

# Updates on the preparation of Draft Resettlement Action Plan under the Project to Determine the Security Zone and Safety Zone of Phnom Penh International Airport

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# Revision on action plan of the independent agency

Detailed work schedule for the preparation and implementation of the resettlement action plan for the Security Zone and Safety Zone around Phnom Penh International Airport

No.	Activities	Who	2013	2014												2015		
			12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3
<b>A</b>	<b>Resettlement Action plan</b>																	
1	Public meeting on demarcation of the affected areas and census	LC		x														
2	Demarcation process and census	LC			x													
3	Census and Socio-economic survey	GG				x												
4	Inventory of the affected assets and Replacement Cost Study	GG				X												
5	Focus Group Discussions (FGDs)					x												
6	Data analysis and creation of data of the affected households	GG					x											
7	Public discussion on land price and compensation rate for non-land assets							x										
8	Prepare draft resettlement action plan (Draft RAP)	GG							x									
9	Present draft RAP to the community	LC								x								
10	Review and adopt the RAP	LC and IFC									x	x	x					
<b>B</b>	<b>Adoption of the RAP</b>																	
1	Confirm and recognize the affected assets and households data	LC											x					
2	Contract signing	LC												x	x			
3	Preparation and adoption of the compensation budget	LC														x	x	
4	Compensation payment	LC																x
5	Relocation	HH																

Seen and Agreed

Phnom Penh, .....(day).....(month) 2013

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Chairman of the Inter-ministerial Resettlement Committee

# Preliminary results from the socio-economic census



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## Summary Report on the Results of the census and Socio-economic survey

Zones/Villages		Vacant land		Land with houses/buildings		Total plot studied		Plots not yet studied		Total No. of plot	No. of households
		No. of plot	Land size (m2)	No. of plot	Land size (m2)	No. of plot	Land size (m2)	Unable to contact	Refused		
Safety Zone	Prey Chisak	23	7,916.00	155	45,344.79	178	53,260.79	1	0	179	183
Security Zone (5 meters)	Prey Chisak	11	762.76	32	1,953.34	43	2,716.10	3	0	46	46
	Thmar Kol	96	5,313.22	119	4,087.52	215	9,400.74	10	0	225	223
	Kork Chambak	4	3,027.28	4	529.62	8	3,556.90	0	1	9	9
	Trapaing Lvea	1	134.86	57	2,873.04	58	3,007.90	5	0	63	67
	Ta Nguon	2	215	0	0	2	215	1	0	3	3
<b>Total</b>		<b>137</b>	<b>17,369.12</b>	<b>367</b>	<b>54,788.31</b>	<b>504</b>	<b>72,157.43</b>	<b>20</b>	<b>1</b>	<b>525</b>	<b>531</b>

\*Note: The above figure has not yet included community road and is subject to change if the remaining land owners turn up.

## Socio-economic survey

Village	No. of owners currently residing	No. of tenants currently living	Tenants living elsewhere	Owners living elsewhere	Owners of vacant land	Total	Percentage compared to No. of plot
Prey Chisak	163	24	2	19	8	216	96%
Thmar kol	94	0	0	13	16	123	55%
Kork Chambak	3	0	0	1	3	7	78%
Trapaing Lvea	19	11	1	4	1	36	54%
Ta Nguon	0	0	0	0	0	0	0%
<b>Total</b>	<b>279</b>	<b>35</b>	<b>3</b>	<b>37</b>	<b>28</b>	<b>382</b>	<b>72%</b>

# Compensation calculation method for non-land asset and land price study

## 1. Preparation method for the list of the affected households

- ◆ Mapping of the affected areas [file://localhost/Users/temsareivouth/Documents/2015 Projects/3-PP Airport/Meeting records/Meeting NGOs/Stackholder Meeting/PC1.pdf](file://localhost/Users/temsareivouth/Documents/2015%20Projects/3-PP%20Airport/Meeting%20records/Meeting%20NGOs/Stackholder%20Meeting/PC1.pdf)
- ◆ List of data, census, affected assets, household socio-economic situation [file://localhost/Users/temsareivouth/Documents/2014 Projects/3-PP Airport/Report/Data and Table/Project Airport Census 2014\\_V2\\_13.10.2014-484Q Cleaning .xlsx](file://localhost/Users/temsareivouth/Documents/2014%20Projects/3-PP%20Airport/Report/Data%20and%20Table/Project%20Airport%20Census%202014_V2_13.10.2014-484Q%20Cleaning.xlsx)
- ◆ Compensation price study for the affected assets (BOQ) [file://localhost/Users/temsareivouth/Documents/2014 Projects/3-PP Airport/Report/From B.Phy/Airport Project All-13-02-2015-Phnom phen-1/Airport Project All-13-02-2015-Phnom phen/Airport-Exell-13.02.2015.-/001-100.xlsx](file://localhost/Users/temsareivouth/Documents/2014%20Projects/3-PP%20Airport/Report/From%20B.Phy/Airport%20Project%20All-13-02-2015-Phnom%20phen-1/Airport%20Project%20All-13-02-2015-Phnom%20phen/Airport-Exell-13.02.2015.-/001-100.xlsx)
- ◆ Include compensation price into the list of data of each household [file://localhost/Users/temsareivouth/Documents/2015 Projects/3-PP Airport/Meeting records/Meeting NGOs/Stackholder Meeting/002-Airpot Project-002.pdf](file://localhost/Users/temsareivouth/Documents/2015%20Projects/3-PP%20Airport/Meeting%20records/Meeting%20NGOs/Stackholder%20Meeting/002-Airpot%20Project-002.pdf)

# Compensation calculation method for non-land asset and land price study

## 2. Non-land asset price calculation method

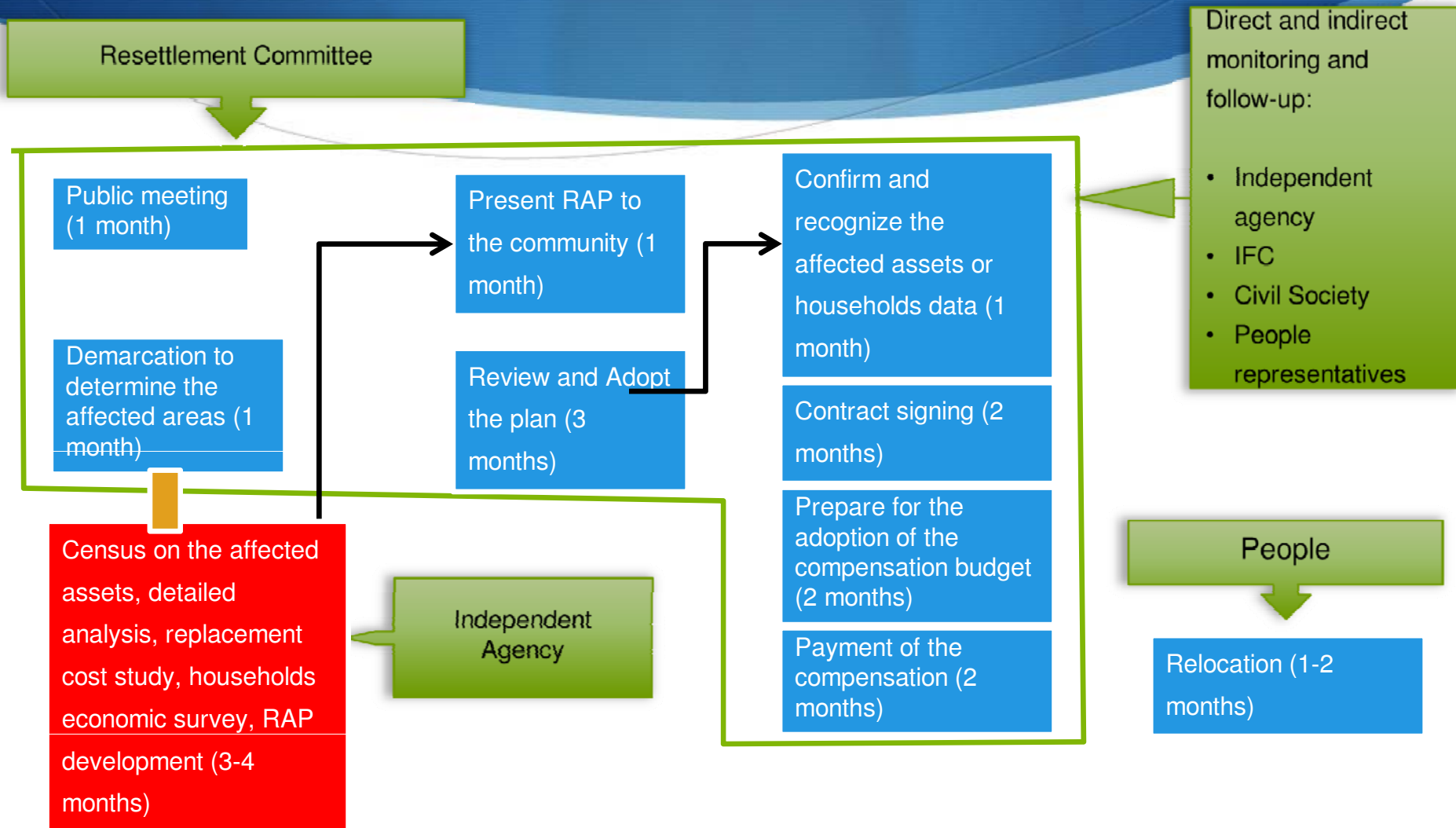
- ◆ Interview wholesalers and retailers adjacent to each affected area
- ◆ Interview construction workers working nearby
- ◆ Interview to find out the labor cost for each type of construction
- ◆ For fruit tree, interview to find out the recent price according to each type of fruit
- ◆ Utilize calculation formula which synthesizes the prices from all sources.

# Compensation calculation method for non-land asset and land price study

## 3. Land asset price calculation method

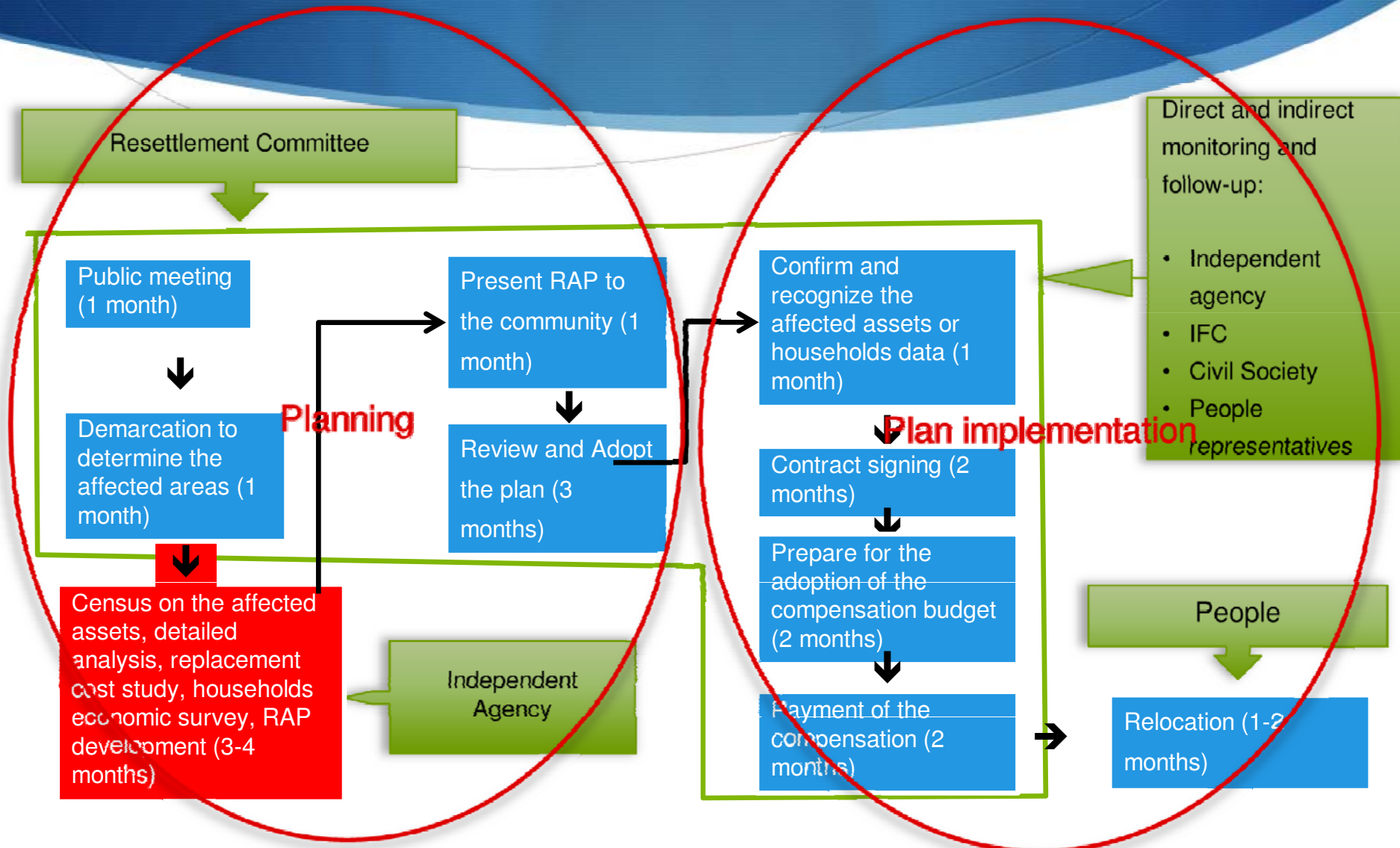
- ◆ Price of land sold/purchased in the neighboring areas and within the affected areas (free market price)
- ◆ Price of land obtained from the tax regime determined by the government for each area
- ◆ Price proposed by the affected people from each area

# Next Steps for Relevant Parties

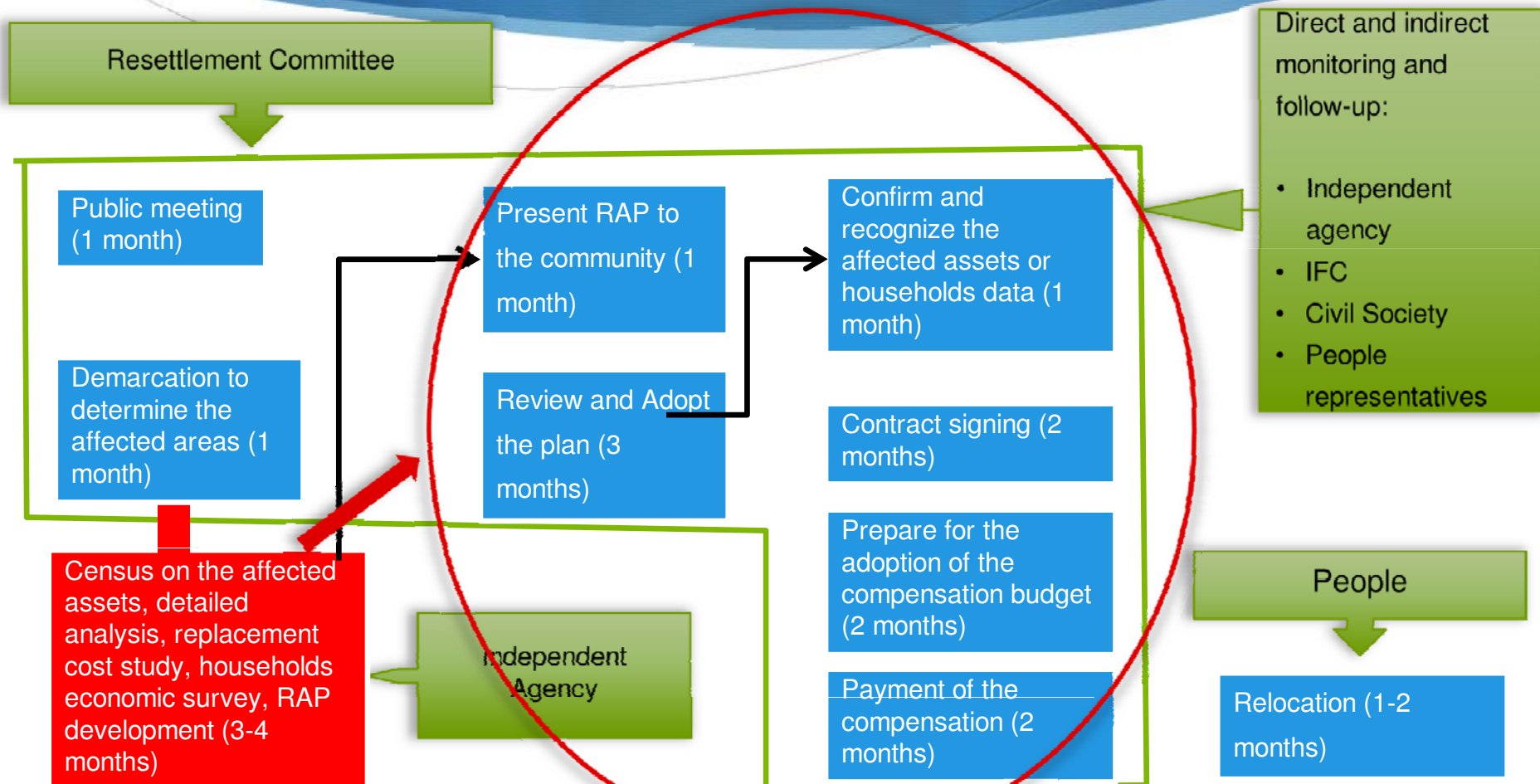




# Next Steps for Relevant Parties



# Next Steps to be Attentive



# Discussion Questions for the Opinions of the Affected People Representatives

- ◆ According to the census data, almost all people want compensation in cash (94% prefers cash, 5% relocation as a group and 1% relocation site to be arranged by the government)
  - ◆ For those who wish to be relocated as a group, which relocation site do you prefer?
- ◆ The land price proposed by more than 70% of the people is unreasonably high compared to the current market price.
  - ◆ What would be the strategies to make the result of the land price study acceptable by all parties, especially by the affected people?
  - ◆ According to IFC definition of replacement cost (Source: Hand Book For Preparing A Resettlement Action Plan)
    - **land in urban areas**—the market value of land of equal size and use, with similar or improved public infrastructure facilities and services preferably located in the vicinity of the affected land, plus the cost of any registration and transfer taxes;