

REPUBLIC OF VIETNAM  
Secretariat of State  
for Land Property and  
Agrarian Reform

Saigon, November 24, 1955

No. 1360-DTCC/55/VF

SUBJECT: Program for the Cultivation of  
a 77,000 ha. Area of Land

Perimeter: Bassac-Canal Long-Xuyen Rach  
Gia (Nui Sap) - Canal Song Cai  
Be to Thot Not - Road Rach-Gia-  
Giong Rieng including a zone of  
a total superficies of 150,000 ha.

The surveys executed by the Ministry for Agrarian Reform show the available  
land areas as follows:

For RACH-GIA Province

|                              |                  |
|------------------------------|------------------|
| - Village of Phi-Thong.....: | 4,000 Ha         |
| - - Mong-Tho.....:           | 8,000 Ha         |
| - - Tan-Hiep.....:           | 5,000 Ha         |
| - - Tan-Hoi.....:            | 4,000 Ha         |
| - - Thanh-Dong.....:         | 5,000 Ha         |
| - - Thanh-Dong.....:         | 5,000 Ha         |
| - - Giuc-Tuong.....:         | 3,000 Ha         |
| - - Thanh-Huong.....:        | 8,000 Ha         |
| - - Thanh-Loi.....:          | 8,000 Ha         |
| - - Thanh-Hoa.....:          | 15,000 Ha        |
|                              | <u>60,000 Ha</u> |

For LONG-XUYEN: Province

|                             |                  |
|-----------------------------|------------------|
| Village of Thanh-Cuoi.....: | 10,000 Ha        |
| - - Thanh-Phu.....:         | 4,000 Ha         |
| - - Dinh-My.....:           | 3,000 Ha         |
| - - Vinh Chanh (            |                  |
|                             | <u>17,000 Ha</u> |
| TOTAL :                     | <u>77,000 Ha</u> |

When the Agrarian Reform Services (especially cadastral and Topography Surveys) will be on hand for the execution of this project, we believe it possible to obtain an additional superficies of approximately 10 to 15,000 Ha.

Formerly these first class lands were cultivated. They were simply wasted on account of insecurity and mostly for lack of means of exploitation.

SOCIAL AIM - to achieve permanent settlement of refugees who will become farmers under the provisions of Ordinance 29-a, dated April 25, 1955.

ECONOMIC AIM - Each farmer will benefit from the attribution of a farm lease contract for 3 Ha; plot of land. The income will be sufficient to support a family of 5 persons without taking into account the income resulting from market gardening and fishing (food products).

At the rate of 80 "gia" of paddy per hectare (relatively low figure), the anticipated production will be of:

$$\begin{aligned} 80 \text{ gia/Ha.} \times 77,000 &= 6,160,000 \text{ gia} \\ &\text{or} \\ 6,160,000 \times 20 \text{ Kgs.} &= 123,200 \text{ tons} \end{aligned}$$

At the average price in 1955 for rice, VN\$50 per gia, the production will represent an amount of:

$$6,160,000 \times 50 = \text{VN\$}308,000,000$$

not counting the income from various foods (vivrier) which are very important.

It is deemed advisable to draw the attention on the provisions of Ordinance No. 7, of February 5, 1955, exempting the farmer from paying the farm rental for the first year of exploitation. This will tend to increase the refugees' income for the first year.

RESPONSIBLE MINISTRIES

The carrying out of this program devolves on the Services for Planning under the jurisdiction of the Presidency and on the Ministry of Agrarian Reform, with the aid of the technical services of Public Works and Agriculture.

The Commissariat General for Refugees will take charge of all social matters concerning to the refugees.

We present hereinafter, on separate sheets, the time table of work and the various chapters of the budget of this program.

The carrying out of this project allows to definitely resettle 100,000 refugees who will be housed in 20,000 "paillotes".

The establishment of 5 centers comprising 5 villages is anticipated.

Each center will group 4,000 paillotes, each village 800 paillotes.

Furthermore, will be created:

- 10 infirmaries in masonry work
- 10 maternity hospitals   ibid
- 10 schools                   ibid
- 10 communal halls made of wood.

These constructions have been provided for in this project under Chapter: Installation works. They will add to those existing in the area.

Their location is mentioned on the attached map of the area. The infirmary and the maternity, as well as the school and the communal hall will be built close to the market.

The agricultural and propaganda agents will be chosen among the cadres for land reform who had been formed since July 1955, and which will be increased according to the needs.

The male nurses, midwives, and elementary school teachers will be supplied by the ministerial services.

A. TECHNICAL ORGANIZATION

Ploughing will be done with tractors.

Two technicians, agricultural and mechanized farming experts will directly supervise:

1. Central Workshop consisting in a shop foreman fully qualified to repair all equipment.

He will be assisted by:

- 1.- Blacksmith
- 1 - Lathe-turner
- 1 - Welder

He supervises five jeeps fully equipped as mobile workshops to maintain tractors in good working order in the field (since the area on which the tractors will operate is very wide, small repairs should be done on the spot to save time and fuel).

Each jeep will be manned by two teams consisting of:

- 1 - Mechanic
- 1 - Assistant in charge of maintenance and good operating condition of 10 tractors.

II. 10 Teams of Operators:

Each team consist of:

- 1 - Responsible Chief operator
- 9 - Operators

plus 10 assistants. Each machine needs one assistant to adjust the ploughs according to land level and to clean up the plough's discs.

III. A Team of 10 Supervisors:

Each supervisor will control the movements of 10 tractors on the work site in order to avoid getting the machines bogged.

B. ADMINISTRATIVE ORGANIZATION

The Administrative Office is composed of:

- 2 Secretary-bookkeepers
- 2 Typists

It receives every day at 06.00 p.m. the daily memorandum slips kept by:

- The store-keepers (incoming and outgoing slip)
- The tractor operators (machine checking slip)
- The supervisors (statement of supervisors' performance rating)
- The foreman of the central workshop,
- The drivers: the drivers of the 5 trucks, 10 Jeeps, and 5 Motor-boats,
- The doctor having at his disposal 3 male nurses

This Administrative Office has to send to the Technical Achievements Control Department (Ministry of Agrarian Reform):

- 1<sup>o</sup>/ Every week (Saturday afternoon), a detailed report on the activities of the various sections of the mechanized farming center;
- 2<sup>o</sup>/ On the 1st of the month, the statement of salaries and expenditures for the coming month so as to receive on the 27th of the month the funds necessary to pay the salaries on the 28th of each month.

It controls and coordinates the activities of the drivers by issuing outgoing slips for each vehicle or motor-boat, it indicates the purpose and the duration of the use of vehicles.

T I M E T A B L E

From December 1st to December 10, 1955

Research Mission at Mong-Tho and Tan-Hiep of the  
Agrarian Reform Ministry

Orders for appliances

Orders for fuel, lubricants

Recruitment of personnel

Purchase of various materials

Acceptance of equipment ordered.

December 15

Erection of shelters and buildings

Transportation of equipment to work site

From January 15, 1956 to May 15, 1956 - latest date allowed for  
floating rice

Preparation of the land

Burning the herbs

Ploughing, crushing. But the work may, in the best  
conditions, be completed by the end of April

June

Removing of equipment to another location

Repairing of machines; equipment's maintenance

From June to September - Utilization of tractors to prepare the  
land for paddy to be planted out in another area

ESTIMATES FOR STARTING OPERATIONS

1/ - Research Mission

A research mission composed of:

- 3 Agricultural experts of the Agrarian Reform Ministry
- 4 Experts in mechanized farming
- 1 Mechanic
- 1 Supervisor

The members making a squad (11 persons) of the Cadastral and Topographic Survey

This research mission will go to Rach-Gia, Long-Xuyen and will remain there 10 days (from December 1st to December 10) to carry on preliminary surveys concerning the purchase of appropriate machines. It will appoint the location for the future centers for rational distribution of the machines.

On account of the 10 days necessary for the survey and the number of representatives and experts, this mission will require 100,000.00.

2/ - Starting Operations

From December 10 to December 31, 1955 -

We have at our disposal 4 Engineers specialized in mechanized farming, and we'll detach 2 of them for the implementation of the program.

(CONTINUED)

In addition, it is advisable to recruit:

4 other specialists in mechanized farming

2 secretary-bookkeepers

15 drivers for the Jeeps and trucks

10 Chief operators

i. e. an expense of

150,000.00

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Total to carry forward 250,000.00

3°/- TRANSPORTATION OF THE EQUIPMENT ON THE WORK SITE

For the transportation of the equipment on the work site (such as, tractors, agricultural implements and the equipment of the Mechanized Farming Center), it is advisable to reckon on: 600,000,00

4°/- TRAVELING EXPENSES

To enable the cadresmen (trained personnel) to go from Saigon to Rach-Gia - Long-Xuyen and vice-versa for the various sections.

TOTAL: 100,000,00  
950,000.00

MONTHLY SALARIES OF THE PERSONNEL OF THE CENTER

- - - -

MANAGERIAL PERSONNEL.

|                                                              |            |
|--------------------------------------------------------------|------------|
| -2 Engineers .....                                           | 24,000\$.- |
| -2 Technicians (agricultural and mechanized farming experts) |            |
| 10,000\$ per month                                           | 20,000.00  |

OFFICE PERSONNEL.

|                      |           |          |
|----------------------|-----------|----------|
| -2 Typists .....     | 2,500\$ " | 5,000.00 |
| -2 Accountants.....  | 4,000\$ " | 8,000.00 |
| -2 Warehousemen..... | 3,000\$ " | 6,000.00 |

QUALIFIED PERSONNEL.

|                              |           |            |
|------------------------------|-----------|------------|
| -10 Chief Operators.....     | 4,000\$ " | 40,000.00  |
| -10 Supervisors.....         | 3,000\$ " | 30,000.00  |
| -90 Operators.....           | 3,000\$ " | 270,000.00 |
| 100 Assistants.....          | 2,000\$ " | 200,000.00 |
| - 5 Stand-by operators.....  | 3,000\$ " | 15,000.00  |
| - 5 Stand-by assistants..... | 2,000\$ " | 10,000.00  |

WORKSHOP PERSONNEL

|                              |           |           |
|------------------------------|-----------|-----------|
| - 1 Foreman.....             | 7,000\$ " | 7,000.00  |
| -10 Mechanics.....           | 4,000\$ " | 40,000.00 |
| -10 Assistant-mechanics..... | 2,500\$ " | 25,000.00 |
| - 1 Turner.....              | 3,000\$ " | 3,000.00  |
| - 1 Blacksmith.....          | 3,000\$ " | 3,000.00  |
| - 1 Welder .....             | 3,000\$ " | 3,000.00  |

DRIVERS

|                              |           |           |
|------------------------------|-----------|-----------|
| - 5 Truck drivers .....      | 3,000\$ " | 15,000.00 |
| -10 Jeep drivers.....        | 3,000\$ " | 30,000.00 |
| - 5 Motorboat operators..... | 2,500\$ " | 12,500.00 |

MEDICAL PERSONNEL

|                                            |            |
|--------------------------------------------|------------|
| + 1 Doctor .....                           | 15,000.00  |
| - 3 Male nurses .....                      | 10,500.00  |
|                                            | 792,000.00 |
| - Reserve: 10% for work efficiency bonuses | 79,200.00  |

TOTAL: 371,200\$.-

i.e. for 4 months: 371,200. - x4 : 3,484, 00\$.-

MOTOR FUEL and LUBRICANT

- - -

Monthly needs

On the basis of 100 tractors working 10 hours a  
day; hourly consumption 10 liters

|                                             |              |
|---------------------------------------------|--------------|
| - Diesel - oil : 91 x 10 x 100 .....        | 819,000.00\$ |
| - Gasoline for starting: 17,000 liters..... | 76,800.00    |
| - Grease: 6,000 kg .....                    | 174,000.00   |
| - Lubricant 60,000 liters.....              | 1,020,000.00 |
| - Gasoline for 5 trucks: 13,000 liters..... | 61,000.00    |
| - Gasoline for 10 jeeps: 20,000 liters..... | 90,000.00    |
| - Gasoline for ) 3,000 liters .....         | 13,500.00    |
| motor-boats ) .....                         |              |
| - Kerosene : 3,500 liters .....             | 24,500.00    |
| - Transport charges at the rate of .....    | 24,500.00    |
| \$00 per liter :                            |              |
| 351,300 l. x 0.30.....                      | 281,040.00   |
| 6,000 .x 0.30.....                          | 4,200.00     |

TOTAL 2,564,340.00 \$

i.e. for 4 months: 10,257,360.00\$

P L O W I N G   E Q U I P M E N T

|       |                                                                   |               |
|-------|-------------------------------------------------------------------|---------------|
| 5     | Mobile workshops                                                  | 1,000,000.00  |
| 1     | Central workshop                                                  | 2,000,000.00  |
|       | Estimate for the repair of tractors<br>and agricultural equipment | 2,500,000.00  |
|       | Sheds: 400,000 x 10                                               | 4,000,000.00  |
|       | Tractors: 20 caterpillars                                         | 7,000,000.00  |
|       | 80 wheeled tractors                                               | 10,400,000.00 |
| 80    | Sets of metallic wheels                                           | 4,000,000.00  |
|       | Agricultural machines:                                            |               |
|       | 50 Plows with 12 discs                                            | 1,750,000.00  |
|       | 30 Plows with 7 discs                                             | 750,000.00    |
|       | 60 Pulverizers with discs<br>(32 discs)                           | 2,100,000.00  |
| TOTAL |                                                                   | 35,500,000.00 |

VEHICLES

|        |                                                                                                                   |                     |
|--------|-------------------------------------------------------------------------------------------------------------------|---------------------|
| - 5    | 6 Wheeler - drive jeeps with trailers for the<br>5 mobile-workshops                                               | 1,250,000\$.-       |
| - 5    | Jeeps Willys with trailers                                                                                        | 1,000,000\$.-       |
| - 5    | Low platform trucks or trucks with trailer<br>for the transport of caterpillars as well<br>as fuel and lubricants | 1,100,000\$.-       |
| - 5    | Motor-boats                                                                                                       | 250,000\$.-         |
| TOTAL: |                                                                                                                   | <hr/> 3,600,000\$.- |

MISCELLANEOUS EQUIPMENT

|     |                                                                      |              |
|-----|----------------------------------------------------------------------|--------------|
| 2   | Typewriters                                                          | 12,000.00\$  |
| 10  | Pressure lamps                                                       | 4,000.00\$   |
| 50  | Hurricane lamps                                                      | 1,100.00\$   |
| 12  | Electric torches                                                     | 1,200.00\$   |
| 45  | Tables for 10 persons                                                | 15,750.00\$  |
| 90  | Benches                                                              | 13,500.00\$  |
| 1   | Meeting - table and chairs                                           | 5,000.00\$   |
| 2   | Desks for typist                                                     | 300.00\$     |
| 2   | Desks for secretary                                                  | 300.00\$     |
| 2   | Desks for expert                                                     | 1,000.00\$   |
| 1   | Desk for Chief of Center                                             | 1,000.00\$   |
|     | Office furniture and supplies for<br>administrative office of center | 50,000.00\$  |
|     | Lodging for the personnel of center                                  | 400,000.00\$ |
| 2   | Electric generating sets                                             | 100,000.00\$ |
| 1   | Transmitting-receiving radio set                                     | 200,000.00\$ |
| 100 | Pickaxes                                                             | 3,000.00\$   |
| 100 | Shovels                                                              | 3,000.00\$   |
| 100 | Sickles                                                              | 7,000.00\$   |
|     | TOTAL                                                                | 828,100.00\$ |

M E D I C A L   S U P P L I E S

|                          |            |
|--------------------------|------------|
| Equipment                | 5,000.00₪  |
| Medicines (for 4 months) | 80,000.00₪ |
| Premises, Furniture      | 10,000.00₪ |
| Incidentals              | 2,000.00₪  |
|                          | <hr/>      |
| TOTAL                    | 97,000.00₪ |

- S E E D S -

- 4 pia per Ha. (Nang Trich mid-season -

harvest in December - also named Tay Nut)

white variety of the "Domaine de l'Ouest

77,000 x 4 x 60\$.-.....12,480,000\$.-

- - - - -

REPAIR UPON COMPLETION OF SEASON

- - - -

- Spare parts for the tractors
- Maintenance of the equipment
- Fuel, lubricant, kerosene, grease,
- Qualified personnel,
- Labor ..... 7,000,000.00\$

- - - -

# INSTALLATION WORK AND LOANS FOR STARTING OPERATIONS

## 1°/ Buildings

|                                                                                              |                     |
|----------------------------------------------------------------------------------------------|---------------------|
| - Individual houses: 2,000\$ (1) x 20,000 .....                                              | 40,000,000\$        |
| - Masonry public buildings at 200,000\$<br>per unit (10 infirmaries and 10 maternities.....) | 4,000,000\$         |
| - Masonry school buildings.....                                                              | 2,000,000\$         |
| - Community Hall-wood construction at 20,000\$<br>per unit, 10 units.....                    | 2,000,000\$         |
| - Construction of 5 masonry markets.....                                                     | 2,000,000\$         |
|                                                                                              | <u>50,000,000\$</u> |

## 2°/ Loans for Starting Operations (Life Annuity)

### Mosquito Nets:

|                                                                      |             |
|----------------------------------------------------------------------|-------------|
| - 2 mosquito nets per family at<br>150\$ each: 150 x 2 x 20,000..... | 6,000,000\$ |
| - Essential medicines.....                                           | 500,000\$   |

### Subsistence:

|                                                                                                   |                     |
|---------------------------------------------------------------------------------------------------|---------------------|
| 1,000\$ per family: 1,000\$ x 20,000.....                                                         | 20,000,000\$        |
| -Purchase of essential utensils:<br>Water jar, cooking-pot: 200\$ per<br>family 200 x 20,000..... | 4,000,000\$         |
| - Farming implements 300\$ per family:<br>300 x 20,000.....                                       | 6,000,000\$         |
|                                                                                                   | <u>36,500,000\$</u> |

## 3°/ Work:

|                                                |             |
|------------------------------------------------|-------------|
| - Miscellaneous work (road and earthwork)..... | 4,500,000\$ |
| - Low-powered hydraulic pumps<br>(50 pumps)    | 500,000\$   |

General Total 91,500,000\$

- (1) Estimates given by local authorities:  
the wood and thatch will be purchased in the vicinity of An-Bien.

-BUDGET-

|                                         |               |
|-----------------------------------------|---------------|
| - Estimated starting cost .....         | 950,000\$-    |
| - Salaries .....                        | 3,484,000\$-  |
| - Ploughing Equipment .....             | 35,500,000\$- |
| - Miscellaneous Equipment.....          | 828,100\$-    |
| - Transportation Equipment.....         | 3,600,000\$-  |
| - Medical Supplies .....                | 97,000\$-     |
| - Seeds .....                           | 18,400,000\$- |
| - Motor Fuel and Lubricants .....       | 10,257,360\$- |
| - Repair upon Completion of Season..... | 7,000,000\$-  |
| - Financial Estimates .....             | 91,500,000\$- |

171,697,860\$-

plus 10% security margin for  
incidentals

17,169,726\$.-

TOTAL

188,866,986\$.-

THAT IS: 188,866,986\$.-

EXPENDITURES SCHEDULE

\*\*\*\*\*

DECEMBER 1955

|                                       |             |
|---------------------------------------|-------------|
| - Estimated Starting Cost             | 950,000.    |
| - Purchase of Ploughing Equipment     | 35,500,000. |
| - Purchase of Vehicles                | 3,600,000.  |
| - Purchase of Miscellaneous Equipment | 828,100.    |
| - Medical Supplies                    | 97,000.     |
|                                       | <hr/>       |
|                                       | 40,975,100. |
| 10% Security Margin                   | 4,097,510.  |
|                                       | <hr/>       |
|                                       | 45,072,610. |

JANUARY 1956

|                               |            |
|-------------------------------|------------|
| - Salaries                    | 792,000.   |
| - Fuel and Lubricants         | 2,564,340. |
| (1) - Work Efficiency Bonuses | 79,200.    |
|                               | <hr/>      |
|                               | 3,435,540. |
| 10% Security Margin           | 343,554.   |
|                               | <hr/>      |
|                               | 3,779,094. |

FEBRUARY 1956

|                               |            |
|-------------------------------|------------|
| - Salaries                    | 792,000.   |
| - Fuel and Lubricants         | 2,564,340. |
| (1) - Work Efficiency Bonuses | 79,200.    |
|                               | <hr/>      |
|                               | 3,435,540. |
| 10% Security Margin           | 343,554.   |
|                               | <hr/>      |
|                               | 3,779,094. |

MARCH 1956

|                               |            |
|-------------------------------|------------|
| - Salaries                    | 792,000.   |
| - Fuel and Lubricants         | 2,564,340. |
| (1) - Work Efficiency Bonuses | 79,200.    |
|                               | <hr/>      |
|                               | 3,435,540. |
| 10% Security Margin           | 343,554.   |
|                               | <hr/>      |
|                               | 3,779,094. |

APRIL 1956

|                                                     |              |
|-----------------------------------------------------|--------------|
| - Salaries                                          | 792,000.     |
| - Fuel and Lubricants                               | 2,564,340.   |
| (1) - Work Efficiency Bonuses                       | 79,200.      |
| - Financial Estimates, Installation, Starting ----- | 91,500,000.  |
| - Seeds                                             | 18,400,000.  |
|                                                     | <hr/>        |
|                                                     | 113,415,540. |
| 10% Security Margin                                 | 11,341,554.  |
|                                                     | <hr/>        |
|                                                     | 124,757,094. |

MAY - JUNE 1956

- Repair upon completion of season  
plus 10% **Security** margin

7,000,000.

700,000.

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7,700,000.

CONCLUSION

ACTUAL COST OF PROGRAM

In pursuance of the Decree No. 29-a establishing the emergency loan system by the "Credit Populaire Agricole", which provides for each family a loan of 1,500\$ for the construction of a "pailote" and 500\$ per hectare of semi-direct cultivation we have (on the 1955 credit):

|                         |                   |
|-------------------------|-------------------|
| 1,500 \$ x 20,000       | 30,000,000.       |
| 500 \$ x 3 ha. x 20,000 | 30,000,000.       |
|                         | <hr/> 60,000,000. |

The capital invested will therefore be:

|                           |              |
|---------------------------|--------------|
| 128,866,106 - 60,000,000: | 128,866,106. |
|---------------------------|--------------|

But given that on this budget, the recoverable equipment represents a value of:

|                            |                  |
|----------------------------|------------------|
| - Equipment                | 35,500,000.      |
| - Miscellaneous Equipment  | 828,100.         |
| - Transportation Equipment | 3,600,000.       |
|                            | <hr/> 39,928,100 |

The actual cost of the program will be:

|                           |                   |
|---------------------------|-------------------|
| 128,866,106 - 39,928,100: | 88,938,006.       |
| plus 15% for incidentals  | <hr/> 103,000,000 |

The implementation of the present project permits the establishment of a cordon of security which will be placed at the extreme west-end of the Longscuyen, Rachgia area (at the extreme limit of the arable land (1) beyond which are located the flooded land and forest of the Tram area.

The carrying out of a second project called the "Caman Project" will allow us to set up a second cordon of security.

We will thus have created two security zones which facilitate the pacification work in the west.

- (1) On the Longscuyen-Rachgia canal and on the canal from Song Caibe to Thoatnot.
- (2) Actually under study and which will be developed on the Rachien-Caman axis.