruit trees (jackfruit...) and ornamental, timber trees (Acacia...)

No.	Group of plants	Number Affected	
		tree	m ²
1.	Group 1		
2.	Group 2		
3.	Group 3		
4.	Group 4		
5.	Group 5		
6.	Group 6		
7.	Group 7		
8.	Group 8		
9.	Group 9		
10.	Group 10		

Code of Plants

Orange, Tangerine	Group 6 – Pine,
Group 2 – Lemom	Casuarina
Group 3 – Banana, papaya	Group 7 – Cajuput
Group 4 – Fig	Group 8 – Glue
Group 5 – Jack, Diospyros,	Group 9 – Bamboo
	Group 10 – Other

Affecting business and other income

For households whose place of business and trading is affected:

RESETTLEMENT PLAN (RP)

	Types of business	Business registration status				Number of people working		Income per month (net of tax) (VND)
		Registered		No registration but paying taxes		Full time	Part time	
	1	2		3		4	5	6
1.		1. Yes	2. No	1. Yes	2. No			
2.		1. Yes	2. No	1. Yes	2. No			

Code Types of business: 1- Small shops, small kiosk processing ...)

2- Retail stores

5- Café

3- Service (haircuts, internet...)

6- Other

(specify).....

Residential land prices. Do you know the selling / buying price of residential land around your family's acquired land?

1. Yes. Specify: _____ VND/1 m²

2. No.

Agricultural land prices. Do you know the prices of selling / buying agricultural land locally?

1. Yes. Specify: _____ VND/1 m²

2. No.

Date DD/MM/YYYY

Investigator

(Sign and write full name)

Respondent

(Sign and write full name)

Annex 8. Some field trip photos

Intro

Trang tin tức chính xác, nhanh chóng, thường xuyên về những sự kiện chính trị, văn hóa, xã hội... của xã Trường Xuân, tỉnh Lâm Đồng

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Tin tức Trường Xuân

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Xã Trường Xuân tổ chức Hội nghị tham vấn cộng đồng về Dự án đường dây 500kV Krông Buk – Tây Ninh 1... See more



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Intro

Trang thông tin chính thức của Trung tâm cung ứng dịch vụ sự nghiệp công xã Ea Kiết. Trang thông tin và truyền thông

Địa chỉ UBND xã Ea Kiết
Liên hệ: 0948251887

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Trung tâm Cung ứng dịch vụ sự nghiệp công xã Ea Kiết

Id ·

Dự án đường dây 500kV Krông Buk – Tây Ninh 1 đi qua Ea Kiết: Đồng hành cùng người dân để phát triển hạ tầng điện quốc gia bền vững. Sáng ngày 04/8/2026, Ban Quản lý dự án... See more



45

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Wương Hoàng Tiến

Chúc mừng

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Trung tâm Cung ứng dịch vụ sự nghiệp công xã Ea Kiết is f...

Id ·



