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# Improving the Efficiency of Ground Clearance for Cemetery Land and Cemeteries in Nhon Hoi Economic Area, Binh Dinh Province, Case Study of the Southwest Urban Area Project in Nhon Ly Commune

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### **ABSTRACT**

The objective of this study is to evaluate the current situation, thereby proposing some solutions to improve the efficiency of site clearance when the State recovers cemetery land and graveyards in Nhon Hoi Economic Zone, Binh Province – determination for the case of the Southwest Urban Area of Nhon Ly commune. By collecting and processing primary and secondary data, the research results show that the promulgation of legal documents on compensation and site clearance for cemetery land and the Coordination between agencies and sectors affected by the project during the site clearance process has been carried out well. However, with pressure on time, personnel and some graves that have not yet been declared, a relocation date has not been chosen, and legal documents have not fully updated the compensation and support unit prices for the victims. All types of graves and architectural objects, the cemetery land clearance project, and the Southwest Urban Area of Nhon Ly commune cemetery are behind schedule. The study has proposed several solutions that will improve the efficiency of site clearance for cemetery land and local graveyards in the future.

**Keywords:** site clearance, cemetery land, cemetery, Southwest Urban Area of Nhon Ly commune.

### INTRODUCTION

Throughout most recorded history, human societies have used various types of cemeteries for burial purposes; this theme points to humanity's need to construct a meaning behind death and reflect life into the places where the dead are interred [1]. Cemeteries are specifically demarcated burial sites, with an ordered internal layout conducive both to families claiming control over their grave spaces and to conducting what might be deemed by the community as appropriate funerary rituals [2]. Materially, the cemetery is a specific type of socially bounded space where daily funerals and Memorial Day celebrations ritually order relationships between the spiritual dead and the secular world of the living [3]. Most of us experience cemeteries at a ritualized moment of loss [4]. Urban land scarcity is said to alarmingly increase, while on the other hand graveyards and burial places are made to occupy large and sparse pieces of land in urban areas [5]. So, land shortage for burials is one of many issues that emerge out of accelerated urban growth in most developing Asian cities [6] and it is becoming a significant problem that needs attention in urban areas in Vietnam. Although the cemetery and graveyard land area is not large, accounting for only 0.32% of the total natural area and 2.70% of the total non-agricultural land area compared to the total area of the cemetery and graveyard land area in the whole country by 2022, this type of soil is indispensable in the spiritual life of Vietnamese people [7]. However, the current situation shows that the management of cemetery land and graveyards has not received adequate attention from authorities at all levels, as well as relevant departments [8]. For example, the use of land for cemeteries and graveyards interspersed with other types of land use is

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quite common. There are many landfills located near residential areas [9]. Besides the official cemeteries planned because people's cemeteries are too crowded; The remaining village cemeteries, family cemeteries and some ancient tombs that are not suitable for socio-economic development requirements must be resolved and relocated to cemeteries [10].

In Vietnam, the dead are buried in a cemetery, and burials are performed in different forms. Cremation is gradually being accepted, and at the same time, new forms of handling cremated remains such as worshiping remains in temples and churches (for Christians) are also widely practiced [11]. The cemetery is an important element of the city's natural system [12], which is managed and built according to planning, serving centralized burials for the recently deceased and reburial cases. However, the current planning, management, and use of cemetery land still have many shortcomings for many reasons, such as the history of formation and distribution of cemetery areas reserved for cemeteries. Many generations ago, the management and use of land funds were loose and unregulated. The government's and people's awareness of environmental pollution is low [13].

Site clearance work when the State recovers land to implement investment projects to serve the process of urbanization and socio-economic development during the period of accelerating industrialization and modernization of the country is an objective necessity for every country in the world. Vietnam is not an exception. In the context of land funds as well as other resources becoming increasingly limited and the market economy increasingly developing, the issue of economic benefits of land users being recovered in site clearance work is increasing day by day. It is receiving more and more attention and is a complex issue today [14]. Aiming to achieve the goals and policies of economic and social development of Binh Dinh province in the period 2020 – 2025, planning land acquisition and site clearance serve the Projects to carry out works and projects serving national defense and security, national and public interests, and socioeconomic development are an essential and critical stage of the process of implementing the development plan of the locality. In Nhon Hoi Economic Zone, Binh Dinh province, out of a total of 11 projects carrying out site clearance in the period 2018 - 2023, there are 08 projects related to land recovery for cemeteries and graveyards with a total of 4,065 graves. Graves are affected by projects. Among them, the Southwest urban project in Nhon Ly commune has the most significant number of affected graves, with 1100 graves subject to site clearance. Most of the tombs subject to clearance are buried and built by people themselves, so the area and style of the tomb are not uniform, causing loss of urban landscape and environmental pollution. To create a clean land fund to hand over to investors, relocating graves to serve the construction of the southwest metropolitan area in Nhon Ly commune is truly necessary and urgent. The clearance work for the Southwest urban area project in Nhon Ly commune is focused on creating a clean land fund to hand over to the investor. However, because most of the graves are in cemeteries and spontaneous cemeteries that have existed for a long time, the entire family is buried at the exact location, along with the custom of burying each other once. The time limit for moving graves set in enforcement documents is too short, making it difficult for those with graves, especially those who live far away, to have enough time to arrange relocation to another place. On the other hand, the issue of graves is a spiritual issue. The custom of wanting to build graves with good feng shui so that descendants can enjoy good fortune has affected the coordination in declaring, relocating graves, and making grave projects. From the above reality, through evaluating the site clearance work when the State recovers cemetery land and graveyards in Nhon Hoi Economic Zone, Binh Dinh province in the case of the Southwest Urban Area of Nhon Ly commune, the study has proposed some solutions to improve the efficiency of this work in the future.

### **RESEARCH METHODS**

### Collect secondary data sources

Collected secondary data sources necessary in research work include the system of land legal documents issued by the National Assembly, the Government, the Ministry of Natural Resources and Environment, and

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the People's Committee of Binh province. Decision issued on land recovery, compensation, support and grave relocation. Documents and data about the Southwest Nhon Ly Urban Area Project, project implementation plan, site clearance progress report and other related documents. Statistics, synthesis and analysis of data are used to compile general statistics about the project, compensation prices for graves, structures, trees, crops, and support for graves with incompletely decomposed bodies. complete and grave moving expenses.

### Collect primary data sources

Conduct interviews through surveys for households and individuals with consumers affected by the Southwest land acquisition project in Nhon Ly commune. Sample size was determined according to Slovin formula (1984) [15]:  $n = N/(1 + Ne^2)$ . In which: n is the number of samples to be determined (sample size), N is the total research population, e is the standard error. The total number of households with NTDs affected by the project that have been cleared under the project is N = 159 and the standard error used in the study is e = 5%. Applying the above formula, the minimum number of survey questionnaires that need to be collected is 114, using random sampling from the list of households and individuals with consumers affected by the Commune's Southwest Urban Area project. Nhon Ly.

The study uses a 5-level Likert scale to evaluate the influence of some factors and people's satisfaction [16]. With max = 5, min = 1, n = 5, the scale distance is determined to be a = 0.8. Based on determining the average rating of the survey questionnaires, the study determined the influence of a number of factors and the level of satisfaction according to the following scale: Very little satisfied:  $m \le 1.80$ , Little satisfied: 1.80 <  $m \le 2.60$ , Normal:  $2.60 < m \le 3.40$ , Satisfied:  $3.40 < m \le 4.20$ , Very satisfied:  $4.20 < m \le 5.00$ .

### Consult someone with experience

Consult with 06 experienced people who are officials directly involved in site clearance work of the Southwest Nhon Ly urban area project, in Nhon Hoi Economic Zone, Binh Dinh province, including: 02 working group officials from Project Management Board and Land Clearance of Nhon Hoi Economic Zone, 01 member of the Compensation, Land Clearance and Resettlement Support Council, 01 cadastral officer of Nhon Ly commune. Consultation content on the current status of implementing site clearance work for consumers of the Southwest Nhon Ly urban area project, difficulties in the process of implementing site clearance work, experience in resolving difficulties and proposed solutions. solutions to improve the efficiency of this work in the future.

### Synthesize, analyze, and process documents and data

Statistical methods, synthesis and analysis of data are compiled, processed using Excel software and presented through tables and charts. Combined with the use of Microstation V8i and ArcMAP software to edit maps, creating vivid visualization during the research process. In addition, the study uses analysis and comparison methods to analyze and evaluate issues related to consumer recovery from legal regulations to practice.

### RESEARCH RESULTS AND DISCUSSION

### Land law regulations on cemeteries and cemetery land

A cemetery is where the dead are buried, and burials are performed in different forms [18]. The cemetery is managed and built according to planning, serving centralized burials for the recently deceased and reburial cases. In the context of the Southwest Urban Area project in Nhon Ly commune, the legal definitions of cemetery and graveyard land have significant implications. The graves used by households located in cemetery areas and have existed for a long time are subject to site clearance. This situation highlights the

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importance of understanding and applying the legal definitions of cemetery and graveyard land, particularly in cases where the capacity of cemeteries and cemeteries is overloaded [19].

Over the years, land laws have evolved to regulate the type of land used for burial, known as cemetery land. The 1987 Land Law, for instance, classified cemetery land as non-agricultural land and mandated that it be planned into a concentrated area, far from residential areas, and convenient for burials, visits, cleaning, and land conservation. Subsequent iterations of the Land Law, such as those in 1993, 2003, and 2013, have built upon these provisions, reflecting changes in burial practices and societal norms.

While the current law may not clearly distinguish between cemetery and graveyard land, a careful study of the legal provisions reveals their characteristics. Land that is designated explicitly for burial purposes is considered cemetery land. On the other hand, land with the same purpose but lacking specific planning, scattered and fragmented, is referred to as graveyard land. The law stipulates that cemetery land must be planned into a concentrated area. However, in certain regions like Binh Dinh province and Nhon Hoi Economic Zone, the loose management has led to spontaneous, small, unsynchronized land use, lack of planning, and resource wastage, impacting environmental hygiene and aesthetics.

For cemetery and graveyard land, the State allocates land with collection of land use fees in cases where economic organizations carry out investment projects in cemetery and graveyard infrastructure to transfer associated land use rights with infrastructure (Clause 4, Article 55 of the Land Law 2013) [17]; In some other cases, the State allocates land for cemeteries and cemeteries without collecting land use fees (Clause 2, Article 54 of the 2013 Land Law) [17]. Thus, in cases where households and individuals use land as a cemetery or graveyard that is not part of an economic organisation's cemetery infrastructure investment project, they do not have to pay land use fees. In addition, Clause 10, Article 125 of the 2013 Land Law stipulates that cemetery and graveyard land have long and stable use periods [17].

In Vietnam, with land owned by the entire people, to ensure the legal rights of land users, those whose graves were confiscated or had to relocate their graves were allocated land and compensated for excavation costs. Digging, relocating, building new graves and other directly related reasonable costs according to the provisions of Article 8 of Decree 47/2014/ND-CP dated May 15, 2014, of the Government regulating compensation, support and resettlement when the State recovers land [20]. In Binh Dinh province, implementing Article 8 of Decree 47/2014/ND-CP, the People's Committee of Binh Dinh province has issued Decision No. 21/2023 regulating compensation unit prices often assist in moving graves by local customs and realities [21]. In addition, Article 162 of the 2013 Land Law stipulates that cemetery and graveyard land planning must ensure the following conditions: centralized area planning, consistent with land use planning, far from residential areas, convenient for travel, burials, visits, hygiene, environmental friendliness and land saving [17].

# Overview of the project to clear cemetery and graveyard land in the Southwest Urban Area of Nhon Ly commune

The Southwest Urban Area project in Nhon Ly commune is one of the construction and establishment projects to promote socio-economic development in Nhon Hoi Economic Zone, Binh Dinh province. The Southwest urban area of Nhon Ly commune belongs to the Nhon Hoi Economic Zone, Quy Nhon City, Binh Dinh Province. The detailed planning project for the construction of the Southwest Urban Area of Nhon Ly commune at a scale of 1/500 was approved according to Decision No. 3941/QD-UBND dated September 24, 2021, of the Provincial People's Committee on approval of the Planning Project. Construction details at 1/500 scale of the Southwest Urban Area in Nhon Ly commune (phase 1) on September 24, 2021, with a total planning area of 20.36 hectares. This is a project with up to 78.93% of the land area of cemeteries and graveyards being recovered (the total area of land recovered for cemeteries and graveyards accounts for 16.07 hectares out of the total planned area of 20.36 hectares), with 1100 graves

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affected (250 earthen graves and 850 masonry graves). Of the total approved planning area of 20.36 hectares, the area of NTD recovery is 16.07 hectares, accounting for 78.93%. This is also the project with the most significant number of graves subject to relocation and clearance in the Nhon Hoi Economic Zone by 2023, with 1100 affected graves, of which built graves account for 77.45% and earthen graves account for 22.55%, with a density distribution of graves in the project of 0.049m²/grave.

The entire project has 1100 tombs that are subject to relocation and clearance. These tombs are located in cemeteries and spontaneous cemeteries that have existed for a long time without protective fences or mausoleums. The structure of grave construction is inconsistent and does not comply with regulations in Decree 23/2016/ND-CP dated April 5, 2016, of the Government on construction, management, and use of cemeteries and cremation facilities [18]. On the other hand, an area of 20.36 hectares under the project is used for cemetery and graveyard purposes. There are 1100 graves scattered mainly in the mountainous region, with 100% of the total number of graves. Graves belonging to cemeteries and graveyards show low land use efficiency.

### Current status of land clearance for cemeteries and graveyards in the Southwest Urban Area of Nhon Ly commune

The Southwest Urban Area project in Nhon Ly commune is divided into 03 phases of moving graves from June 8, 2023 – October 1, 2023. Compensation and site clearance for cemetery land and graveyards under the project is implemented according to Decision No. 21/2023/QD-UBND dated May 14, 2023, promulgating unit prices of houses, architectural objects and graves in Binh Dinh province [18]; this is a great advantage when there is uniformity in the process of calculating compensation values for graves and architectural objects in all 3 phases of project implementation. However, the project implementation time could be longer, especially in phase 1. From the issuance of the site clearance plan to the completion of phase 1, it only lasted 22 days, while the problem was choosing a suitable relocation date, consistent with feng shui, to pray for good luck for the descendants. Therefore, reburial is a complicated process. Within the above period, the working agency needs to notify, connect and coordinate work with the clients of about 300 graves; Agree on compensation costs for graves and architectural objects; Provide new reburial plots at the East Suoi Ca Burial Area; Choose a relocation date that suits your relatives' customs and traditions; Carry out burial, reburial, and site clearance. Implementing the above steps takes a lot of time, but the most prolonged time is spent on the notification, connection, and coordination of inventory and work with the client. Therefore, one of the experiences that the Site Clearance Team has applied to the cemetery land recovery project in the southwest urban area of Nhon Ly commune is to try to mobilize "leaders" in the relocation of relatives' graves, including party members, prestigious people in the family and close coordination of local authorities with households whose graves are subject to relocation. Despite significant efforts in site clearance, as of February 29, 2024, the project has not yet completed compensation, support and grave relocation. The project is behind schedule compared to plan, with 87 graves that have not yet been relocated because a date for exhumation has not been chosen to avoid moving graves in January, no customers have been found to claim the graves, and there are 03 newly buried graves, the remains of which have been buried. It has not yet decomposed, so households are afraid and have not coordinated to inventory and rebury the grave. Thus, the custom of keeping beautiful and peaceful graves and observing the day of grave relocation with the hope that the deceased will bless their descendants to have a favourable life are notable points in the campaign to relocate graves in the locality.

Implementing the provisions of land law on compensation and site clearance when relocating graves, people whose graves were confiscated and had to be relocated under the urban area project in the southwest of Nhon Ly commune were allocated land for construction—grave and compensation for related architectural costs. The results of compensation for cemetery land and graveyards show that compensation for graves and architectural objects is the main cost for people to rebuild their loved ones' graves, accounting for 68.72% of the total – compensation and support costs at the Southwest urban project in Nhon Ly commune. In

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addition, the cost of supporting graves with decomposed corpses accounts for a significant proportion, with 24.24% of the total compensation and support costs.

Comparing the compensation unit price when relocating graves between Binh Dinh Province and neighboring provinces such as Phu Yen Province and Quang Ngai Province, Binh Dinh Province's regulations have a precise classification and specific unit prices for each type. Graves are attached to architectural objects based on the actual area of the grave to compensate and regulate relocation allowances regarding the distance between the burial site and the reburial site. On the other hand, the unit compensation price for graves and architectural objects and the cost of supporting the relocation of remains for graves with decomposing bodies in Binh Dinh province is 5600000 VND/grave, much higher than other localities in the South Central Coast and Central Highlands regions. From the above comparison, Binh Dinh province follows the actual price and issues decisions consistent with the construction value to ensure legitimate rights for households affected by the site clearance project. This is considered one of the factors that help the organization solve the problem of moving graves by convincing households whose graves contain decomposing bodies to agree to move the graves.

Board 1. Statistical table of total compensation and support costs for the Tay Nam Urban Area project, Nhon Ly commune [22]

Batches	Total number of graves	and	Compensation value for trees and crops	Support moving graves <10km	supporting graves with	Site clearance costs (2%). enforcement provisions (0,2%)
First phase	252	4.2E+09	26106000	1.26E+08	56000000	97004522
Second phase	481	6.57E+09	45878000	2.41E+08	1.51E+08	1.54E+08
Third phase	367	5.55E+09	2.38E+08	6.09E+08	5.55E+09	1.47E+08
Total cost of compensation	23742617614	1.63E+10	3.1E+08	9.75E+08	5.76E+09	3.87E+08
Ratio	100	68.72	1.3	4.11	24.24	1.63

Source: Compiled data from the project

Regarding the specific compensation and support prices according to types of graves, according to Decision No. 21/2023/QD-UBND, the compensation value of each kind of grave increases in order: earth graves, built graves, and notable graves. However, it's only generalized into 08 levels of grave types, including 02 levels of earthen tombs and 06 built tombs. There is a difference between the highest actual compensation unit price and the compensation price for standard graves for graves B3, B4, B5, and B6. Graves B6 and B4 have the highest difference, mainly Because the actual construction of graves has many architectural features that are different from the regulations of standard graves, and many households choose to build double graves, more significant graves than standard graves, so the amount of compensation and support high. For graves with an area smaller than standard graves, according to provincial regulations, priority is still given to standard graves, helping working group officials use them to mobilize and persuade households to agree to relocate graves. The decision of the People's Committee of Binh Dinh province has additional regulations on mass architectural objects such as: Ceramic and porcelain lotus buds; Unicorn statue made of white stone and marble; Parallel tureen made of granite. Cases with an area different from the standard grave of 1.4m x 2.6m; The grave contained a body that had not yet decomposed; The grave has no remains; The earthen grave has a stele and funds to support moving the grave. In addition, there are no other specific instructions on cases of architectural objects outside the above appendix. Therefore, the verification of the value of architectural objects is not listed in the decision or the type of patterned tombs –

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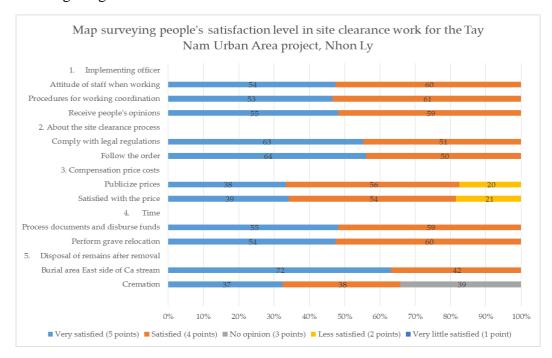


the working group evaluates the newly built tombs. The valuation needs to be appropriate and approved by the valuation working group, which takes a lot of time to calculate and set the price by the market price. However, according to land law, the time to move graves is too short, so it is difficult for people with graves, especially those who live far away, to have enough time to arrange to move them to another place.

Regarding the issue of land arrangement for graves subject to site clearance in the southwest urban area project of Nhon Ly commune, each grave subject to relocation is assigned a new reburial plot at the reburial area on the south side-East of Ca stream, Quy Nhon city. The cemetery and graveyard under the Southwest Nhon Ly Urban Area Project have been around for a long time. People bury their deceased relatives in areas with orientation, location and architecture according to their own needs without complying with the regulations in Decree 23/2016/ND-CP on constructing and managing cemetery land and graveyards. Carrying out site clearance, compensation, and support for grave relocation is an opportunity to organize, arrange, and eliminate cemeteries and manage new reburial cemeteries by the provisions of the law. The new reburial area was built on the eastern slope of Suoi Ca stream according to the policy of planning No. 3204/UBND-KT proposed by the People's Committee of Binh Dinh province on May 19, 2023, with location and scale-favourable tissue in relocating graves for reburial. The reburial area is built according to national technical regulations on technical infrastructure and cemetery works, with planned paths and grounds, and has an appropriate scale. The reburial area is built synchronously with a maximum area of 3 m<sup>2</sup>/grave, grave size 1.5 m x 1 m x 0.8 m, grave size 1.2 m x 0.8 m x 0.8 m. With a location adjacent to the project, near roads and residential areas, convenience in relocating graves, reburial, and visiting is one of the key points to help site clearance team officials mobilize and persuade. The households agreed with the plan to relocate the graves.

### Results of consultation with households and individuals with relocated graves

Using the Likert scale to evaluate the level of satisfaction of households whose graves had to be relocated, the results of interviews with 114 families (Figure 4) show that compensation costs only reach the level of satisfaction in terms of price. The average value is 3.98 when 20 votes are chosen for the least satisfied level. Having 21 votes is the satisfaction level. The remaining criteria achieved over 4.47 average points, reaching a high level.



**Figure 1:** Level of satisfaction of people in site clearance work of the Southwest urban area project in Nhon Ly commune

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Households with earthen tombs and tombs covered with purple and red marble chose the very satisfactory option and were more satisfied than the remaining households. Officials advised households to choose architectural objects with higher, lower, or equal value than before, depending on the household's conditions and needs.

Regarding the choice of burial option, cremation and handling of remains after relocation have not received much attention, accounting for 3.98 satisfaction points. One of the reasons is that burial customs are deeply ingrained in people's subconscious, forming habits. Another reason is that there is no more preferential policy in support compared to traditional burial. Meanwhile, households must pay higher costs when choosing cremation than other methods. For families that choose cremation, after receiving land to build a grave at Suoi Ca cemetery, these households build wind graves to preserve the land, becoming a "reserve" to serve the needs of the deceased later. Some other households sold their allocated land to build this tomb for families in difficult circumstances.

## Some solutions contribute to improving the efficiency of site clearance work at the Southwest urban area project in Nhon Ly commune

To improve the efficiency of site clearance work at the Southwest Urban Area project in Nhon Ly commune in general and similar projects in the Nhon Hoi Economic Zone, it is necessary to continue to carry out good advocacy and persuasion work. And organize regular and continuous dialogues with affected households with specific content associated with answering questions about compensation and support prices. Choosing the day to move the grave must be based on local customs and practices. Accordingly, graves with good feng shui will bring luck to descendants. In addition, the Provincial People's Committee needs to complete the system of legal documents on cemetery land and graveyards in the direction of updating new types of graves and architectural objects and, at the same time, strictly regulate compensation prices for architectural works of equivalent value. Regarding support regulations, this study proposes to supplement regulations on partial support for cremation costs to encourage households to choose cremation and, at the same time, consider adding rules on other forms of burial, such as: new burials such as burial in multi-purpose cemeteries and natural burial (green burial). This proposal is consistent with the results of Davies and Bennett's research on lower visitation rates, changes in burial practices [23], and Nguyen Thi Hoai Chau's research on cremation becoming more widely accepted [11]. Besides, during the site clearance process, the organization carrying out the site clearance needs to coordinate with local people in the area and surrounding areas to count some buried graves. Finally, this study proposes to promulgate regulations to identify individuals representing families who receive heavy compensation and support.

### CONCLUSION AND RECOMMENDATIONS

The work of site clearance, compensation, and support for households whose graves had to be moved in the Southwest Urban Area, Nhon Ly Commune, and Nhon Hoi Economic Zone received the attention of the state. That is shown through the coordination between the Project Management and Site Clearance Board of Nhon Hoi Economic Zone with older people, party members, and households whose graves must be moved during project implementation. Most people are satisfied with the evaluation criteria of implementation personnel, process, time, and plan for handling residue after grave relocation. However, the implementation time of most projects is not guaranteed according to the approved plan, and there are still 87 graves that have not been relocated. The clearance time is slower for notable graves and graves with decomposing bodies than for earthen graves. During the site clearance process, compensation costs for graves, architectural objects, and support costs for graves with decomposing bodies account for 92.96% of the total compensation and support costs. In particular, the cost of supporting the relocation of remains for graves with decomposing bodies and compensation costs for graves smaller than standard graves are prescribed to

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benefit relatives. This is one of the factors that helps officials have a legal basis when advocating and persuading households to return the land. However, the project still needs to catch up compared to the approved plan. However, the site clearance project in the southwest urban area of Nhon Ly commune has successfully applied legal documents to ensure the rights of households affected by the project judgment. In addition, the project has publicized appropriate procedures and policies and mobilized the participation of relevant parties during project implementation. The project's successes are lessons learned in implementing similar projects in Binh Dinh and Vietnam.

In the coming time, the People's Committee of Binh Dinh Province needs to focus on updating and supplementing compensation unit prices for new graves appearing in the locality. On the other hand, it is necessary to strengthen the connection between the government and the people during counting and compensating graves to speed up project implementation.

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