

ASSESSMENT OF COMPENSATION, SUPPORT, AND RESETTLEMENT FOR THE COASTAL ROAD PROJECT SECTION PASSING THROUGH QUYNH ANH COMMUNE, NGHE AN PROVINCE

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ABSTRACT

Compensation, support, and site clearance significantly affect both project implementation schedules and the livelihoods of land users whose land is acquired. This study aimed to evaluate the outcomes of compensation, support, and site clearance for the section from Km 7 to Km 76 of the Nghi Son (Thanh Hoa) - Cua Lo (Nghe An) Coastal Road Project passing through Quynh Anh Commune, Nghe An Province; assess its impacts on affected households; and propose contextually appropriate solutions. The study employed secondary data and primary data collected through surveys of 87 affected households and 13 officials involved in compensation and site clearance, combined with statistical, analytical, and synthesis methods. The results showed that the project acquired 149,533.5 square metres of land from 655 households, of which agricultural land accounted for 99.28%. The total compensation and support expenditure exceeded 34.56 billion Vietnamese dong. All eligible households received compensation and support payments and handed over the required land within the scheduled timeframe. Public communication, disclosure of compensation plans, and policy implementation received broad support from local residents. However, following land acquisition, 79.3% of the surveyed households experienced a decline in income, while occupational transition and livelihood stabilization remained challenging. The study recommends improving compensation and support policies, strengthening livelihood and employment assistance, enhancing public communication, and increasing the effectiveness of addressing issues arising during site clearance.

Keyword: *Compensation; Resettlement; Livelihood stabilization; Quynh Anh Commune; Nghe An Province.*

1. INTRODUCTION

Land acquisition for infrastructure development is a common process in the context of urbanization and economic development, particularly in developing countries. Despite its benefits in terms of enhanced connectivity and economic growth, land acquisition can lead to changes in the employment, income, and livelihoods of affected households. Evidence from China indicates that the livelihood recovery of households following land acquisition depends significantly on their capacity to maintain and rebuild livelihood assets [1]. In Ethiopia, land acquisition has also been reported to affect household income, employment, and productive activities, with compensation levels, transparency, participation, and post-acquisition support identified as key concerns [2]. Therefore, the effectiveness of land acquisition

should be assessed not only in terms of compensation value but also with regard to the implementation process and the ability of affected people to stabilize their livelihoods.

In Vietnam, land acquisition for infrastructure development and urbanization has raised a range of issues related to compensation, support, and livelihood stabilization. Research on land acquisition for hydropower development has shown that limitations in the implementation of compensation and resettlement policies may affect the livelihood recovery of people whose land is acquired [3]. In the peri-urban areas of Hue City, livelihood reconstruction following land loss varies across households and is associated with employment opportunities, social networks, and the circumstances of different household groups [4], while post-acquisition income is also

2. METHODS

2.1. Secondary data collection method

Secondary documents and data concerning socioeconomic conditions, the rural economy, the economic performance of production sectors, and the livelihoods of agricultural households within the study area were collected. Data sources included the statistical records of Quynh Anh Commune, the Economic Division of Quynh Anh Commune, the Quynh Luu Area Construction Investment Project Management Board, the Nghe An Provincial Department of Transport, and other relevant agencies and organizations. The data were collected in 2025.

2.2. Primary data collection method

Primary data were collected through surveys and interviews focusing on compensation unit rates, support and resettlement policies, vocational training, and employment assistance. The study surveyed 13 officials, comprising four commune- and village-level officials, four members of the council responsible for appraising compensation, support, and resettlement plans, and five officials directly involved in implementing compensation, support, and resettlement activities.

Survey of affected households: The number of households to be surveyed was determined using Yamane's sample-size formula for a known population:

$$n = \frac{N}{1 + Ne^2}$$

(Yamane, 1976)

where: $-(n)$ is the required sample size;

$-(N)$ is the population size, namely the total number of affected households; and

$-(e)$ is the permissible sampling error, set at 10% (equivalent to 0.1).

The Coastal Road Project section passing through Quynh Anh Commune, Nghe An Province, involved land acquisition from 655 households and individuals. Accordingly, the required sample size was calculated as follows: $n = 86,75$ (rounded to 87 households)

The calculated sample size was rounded to 87 households. Consequently, questionnaires were

influenced by household characteristics and livelihood strategies [5]. Studies conducted in Da Nang [6], as well as comparative research involving Hanoi, Da Nang, and Vinh [7], further demonstrate that policy implementation and post-acquisition livelihood outcomes may vary according to local conditions.

Although previous studies have provided substantial evidence on compensation and post-acquisition livelihoods, most have focused on urbanization, hydropower development, or impacts on household livelihoods. Further empirical evidence at the local level is still needed to simultaneously assess compensation and support outcomes, the perspectives of affected land users, and the views of officials directly involved in implementation in the context of coastal transport infrastructure projects. The Coastal Road Project section passing through Quynh Anh Commune, Nghe An Province, acquired 149,533.5 m² of land from 655 households, with total compensation and support payments of approximately VND 34.56 billion. Examining this case therefore contributes empirical evidence on implementation outcomes and the issues arising in the process of compensation, support, and land clearance.

Accordingly, this study aims to evaluate the compensation, support, and resettlement activities of the Coastal Road Project section passing through Quynh Anh Commune, Nghe An Province; analyze the perspectives of affected residents and implementing officials; identify the main advantages and difficulties; and propose solutions to improve implementation effectiveness.

Specifically, the study addresses three research questions:

(1) What outcomes have been achieved in the implementation of compensation, support, and resettlement for the project?

(2) How do affected land users and implementing officials assess the project's compensation and support activities?

(3) What are the main **difficulties** encountered during implementation, and what solutions could contribute to improving the effectiveness of compensation, support, and land clearance at the local level?

administered to 87 randomly selected households in Quynh Anh Commune. All relevant information concerning the survey and interviews was fully and transparently communicated to the participants, whose participation was entirely voluntary.

2.3. Statistical analysis, synthesis, and data processing

The collected data were checked, compiled, statistically summarized, and processed using Microsoft Excel. Analytical, comparative, and synthesis methods were employed to evaluate the results and identify the advantages, constraints, and factors affecting compensation, support, and site clearance activities.

3. RESEARCH RESULTS AND DISCUSSION

3.1. Natural and Socioeconomic Conditions and Current Land-Use Status of Quynh Anh Commune

Following the administrative merger, Quynh Anh Commune possesses considerable development potential due to its coastal location, relatively favorable topography, steady economic growth, and social stability. By effectively utilizing its marine resources, transport infrastructure, and regional connectivity, the commune could become a dynamic growth area in northern Nghe An Province. Nevertheless, the newly merged commune continues to face challenges, including administrative complexities, uneven infrastructure development, dependence on small-scale agricultural production, and vulnerability to market fluctuations and weather conditions. Industrial, commercial, and service activities remain underdeveloped relative to local potential, while competitive key economic sectors capable of attracting investment have yet to emerge. Therefore, the commune should pursue a development strategy centered on river-based and marine-oriented development, trade and services, and the green economy. Priorities should include developing coastal tourism associated with local cultural values, applying advanced technology in agriculture, improving infrastructure, and establishing commercial and service centers. These measures will facilitate economic restructuring, generate employment, improve local living standards, and support the commune in achieving advanced new-style rural standards by 2028.

In 2025, Quynh Anh Commune had a total natural area of 3,981.11 hectares, comprising three main land-use categories. Agricultural land covered 2,816.27 hectares, accounting for 70.74% of the total area, and consisted primarily of paddy land, other annual cropland, aquaculture land, salt-production land, and forest land. Non-agricultural land covered 1,102.50 hectares, representing 27.69%, with land designated for public purposes, rural residential land, and specialized water-surface land constituting the largest proportions. Unused land covered only 62.34 hectares, equivalent to 1.57%. Overall, the commune's land-use structure was predominantly oriented toward agricultural production, while the proportion of unused land was relatively small.

3.2. Assessment of Compensation, Support, and Resettlement for the Coastal Road Project Section Passing through Quynh Anh Commune, Nghe An Province

3.2.1. General overview of the project

Project title: The Nghi Son (Thanh Hoa)–Cua Lo (Nghe An) Coastal Road Project, Section from Km 7 to Km 76, passing through Quynh Anh Commune, Nghe An Province (hereinafter referred to as the Coastal Road Project through Quynh Anh Commune, Nghe An Province).

Project owner: Nghe An Provincial Department of Transport.

Construction locations: Hoang Mai Town, Quynh Luu District, Dien Chau District, Nghi Loc District, and Cua Lo Town, Nghe An Province.

Land-use area: Approximately 151.8 hectares.

Total project investment: VND 4,651,000,000,000 (four trillion six hundred and fifty-one billion Vietnamese dong).

Implementation period: Six years from the construction commencement date, pursuant to Decision No. 796/QĐ-SGTVT dated 6 December 2021. Construction commenced in February 2022.

Compensation and support activities: Completed before July 2024.

The project passes through the former Quynh Luu District, including the former Minh Luong and Quynh Bang communes. Following the administrative merger effective from 1 July 2025, these communes became part of Quynh Anh

Commune. Therefore, this study focuses exclusively on the section of the Coastal Road Project passing through Quynh Anh Commune, Nghe An Province.

The Coastal Road Project section passing through Quynh Anh Commune, Nghe An Province, acquired 149,533.5 m² of land from 655 households. The acquired land comprised eight land-use categories: paddy land, other annual cropland, perennial cropland, aquaculture land, other agricultural land, salt-production land, rural residential land, and non-agricultural production and business land. The entire acquired area of 149,533.5 m² was eligible for compensation, representing 100% of the total. The total compensation and support expenditure amounted to VND 34,564,726,500.

3.2.2. Compensation, support and resettlement results of the study project

3.2.2.1. Subjects and eligibility conditions for compensation under the project

Table 1. Summary of subjects and eligibility conditions for compensation under the project

No.	Criteria	Quynh Anh Commune
1	Eligible for land compensation and support	655 households
2	Ineligible for land compensation and support	0 households
3	Eligible for support for assets attached to the acquired land	189 households
4	Eligible for resettlement support	0 households

(Source: Quynh Luu regional construction investment project management board [8])

The results presented in table 1 show that a total of 655 households in Quynh Anh Commune had their land acquired. Of these, 100% of the households were eligible for compensation and support, while 189 households were eligible for support for assets attached to the land following land acquisition. As the assets on the acquired land consisted of rice crops, various types of vegetables and other crops, and perennial tree plantations, with no residential houses located on

the land, no resettlement area was required to be arranged.

3.2.2.2. Land Acquisition Results

Bảng 2. Summary of the area and types of land acquired for the project

No.	Land type	Quynh Anh Commune	
		Area (m ²)	Percentage (%)
1	Agricultural land	148,450.2	99.3%
2	Non-agricultural land	1,083.3	0.7%
Total		149,533.5	100%

(Source: Quynh Luu regional construction investment project management board)

Based on the results presented in table 2, the areas of different types of land acquired for the implementation of the project are as follows: The total area of land acquired was 149,533.5 m², comprising two types of land. Agricultural land accounted for 148,450.2 m², representing 99.3% of the total acquired land area. Agricultural land constituted a very high proportion of the acquired land, consisting mainly of land for rice cultivation, annual crops (other crops), salt production, forestry, and perennial crops. Non-agricultural land accounted for 1,083.3 m², representing 0.7% of the total acquired land area. The acquired non-agricultural land accounted for only a small proportion and consisted mainly of land used for non-agricultural production and business purposes, together with a small area of rural residential land without assets attached to the land. Therefore, no resettlement area was required to be arranged.

3.2.2.3. Land acquisition results

Within the scope of the project, there were no cases involving the acquisition of residential land or residents' houses; therefore, the housing needs of the households whose land was acquired were not affected. This contributed to reducing the pressure on resettlement arrangements and facilitated the site clearance process.

3.2.2.4. Compensation and support results for losses of land and assets attached to land

Table 3. Summary of compensation, support and resettlement expenditures

No.	Compensation and support category	Quynh Anh Commune	
		Amount (VND)	Percentage (%)
1	Compensation for land	11,693,990,000	33.83
2	Compensation and support for trees and crops	890,701,000	2.58
3	Compensation and support for assets and structures	1,486,513,500	4.3
4	Support for vocational training and occupational transition	16,329,522,000	47.24
5	Support for livelihood stabilization	4,126,500,000	11.94
6	Support for relocation of assets	0	0
7	Support for relocation of graves	37,500,000	0.11
8	Incentives for timely site handover	0	0
Total		34,564,726,500	100

(Source: Quynh Luu regional construction investment project management board)

The total expenditure on compensation, support and resettlement for the project was VND 34,564,726,500. Of this amount, support for vocational training and occupational transition accounted for the largest proportion, at 47.24%, followed by compensation for land at 33.83%, support for livelihood stabilization at 11.94%, compensation and support for assets and

structures at 4.30%, compensation and support for trees and crops at 2.58%, and support for grave relocation at 0.11%.

The relatively high proportion of expenditure on vocational training and occupational transition contributed to helping affected households change occupations, secure employment, and stabilize their income and livelihoods following land acquisition. Compensation and support for trees and crops accounted for a relatively small proportion because the agricultural land acquired was mainly used for vegetable and other crop cultivation, with a compensation rate of VND 6,000/m². Overall, compensation and support for households affected by land acquisition were fully implemented in accordance with applicable regulations.

3.2.3. Assessment of the progress of compensation, support and resettlement for the project

As of July 2024, 655 households in Quynh Anh Commune were eligible for land compensation, and all 655 households handed over their land within the prescribed timeframe, with no cases of delayed handover affecting the project schedule. This result was attributed to the commune's effective dissemination of relevant policies and direct dialogue with affected households to address issues related to land records, compensation rates, eligible land areas, compensation for assets attached to the land, and funding for vocational training and occupational transition following land handover. As a result, affected households agreed to receive compensation for land and assets attached to the land, support for grave relocation and livelihood stabilization, as well as vocational training and occupational transition support, and subsequently handed over the land for project implementation. Quynh Anh Commune therefore completed the compensation and site clearance process within the prescribed timeframe.

3.3. Assessment of compensation, support and resettlement based on surveys of affected households and project officials

3.3.1. Summary of residents' opinions on compensation, support and resettlement

Table 4. Residents' opinions on compensation and support rates

Indicat or group	Indicator	Result
Assess ment of compe nsation	Number of surveyed households	87 households
	Land compensation price equivalent to market price	100%
	Compensation for assets and crops equivalent to actual value	67.8%
	Compensation for assets and crops lower than actual value	32.2%
	Preference for monetary compensation	91.9%
	Preference for land-based compensation	8.1%
	Compensation assessed as being implemented in accordance with regulations	100%
Extent of land acquisi tion	Households with all agricultural land acquired	11 households (12.6%)
	Households with more than 70% of agricultural land acquired	56 households (64.4%)
	Average area of agricultural land acquired	167.8 m ² /household
	Average compensation and support received	VND 39.24 million/household
Impact on income	Average annual household income before land acquisition	VND 74.4 million
	Average annual household income after land acquisition	VND 55.2 million

	Households with increased income after land acquisition	20.7%
	Households with decreased income after land acquisition	79.3%
Impact on employ ment	Agricultural employment before/after land acquisition	88.89% / 77.78%
	Non-agricultural employment before/after land acquisition	6.67% / 11.11%
	Unemployment before/after land acquisition	4.44% / 11.11%

The survey results indicate a high level of satisfaction with the compensation process. All surveyed households (100%) considered land compensation prices equivalent to market prices and reported that compensation was implemented in accordance with regulations, while 91.9% preferred monetary compensation. However, 32.2% considered compensation for assets and crops lower than their actual value. Land acquisition had a considerable impact on household livelihoods, as a large proportion of the surveyed households lost more than 70% or all of their agricultural land. Average annual household income decreased from VND 74.4 million to VND 55.2 million, with 79.3% of households reporting lower income after land acquisition. Meanwhile, the proportion of agricultural employment decreased from 88.89% to 77.78%, while unemployment increased from 4.44% to 11.11%. These findings highlight the need to strengthen vocational training, employment transition, and livelihood restoration support for land-acquired households.

3.3.2. Summary of officials' opinions on compensation, support, and resettlement

Table 5. Summary of officials' opinions on compensation, support, and factors affecting project progress

Category	Indicator	Responses (n=13)	Percentage (%)
Assessment of compensation and support	Land compensation rates were satisfactory	10	76.92
	Land compensation rates were unsatisfactory	3	23.08
	Compensation for assets attached to land was satisfactory	12	92.31
	Compensation for assets attached to land was unsatisfactory	1	7.69
	Support policies were satisfactory	13	100
Factors affecting project progress	Insufficient funding	5	38.50
	Difficulties in determining land origin	2	15.38
	Participation/coordination of local authorities	1	7.69
	Inconsistencies in regulatory documents	1	7.69
	Other factors	1	7.69

Assessment table 5: The survey results from 13 officials showed generally positive assessments of compensation and support. Specifically, 76.92% considered land compensation rates satisfactory, 92.31% considered compensation for assets attached to land satisfactory, and 100% considered support policies satisfactory. Regarding factors affecting project progress, insufficient funding accounted for the highest proportion (38.50%), followed by

difficulties related to land origin (15.38%). The coordination of local authorities, consistency of regulatory documents, and other factors each accounted for 7.69%. Overall, the identified difficulties were addressed during project implementation, contributing to the timely completion of site clearance.

3.4. Assessment of advantages, difficulties, and proposed solutions

Advantages: Compensation, support, and resettlement activities received close direction from local authorities, effective coordination among relevant agencies, and general support from affected households. Policies were publicly disclosed and adequately disseminated, contributing to the timely implementation of site clearance.

Difficulties: Fluctuations in land prices, asset values, and construction material costs resulted in compensation rates and occupational transition support that did not always reflect actual conditions. Incomplete cadastral records, complex land origins, and limitations in policy dissemination, staff capacity, inter-agency coordination, and administrative procedures also created difficulties in site clearance.

Proposed solutions: Compensation rates should be adjusted to better reflect market prices; policies on livelihood support, vocational training, employment, and access to credit should be improved. In addition, policy dissemination and dialogue with affected households should be strengthened, staff capacity and inter-agency coordination enhanced, and disputes and complaints promptly addressed to safeguard the legitimate rights and interests of affected households.

4. CONCLUSION AND DISCUSSION

The findings confirm that effective coordination among government agencies, project implementing units, and local authorities is essential to ensuring timely site clearance and gaining public consensus. The disclosure of compensation plans, proper policy implementation, and prompt resolution of emerging issues contributed to minimizing complaints. However, the completion of compensation payments does not necessarily indicate the sustainable restoration of affected households' livelihoods. Continuing challenges

related to employment, occupational transition, and income indicate the need to shift from short-term financial assistance toward livelihood restoration measures tailored to the circumstances and capacities of different household groups.

The findings may provide a practical basis for local authorities to improve compensation, support, and site clearance procedures for similar projects, while developing appropriate vocational training, employment placement, and post-acquisition production and business support programmes. Future research should expand the survey scope, monitor long-term livelihood changes, and assess the effectiveness of specific support policies for different groups of affected households.

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