

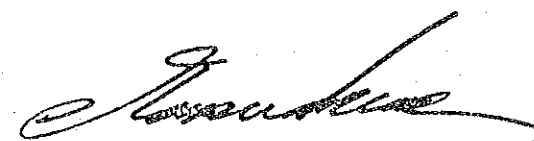
資料編

MINUTES OF THE MEETING
ON
URBAN RENEWAL HOUSING PROJECT
IN JAKARTA
THE REPUBLIC OF INDONESIA

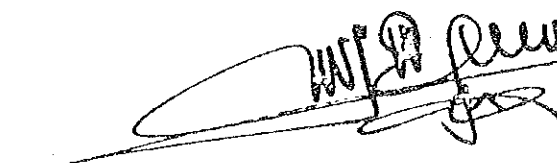
The Japanese Study Team and Advisory Committee, organized by the Japan International Cooperation Agency (JICA), arrived in Jakarta on July, 1982. Prior to the commencement of the Study on the Project, the Study Team had a meeting with the Technical Team organized by the Government of Indonesia on 17 July, 1982 at the office of Perum Perumnas, where the contents of the Inception Report were discussed and agreed upon between the Study Team and the Technical Team with the following modifications. Attendants at the meeting are listed in Attachment A.

1. The F/S Site shall be provisionally determined as 10 to 20 percent of the Study Area and shall be ultimately proposed as a result of the study in Stage 1.
2. For earlier commencement of land acquisition, the F/S Site shall be determined as early stage as possible, but not before the approval by the Coordination Committee organized by the Government of Indonesia on the "Structure Plan" for the Study Area formulated through the study in Stage 1.
3. The F/S Site shall be selected on the basis of the criteria that will be established in the form of quantitative analysis rather than qualitative evaluation.
4. The Study Team will start the substantial work from 26 July, 1982 together with full-time counterpart staffs.
5. The request for collecting the data and information will be made later by listing up their specific sources.
6. Evaluation and analysis of on-going projects shall be carried out as part of the analysis of present conditions and identification of problems.
7. Socio-economic surveys in Stage 2 shall include those for tenure and tenancy, and land-price mechanism.
8. The "Implementation Program" to be formulated in Stage 2 shall include the information and guidelines for conducting land acquisition.
9. The basic concept for urban renewal housing system will be formulated through analytical evaluation of the physical and socio-economical surveys results.

10. The "Structure Plan" shall be basically written statements along with pictorial presentations of urban renewal without having a "scale" like drawings.
11. The "Structure Plan" will include the land use plan for the Study Area formulated through evaluation of the local characteristics of the Study Area and examination of the consistency with the regional land use plan of D.K.I. Jakarta.
12. The "Organization Chart" for performing the Study shall be as shown in Attachment B.
13. The staffs listed in Attachment C will be assigned as counterparts either on a full-time or part-time basis.
14. The Study Team will be provided with office space in the Directorate of Housing (Perumahan). Perumahan will provide office furniture but not office equipment like typewriters and air-conditioners. The Study Team can also use the meeting room of the Tanah Abang flats.
15. JICA will provide the Study Team with two micro-buses, three sets of drafting instruments, and one set of micro-computer.
16. At the request of the Government of Indonesia, the Study Team will, within the capacity of a JICA's technical study team, assist in preparing the project proposal to be submitted to international lending agencies.
17. In addition to the monthly meeting, the Technical Team meeting will be assembled at the request of the Study Team.
18. The Government of Indonesia will issue a "Letter of Introduction" to the Study Team to authorize it as the official study team of the Government.



Itaru MAE
Study Team Leader,
Japan International Cooperation
Agency



Ir. Suyono M.Sc.,
Director,
Directorate of Housing,
Directorate General Cipta Karya
Ministry of Public Works

ATTENDANTS

Date: 17 July, 1982
 Place: Operation Room, Perum. Perumnas.

Technical Team and Counterpart Staffs

Ir. Suyono	Director, Directorate of Housing, Cipta Karya
Ir. Dudy Sugoto	Head of General Planning Division, Directorate of Planning, Perum. Perumnas.
Ir. Marwan	Directorate of Construction, Perum. Perumnas.
Ir. Syahrul	Dit. Jen. PUOD
Ir. Darmanto	DPU - DKI
Ir. Tosin SD.	Sub. Directorate of Urban Housing, Directorate of Housing
Ir. Kandar T.	Director, City Planning Department, DKI Jakarta
Ir. Rai P.	Head of Division, City Planning Department, DKI Jakarta
Ir. Witjaksono	Bureau of Regional Development

JICA Team

Mr. H. Suzumura	JICA's Advisory Committee
Mr. Y. Yamada	JICA's Advisory Committee
Mr. R. Goto	Representative, JICA Jakarta Office
Mr. H. Yokobori	JICA's Housing Expert
Mr. S. Mukunoki	JICA's Housing Expert
Mr. I. Mae	JICA's Study Team (Leader)
Mr. M. Ishizaka	JICA's Study Team (Planner)

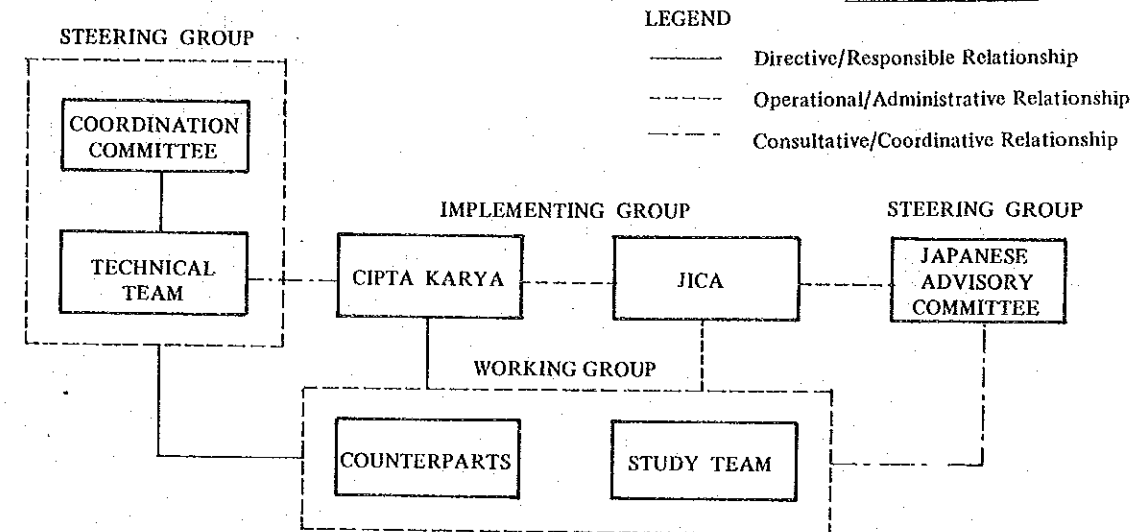


Fig. 2 ORGANIZATION CHART

COUNTERPARTSFull-time Counterparts

Ir. Moegiyono BAE	Project Manager to Kebon Kacang
Ir. Ario Saputro	Civil Engineer
Ir. Agus Harjanto	Planner
Drs. Sambungan Batu Baru	Economist
Ir. Nasrudin	Civil Engineer
Ir. Budi Prayitno	Architect

Part-time Counterparts

Ir. Marwan	Construction
Drs. Hidayat	Estate Management
Ir. Budi Sugiarto	Feasibility Study
Ir. Harsono	Land Acquisition
Ir. Sumuyup	Engineering Design
Ir. Witjaksono	Development Coordination
Ir. Rai	City Planning
Drs. Sukardi SH.	Land Acquisition
Ir. Tosin	Architect

MINUTES OF MEETING
ON
URBAN RENEWAL HOUSING PROJECT IN JAKARTA
THE REPUBLIC OF INDONESIA

On the occasion of the visit of the JICA's Mission made up of the members of the Study Team and the Advisory Committee for initiating the Stage-II Study, a meeting was held on June 8, 1983 at the office of the Director General Cipta Karya, with the attendance of the Representatives of the Coordination Committee and the Steering Committee of the Government of Indonesia. This Minutes is the summary of the discussions made at the Meeting.

1. The Indonesian side stated that the Interim Report submitted by the JICA's Study Team was accepted by the Steering Committee and based on the alternative sites for feasibility study recommended in the Interim Report, the Steering Committee chose the sites of Alternative 2 in K-bon Melati and of Alternative 3 in Manggarai.


The Indonesian side further explained the reasons why the sites were chosen, which are, among others, the necessity for providing decent housing stock to the residents at affordable prices, and the least financial involvement at the initial stage.

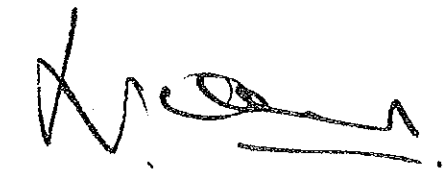
2. The Japanese side replied that although the sites chosen by the Indonesian side should be honoured, the Japanese side is desirous to propose a modification to the site chosen in Manggarai, which is to adopt as site only the northern half of Alternative 3 and instead to include the study on a station-front plaza development together with commercial development.

The Japanese side explained that although the modification might cause a bit increase in the initial investment, it would be contributory towards enhancement of the economic benefits and giving preferable impacts on the future redevelopment of the area as a sub-centre of the city.

3. The Indonesian side commented that the proposal for modification would be rather difficult to accept, since the decision of Alternative 3 was made by the Coordination Committee, which is the highest decision-making institution of the Government of Indonesia, and that by this reason the additional study of Alternative 2, leaving Alternative 3 unchanged, is preferred.
4. The Japanese side understood the difficulty of such modification and accepted that the eastern half of Alternative 2 should be additionally studied.

5. The Indonesian side requested that the possibility of obtaining financial assistance from the international lending agencies, would be taken into consideration in the Stage-II Study. The Japanese side recognised the request.
6. The Japanese side stated that the physical inventory survey is very much essential for successful completion of the Stage-II Study, since the basic planning on the urban renewal projects in the sites should base on the results of the survey. The Japanese side requested the adequate cooperation of the Indonesian side in carrying out the survey.
7. The Indonesian side replied that an official permission is needed for the survey and DKI Jakarta is now in process of issuing a Decree which officially designates the study area in Manggarai and Kebon Melati as an "Urban Renewal Area", and that upon issuance of this decree DKI Jakarta would make all the necessary arrangements for carrying out the survey.
8. The Japanese side commented that in relation to the survey it should be noted that for preparing the basic planning on the urban renewal projects, primary objective of the survey is to collect reasonably accurate information on the land and housing conditions and the conditions of land and housing ownership preferably on a house-by-house basis, and therefore after the ultimate decision on the actualisation of the project, more accurate inventory survey would again become necessary.
9. The Japanese side explained that the Stage-II Study in Jakarta would be completed by the middle of september, 1983 with the submission of Progress Report No. 2; thereafter within a month time a Draft Final Report would be prepared in Japan; the Draft Final Report would be submitted and explained by the JICA's Study Team sometime in the middle of October; and then finally a Final Report would be submitted by the end of this year, incorporating the comments on the Draft Final Report of the Indonesian side.


Itaru MAE
Leader of the Study Team
Japan International
Cooperation Agency


Ir. Djuwanda Djoekardi
Director,
Directorate of Housing
Directorate General Cipta Karya
Ministry of Public Works

Attachment A: The sites for feasibility study agreed by the Meeting
Attachment B: List of the attendants

LIST OF THE ATTENDANTS

The Indonesian side:

1. Ir. Soenarjono Darnoedjo : Director General of Cipta Karya
2. Ir. Suwarno Prawirasumantri : President Director of Perum Perumnas
3. Ir. Djuwanda Djoekardi : Director of Perumahan
4. Ir. Wahjudi Subagio : Chief of Planning Division of Perumahan

The Japanese side:

1. Toshinori NOZU : Advisor
Ministry of Construction
2. Keiji SATO : Advisor
Ministry of Construction
3. Nobuo KIMURA : Coordinator
Japan International Cooperation
Agency (JICA)
4. Itaru MAE : Leader of JICA Study Team

JICA Jakarta Office and JICA housing experts:

1. Masayoshi ENOMOTO : Deputy resident representative
JICA Jakarta office
2. Hiromichi TANAKA : JICA housing expert
3. Yoshinobu HIRANO : JICA housing expert

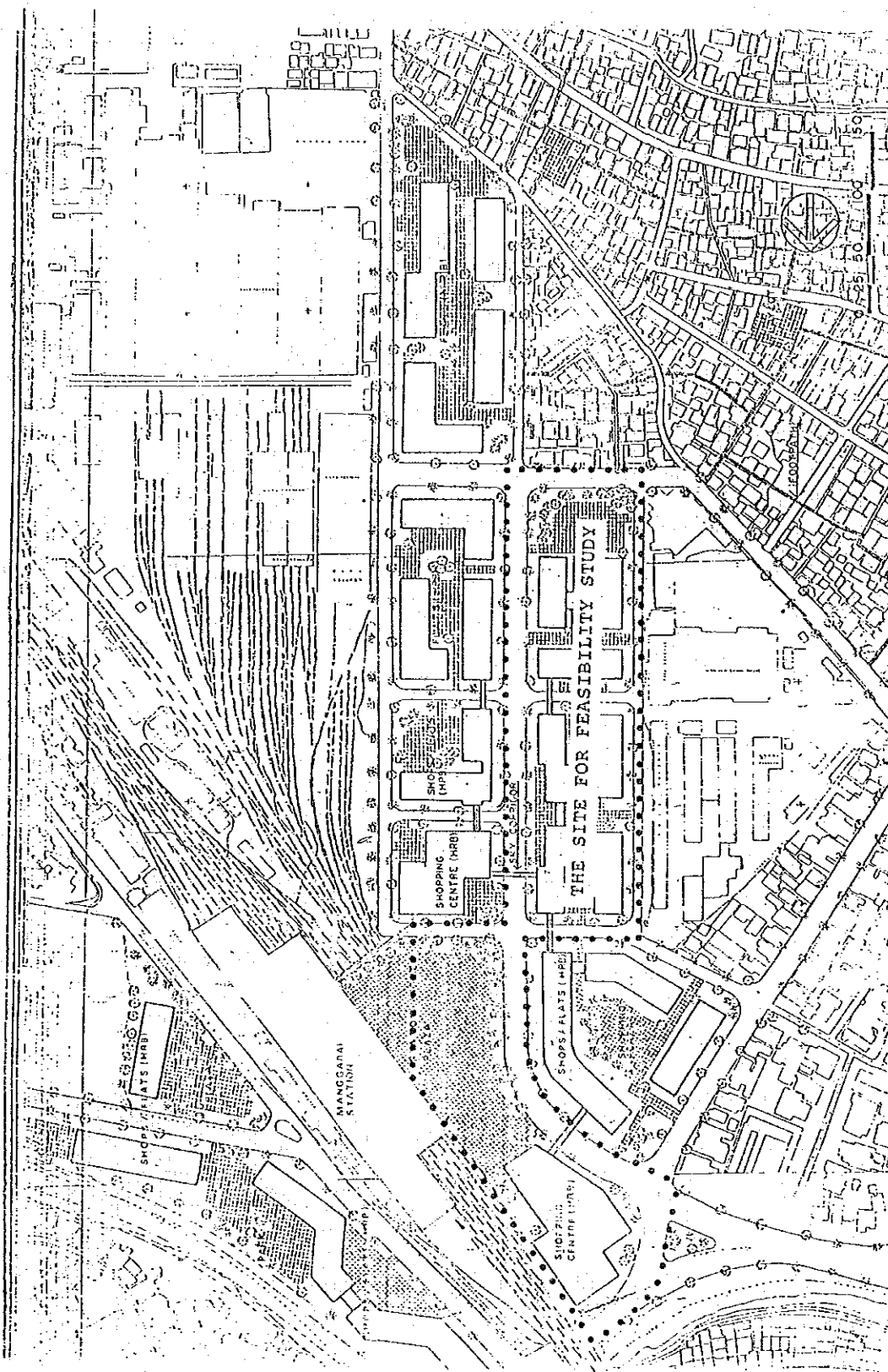


Fig. 3 - 6 IMAGE PLAN "MANGGARAI"



FIGURE 3-6 IMAGE PLAN "KEBON MELATI"

MINUTES OF MEETING
ON
URBAN RENEWAL HOUSING PROJECT
IN JAKARTA
THE REPUBLIC OF INDONESIA

On the occasion of the visit of the members of the Japanese Advisory Committee, a meeting was held on August 18, 1983 to discuss the progress made by the JICA's Study Team for the Urban Renewal Housing Project in Jakarta (KTA-40), at the office of the Director General Cipta Karya, with the attendance of the representatives of the Coordination Committee and the Steering Committee of the Government of Indonesia, as listed in Attachment "A". This is a summary of the points discussed in successive order.

1. The Japanese side made briefs on the "preliminary urban renewal plans" prepared by the Study Team, the major points of which are as follows:

- (a) As pointed out in the previous Interim Report, care should be directed to the following two aspects; firstly, urban renewal housing projects in Jakarta must be comprehensive planned to include the projects for (i) the improvement of poor standard housing from the standpoint of social welfare, (ii) a sufficiently wide urban renewal area in order to be closely linked with other major development programmes of urban infrastructures, (iii) the improvement and revitalization of urban functions to be designed in harmony with city planning in terms of preferred land use; and secondly, following the government guidelines, urban renewal housing projects in Jakarta must be oriented to cater for the low-income group of the urban population and at the same time tailored to be principally self-financing or financially independent from the government funding.

The preliminary urban renewal plans for the project in Manggarai was explained subsequently:

- (b) To avoid extreme physical and financial implications by implementing a large-scale package at once, the project in Manggarai should be implemented on a stage basis, i.e. Section I (first-stage implementation) includes the northern part of the intended housing development, development of the station front plaza together with access road and development of commercial buildings in front of the station-front plaza; and subsequently, Section II (second-stage implementation) includes the southern part

of the remaining housing development plus development of commercial/office buildings just adjacent to the north of the station-front plaza (please see Attachment "B").

- (c) As for the improvement of related infrastructures, it is proposed to expand the existing railway viaduct to allow 4-lane major arterial road, and to construct a new bridge over the Kali Ciliwung to enable smooth connection to Jalan Tambak.
- (d) As a result of a financial pro forma analysis, balance between costs and revenues will be attained by adopting so-called "right conversion system" and "cross-subsidization" between revenue-producing developments and low-cost housing development. To achieve the cross-subsidization, it is essential to adopt high "productivity ratio" against the floor of such revenue-producing developments as compared with that of housing floor; the difference between the two will amount to 15-20 times approximately. Consequently, the unit lease price of the floor of commercial/office buildings will be \$20-30 per sq. meter per month, which is equivalent to the unit sales price of Rp.1-1.5 million per sq. meter, against the 20-year installment with 23 percent of annual interest.

2. The Indonesian side questioned that no payment for compensation may not be customarily accepted by the low-educated, low-income people, because they tend to place credibility only on monetary compensation due to their feeling of being exploited by public projects. The Indonesian side also mentioned that the people involved should be free to choose whether to stay or move out and the decision should be left optional to them, and if they choose to stay, then part of the compensation due to them may be deposited in turn for a new house, and the full compensation method can be applied only to the people who wish to move out without being resettled.

In reply to this question, the Japanese side mentioned that if the right conversion is accepted and legally assured by the government in accordance with pre-determined procedures and if such procedures be properly convinced to the people, there might be no claim on the part of the people against the non-compensation to their rights before renewal.

3. The Japanese side explained that if the housing floor is allocated to resettlers in proportion to their rights before renewal, they can get only small floor by which a better and healthier life cannot be feasible; therefore, a sort of "relievable measures"

to increase their entitled floor must be taken and for this purpose, one of the recommendable alternatives is to release the PJKA's land as the state land and convey it to the people at the subsidized price by installment with subsidized interest.

The Indonesian side mentioned that it may be appropriate that although the right conversion system assures the equivalent exchange of land, there is a certain difference between the building values before and after the renewal; therefore, part of the construction cost of buildings should be recovered by the people.

4. The Japanese side explained that the Japanese side is very much keen to actualize the project in recognition that the project will be a pilot project to present an excellent precedent for conducting the right conversion system, construction of high-rise (8-storey) flats, etc. for future implementation of urban renewal projects in Jakarta. In this context, the Japanese side wondered whether Cipta Karya will give high priority to the project and make financial arrangements for earlier implementation of the project.

The Indonesian side replied that will be discussed within the Coordination Committee among the ministers concerned and the governor of DKI Jakarta.

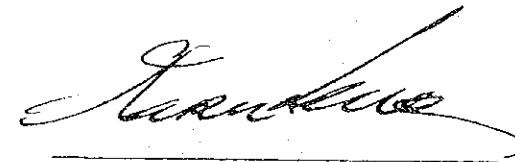
After discussion, it was decided that the Study Team must be ready for explanation to the Coordination Committee and the Steering Committee around the middle of September.

5. The Indonesian side explained that the government recently achieved a consensus among the agencies concerned regarding the land consolidation in urban area aimed at enabling effective land use and for this purpose, comprehensive measures will be taken including taxation, land acquisition system, and land readjustment technique, etc.
6. The Japanese side gave briefs on the preliminary urban renewal plans over the site in Kebon Melati, stating that the basic concepts for planning will remain the same as that in Manggarai.

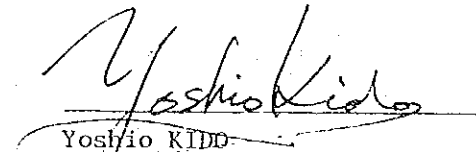
The Indonesian side commented that a sort of "housing cooperation" made up by the people involved, may be an alternative implementation body to initiate and implement the project with the finance from private banks.

7. The Japanese side asked if the Study Team is able to proceed with the Study towards preparation of Progress Report No. 2 on the basis of the right conversion system and other assumptions as described in the discussion materials, although studies will be made for thinkable alternative methods and systems.

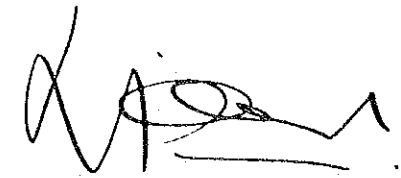
The Indonesian side agreed on this respect and requested that for ready understanding, comparative studies between the new and conventional systems will be desired.



Itaru MAE
Leader of the Study Team
Japan International
Cooperation Agency



Yoshio KIDO
Chairman of the Japanese
Advisory Committee



Ir. Djuwanda Djoekardi
Director,
Directorate of Housing
Directorate General Cipta Karya
Ministry of Public Works

LIST OF THE ATTENDANTSThe Indonesian side:

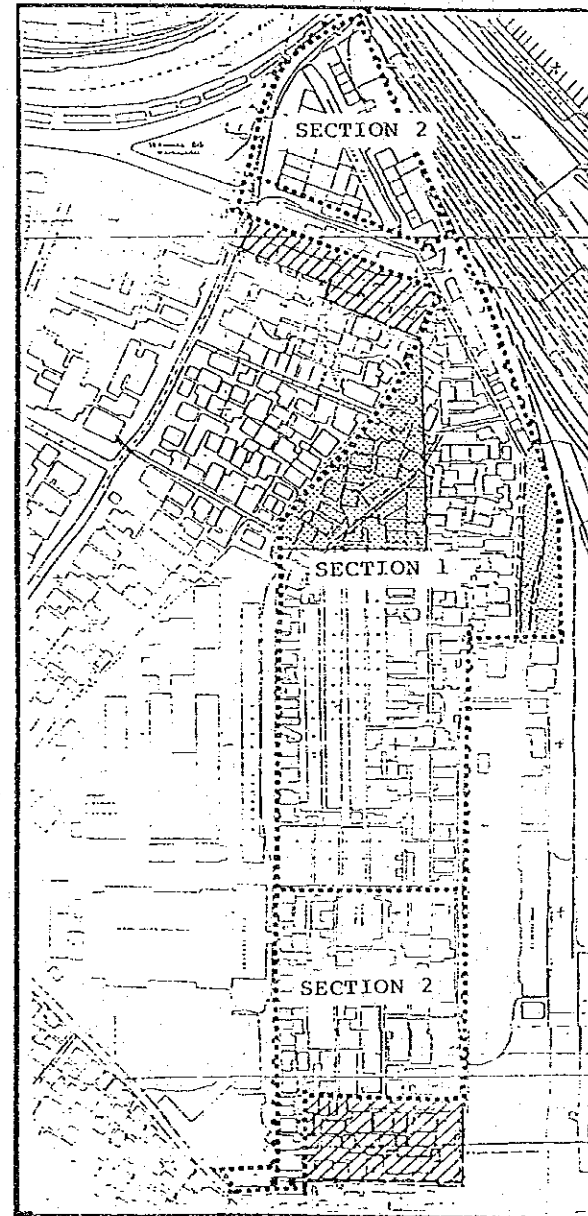
1. Ir. Soenarjono Darnoedjo : Director General of Cipta Karya
2. Ir. Suwarno Prawirasumantri : President Director of Perum Perumnas
3. Ir. Djuwanda Djoekardi : Director of Perumahan
4. Ir. Wahjudi Subagio : Chief of Planning Division of Perumahan

The Japanese side

1. Yoshio KIDO : Chairman of the Advisory Committee
Japan Housing and Urban Development Corporation
2. Yukihiro AOYAGI : Member of the Advisory Committee
Japan Housing and Urban Development Corporation
3. Akio ISHIZUKA : Coordinator
Japan International Cooperation Agency
4. Itaru MAE : Leader of the JICA Study Team

JICA Jakarta Office and JICA housing experts:

1. Masayoshi ENOMOTO : Deputy resident representative
JICA Jakarta office
2. Hiromichi TANAKA : JICA housing expert
3. Yoshinobu HIRANO : JICA housing expert

URBAN RENEWAL HOUSING PROJECT
DISCUSSIONMATERIALSMANGGARAIJICA STUDY TEAM6.AUG.,1983

: Area increased
 : Area decreased

MINUTES OF MEETINGS
ON URBAN RENEWAL HOUSING PROJECT IN JAKARTA
THE REPUBLIC OF INDONESIA

A joint meeting with the Steering Committee and Technical Team of the Government of Indonesia, was held on November 8, 1983 to discuss the draft final report on the Urban Renewal Housing Project in Jakarta (KTA - 40) prepared by the JICA Study Team, at the conference room of the Directorate General Cipta Karya, with the attendance of the representatives of the Committee and the Team, the Leader of the Study Team and his staff, and the Japanese Housing Experts.

Following the meeting, on the occasion of the visit of the Chairman of the Japanese Advisory Committee, another meeting was held on November 10, 1983 to confirm the receipt of the draft final report, at the same conference room, with the attendants as listed in the Attachment.

The both meetings were presided by the Director General Cipta Karya, Ir. Soenarjono Danoedjo. This is a summary of the points discussed at the meetings, particularly related to the draft final report.

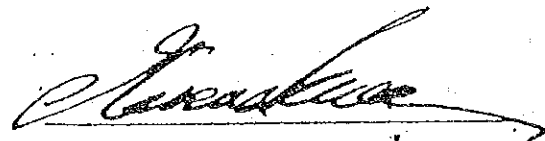
1. The Japanese side explained that although the JICA Study Team received the comments on the previous progress report No. 2, of which contents mostly remained the same as those of the draft final report, from DKI Jakarta, PERUM PERUMNAS and Directorate Perumahan, they included many items to which the JICA Study Team is not able to respond in its capacity or the items which should be handled within the administration of the Government; therefore, the Study Team will selectively respond to the comments to incorporate in the final report, for example, supplementary analyses on the financial feasibility, considerations on the organization for implementing the project, management of commercial buildings after renewal, etc.
2. The Indonesian side acknowledged the receipt of the draft final report and principally accepted the report with the notes that;
 - As described in the report, a final renewal plan and programme will be provided at the subsequent stage after the Government's decision on the initiation of the project, which will include, but not limited to, refined physical inventory, identification of potential tenant and demand, development of preliminary design, refined rights conversion plan, public relations with inhabitants, etc., as the beginning part of the actual implementation of the project;

- However, the final report shall cover the supplementary studies on the financial sensitivity analyses changing the funding conditions; the preparatory activities which shall be taken by the Government prior to the substantial commencement of the project; and the organization for implementing the project, in general and in particular, the implementation body, taking into consideration the possible joint operation between the central and local governments.

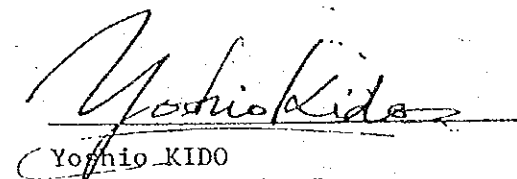
3. The Indonesian side, based on the report, placed priority on the implementation of the project in Manggarai, but the ultimate decision on whether it is to be implemented or not, shall be subject to the acceptance by the Coordination Committee.
4. The Japanese side mentioned that in consideration of the importance of urban renewal to solve the problem of human settlement in urban areas, it is hoped for the project to be actualised in the near future.
5. The Indonesian side mentioned that a "land consolidation" problem in urban areas is drawing an increase in the Government attention to cope with the rapid growth of urban population, and along this line urban renewal must be encouraged from now on.

The Indonesian side also mentioned that the Government will continue to necessitate the Japanese expertise in the field of urban renewal, and upon approval by the Coordination Committee the Government will request the assistance in the "Engineering Services" to the Government of Japan on a 1984/1985 OECF basis.

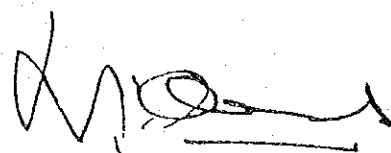
6. The Japanese side, at the request of the Indonesian side, agreed to hand over the following equipment used by the Study Team.
 - Two micro-buses
 - One set of micro-computer
 - Three sets of drafting equipment
7. The Japanese side explained that the final report will be forwarded to the Government in January 1984.



Itaru MAE
Leader of the Study Team
Japan International
Cooperation Agency



Yoshio KIDO
Chairman of the Japanese
Advisory Committee



Ir. Djuwanda Djoekardi
Director,
Directorate of Housing
Directorate General Cipta Karya
Ministry of Public Works

LIST OF THE ATTENDANTS

The Indonesian side :

- | | |
|-----------------------------|--|
| 1. Ir. Soenarjono Darnoedjo | : Director General of Cipta Karya |
| 2. Ir. Djuwanda Djoekardi | : Director of Perumahan |
| 3. Ir. Saleh Amiruddin | : Director of Planning
PERUM PERUMNAS |

The Japanese side :

- | | |
|--------------------|--|
| 1. Yoshio KIDO | : Chairman of the
Advisory Committee,
Japan Housing and Urban
Development Corporation |
| 2. Nobuo KIMURA | : Coordinator,
Japan International
Cooperation Agency |
| 3. Itaru MAE | : Leader of the JICA
Study Team |
| 4. Takahashi INOUE | : Member of the JICA
Study Team |

JICA Jakarta Office and JICA housing experts :

- | | |
|----------------------|---|
| 1. Masayoshi ENOMOTO | : Deputy resident representative
JICA Jakarta office |
| 2. Hiromichi TANAKA | : JICA housing expert |
| 3. Yoshinobu HIRANO | : JICA housing expert |

SOCIO-ECONOMIC SURVEY RESULTS (STAGE I)

APPENDIX - B

Question	Kebon Melati	Manggarai
1. How long have you stayed ?		
(a) longer than 10 years	82%	73%
(b) longer than 20 years	51%	46%
2. What's the number of your family ?		
(a) largest percentage	7(18%)	6(17%)
(b) more than 5	83%	78%
3. What's the floor are of your house ?		
(a) largest percentage	51-75 m2 (20%)	21-30 m2 (20%)
(b) less than 50 m2	40%	71%
4. What's your main job ?		
(a) largest percentage	Civil servant (24%)	Civil servant (26%)
(b) 2nd largest	Private company employee (18%)	Private company employee (18%)
(c) 3rd largest	Tradesman (16%)	Workman/skilled labour (16%)
5. Where's your working place ?		
(a) within the area	37%	46%
(b) outside the area	63%	54%
6. What's your commuting means ?		
(a) public bus	43%	53%
(b) motorcycle	19%	15%
(c) own car	7%	6%
7. What business do you have in the area ?	Stall (Warung) followed by public services (Jasa)	Stall (Warung) followed by public services (Jasa)
8. Where did you previously live ?		
(a) DKI Jakarta	69%	56%
(b) BOJABEK area	5%	11%
(c) Sumatra	11%	16%
9. Where is your original place ?		
(a) DKI Jakarta	28%	18%
(b) Java	54%	75%
(c) Sumatra	9%	3%

Question	Kebon Melati	Manggarai
10. What's the status of your dwelling ?		
(a) own both house and land	60%	29%
(b) own only house	21%	45%
(c) rent	13%	18%
11. How much do you pay for rent per month ?		
(a) less than Rp. 500	55%	85%
(b) between Rp.500-2000	40%	10%
12. What's the size of your land plot ?		
(a) less than 50 m2	42%	73%
(b) Between 50-150 m2	47%	24%
13. What's the total floor area of your house ?		
(a) less than 50 m2	40%	71%
(b) between 50-100 m2	38%	20%
14. How many bed rooms do you have ?		
(a) one	20%	32%
(b) two	29%	32%
(c) three	23%	32%
15. What's the lighting of your house ?		
(a) electricity (PLN)	85%	80%
(b) generator	-	-
(c) spirit lamp	13%	12%
(d) kerosene lamp (petromax)	1%	7%
16. How do you get drinking water ?		
(a) pipe water (PAH)	9%	8%
(b) pail well	2%	20%
(c) manual-pump well	50%	55%
(d) electric-pump well	24%	11%
(e) buying	14%	4%
(f) river	-	-
17. What's the conditions of waste disposal and W.C. ?		
(a) septic tank	10%	30%
(b) public drain (Riol Kota)	69%	38%
(c) river	7%	17%

Question	Kebon Melati	Manggarai
18. What's the conditions of garbage disposal ?		
(a) private garbage vessel	37%	16%
(b) public garbage vessel	50%	59%
(c) river or others	13%	25%
19. Do you have a kitchen ?		
(a) yes	93%	71%
(b) no	7%	29%
20. What fuel do you use for cooking ?		
(a) kerosene	99%	99%
(b) others	1%	1%
21. How much do you estimate for the land price in your area ?		
(a) up to Rp. 20,000,-	6%	2%
(b) Rp. 20,000 - 50,000	33%	32%
(c) Rp. 50,000 - 100,000	31%	-
(d) Rp. 100,000 - 150,000	3%	-
(e) Rp. 150,000 or more	1%	-
(f) no answer	26%	66%
22. How do you mark your present living conditions ?	Mode- Good rate Bad	Mode- Good rate Bad
(a) Working places like factories and shops in the housing environment	41% 47% 9%	13% 44% 27%
(b) Shopping convenience	82% 16% 1%	74% 24% 1%
(c) Cleanliness in the housing environment	38% 50% 12%	14% 64% 21%
(d) Security and public order	79% 19% 2%	73% 24% 1%
(e) Availability of sanitation facilities	69% 28% 2%	63% 34% 1%
(f) Neighbourhood relations	86% 13% -	86% 12% -
(g) Availability of places for meeting, praying and social activities	85% 14% 1%	72% 24% 1%

Question	Kebon Melati			Manggarai		
	Good	rate	Bad	Good	rate	Bad
(h) Natural environment (green):	5%	24%	69%	1%	6%	91%
(i) Education environment :	42%	49%	6%	18%	73%	5%
(j) Public nuisance like noise, vibration and bad smell :	29%	49%	21%	8%	54%	35%
(k) Public nuisance like sunshine deprivation, air pollution and dirty waste disposal :	30%	47%	21%	10%	37%	50%
(l) Parking place :	5%	20%	50%	-	9%	66%
(m) Traffic control :	13%	37%	26%	8%	28%	44%
(n) Road maintenance :	29%	45%	14%	16%	44%	28%
(o) Footpath :	24%	46%	19%	8%	73%	16%
(p) Street lighting :	28%	38%	29%	15%	54%	28%
(q) Drains along roads :	29%	42%	21%	8%	54%	29%
(r) Fire protection :	22%	38%	38%	6%	37%	45%
(s) Flood control :	62%	25%	12%	46%	22%	20%
23. If you do not satisfy your present housing conditions, please answer to the following questions by selecting and marking three of them.						
(a) Difficulty for commuting to office :	-	-	-	-	-	-
(b) Lack of working places like factories and shops in the neighbourhood :	-	-	-	-	-	-
(c) Less attractive for working or trading :	-	-	-	-	-	-
(d) Less convenience for shopping :	-	-	-	-	-	-
(e) Narrow rooms :	-	44%	-	-	64%	-
(f) Bad layout of housing :	-	14%	-	-	38%	-
(g) Small size of housing lot :	-	30%	-	-	42%	-

Question	Kebon Melati		Manggarai	
(h) Expensive rent :	-	-	-	-
(i) Poor facilities of water supply, electricity, waste water disposal, etc :	29%	29%	-	-
(j) Lack of security and public order :	-	-	-	-
(k) Lack of community facilities like hospital, dispensary, meeting place, etc :	-	-	-	-
(l) Poor natural environment due to lack of green :	69%	66%	-	-
(m) Inadequate educational facilities :	-	-	-	-
(n) Public nuisance like noise, vibration and bad smell :	28%	24%	-	-
(o) Poor sanitation environment due to inadequate treatment of waste water and garbage disposal :	32%	33%	-	-
Note: - means dissatisfaction rate less than 10%				
24. What sort of job do you want to have in this area ?				
(a) Shopping :	36%	31%	-	-
(b) Office :	12%	9%	-	-
(c) Hotel :	2%	-	-	-
(d) Construction :	5%	10%	-	-
(e) Light industry :	19%	5%	-	-
(f) Others :	13%	18%	-	-
25. What's your average monthly income ?				
(a) up to Rp. 50,000 :	20%	32%	-	-
(b) Rp. 50,000 - 100,000 :	36%	43%	-	-
(c) Rp. 100,000 - 200,000 :	30%	20%	-	-
(d) Rp. 200,000 or more :	13%	4%	-	-

Question	Kebon Melati		Manggarai	
26. What's your average monthly expenses ?				
(a) Food :	-	-	-	-
- up to Rp. 50,000 :	42%	68%	-	-
- Rp. 50,000 - 100,000 :	47%	30%	-	-
- Rp. 100,000 - 150,000 :	10%	2%	-	-
(b) Clothes :	-	-	-	-
- up to Rp. 5,000 :	49%	57%	-	-
- Rp. 5,000 - 10,000 :	17%	14%	-	-
- Rp. 10,000 or more :	12%	12%	-	-
(c) Education :	-	-	-	-
- up to Rp. 5,000 :	33%	34%	-	-
- Rp. 5,000 - 10,000 :	25%	22%	-	-
- Rp. 10,000 or more :	29%	20%	-	-
(d) Transportation :	-	-	-	-
- up to Rp. 5,000 :	21%	26%	-	-
- Rp. 5,000 - 10,000 :	20%	15%	-	-
- Rp. 10,000 or more :	38%	23%	-	-
(e) Electricity :	-	-	-	-
- up to Rp. 5,000 :	35%	63%	-	-
- Rp. 5,000 - 10,000 :	34%	9%	-	-
- Rp. 10,000 or more :	13%	3%	-	-
(f) Fuel :	-	-	-	-
- up to Rp. 5,000 - 10,000 :	58%	60%	-	-
- Rp. 5,000 - 10,000 :	32%	19%	-	-
- Rp. 10,000 or more :	2%	5%	-	-
(g) Total expense :	-	-	-	-
- up to Rp. 50,000 :	13%	28%	-	-
- Rp. 50,000 - 100,000 :	41%	48%	-	-
- Rp. 100,000 - 200,000 :	35%	19%	-	-
- Rp. 200,000 or more :	11%	4%	-	-
27. After re-development, do you want to stay on or move to somewhere else ?				
(a) stay on :	35%	73%	-	-
(b) move to somewhere else :	59%	27%	-	-
28. If you stay on, which type of housing do you like ?				
(a) single story :	51%	62%	-	-
(b) two storied houses :	14%	17%	-	-
(c) walk-up flat (4 storied) :	2%	3%	-	-
(d) high-rise flat :	-	-	-	-
(e) house and shop :	15%	8%	-	-
(f) shop/kiosk :	5%	-	-	-

Comparison of Kebon Kacang, Kebon Melati and Manggarai

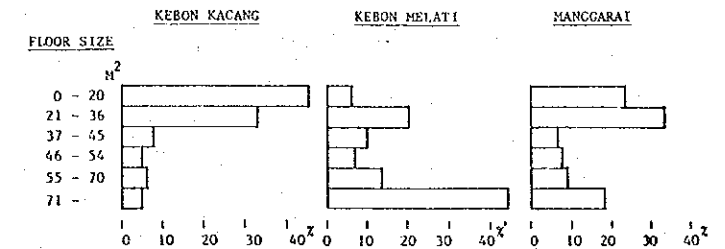
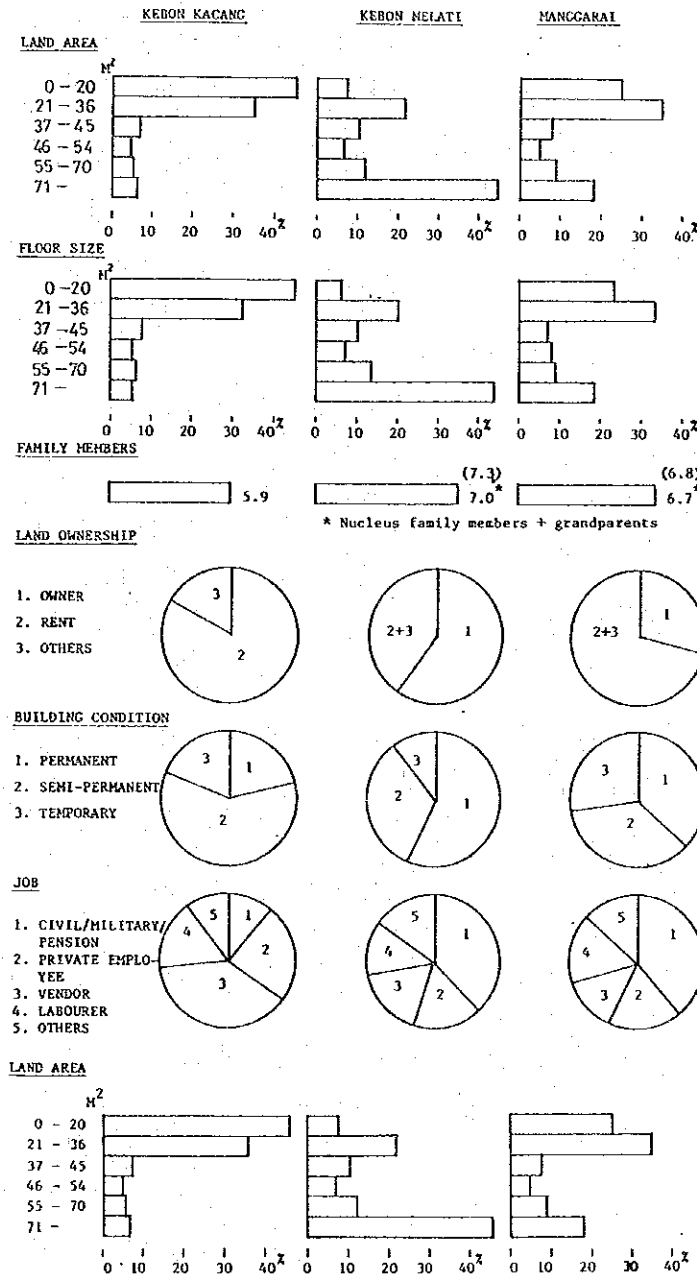
Question	Kebon Melati	Manggarai
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29. What floor area do you wish to have ?

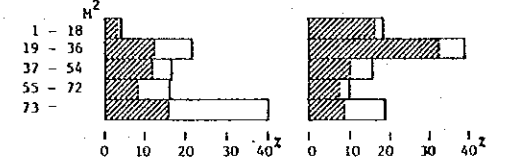
(a) under 20 m ²	4%	2%
(b) 21 - 36 m ²	6%	30%
(c) 37 - 54 m ²	15%	22%
(d) 55 - 70 m ²	26%	13%
(e) 70 m ² or more	37%	16%

30. Information on physical conditions observed by surveyors:

(a) Location		
- facing main highway	5%	3%
- facing road	4%	2%
- facing street	18%	11%
- facing narrow street	61%	76%
- facing river/channel	4%	2%
- not facing street nor river/channel	8%	3%
(b) housing conditions		
- masonry	64%	42%
- board/similar	10%	24%
- bamboos	4%	8%
- masonry and board/bamboos	22%	23%
(c) building conditions		
- permanent	57%	36%
- semi-permanent	33%	36%
- temporary	9%	26%
(d) marking by surveyors		
- good	25%	7%
- moderate	44%	36%
- bad	30%	55%

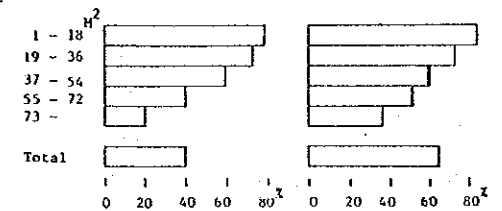


Floor size analyzed in accordance with tentatively proposed unit sizes of Alternative I.



Households with income below Rp.134,000/month

Those who complain that their houses are too small.



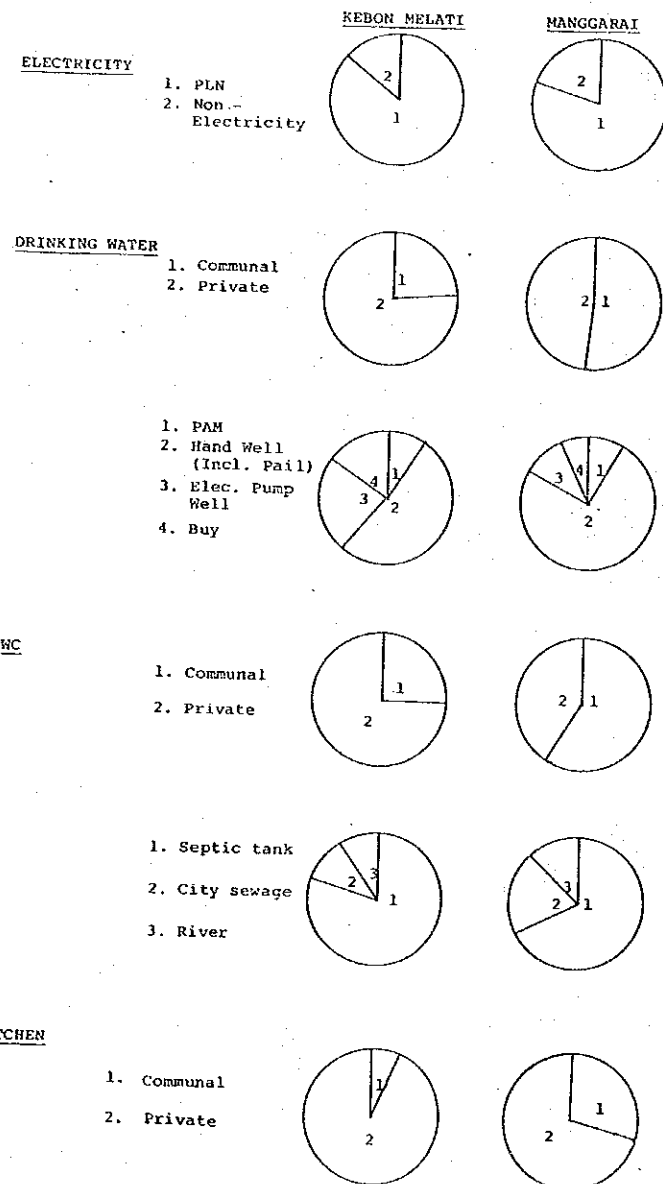
BUILDING CONDITION:

1. PERMANENT
2. SEMI-PERMANENT
3. TEMPORARY

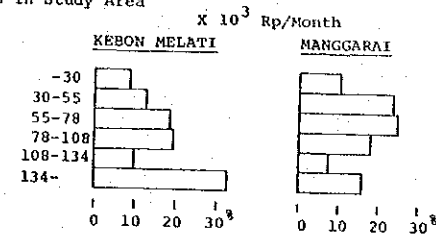
OBSERVATION

1. GOOD
2. MODERATE
3. BAD

Facilities



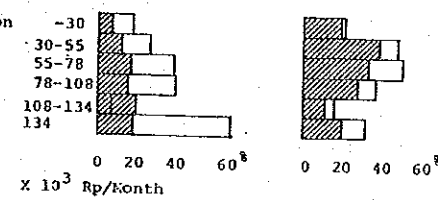
Income Distribution in Study Area



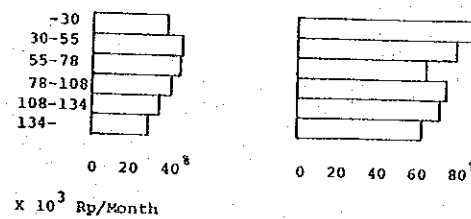
The will to Return to the Renewed Area and the Income

Income Distribution Combined with Below Analysis

Those who want to return (%)



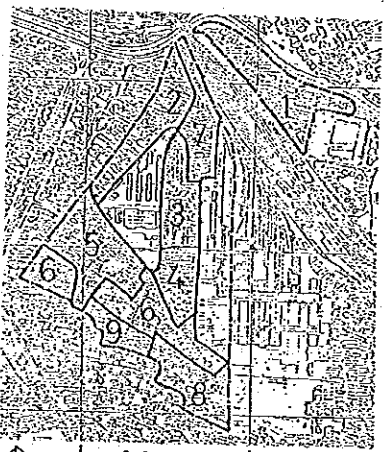
The will by Income Distribution



RESIDENTS WILL TO RETURN AFTER THE RENEWAL



	YES %	NO %
1.	52.0	32.0
2.	0	92.0
3.	61.5	38.5
4.	51.4	48.6
5.	71.4	28.6
6.	30.8	69.2
7.	40.5	52.4
8.	13.2	84.2
9.	26.8	73.2
10.	48.6	32.4
11.	16.7	80.0



	YES %	NO %
1.	89.4	10.6
2.	82.4	17.6
3.	31.7	68.3
4.	93.5	6.5
5.	68.5	27.8
6.	73.3	26.7
7.	73.3	26.7
8.	-	-
9.	-	-

RESULTS OF INVENTORY & SOCIO-ECONOMIC SURVEY (STAGE II)

APPENDIX - C

RESULTS OF INVENTORY & SOCIO-ECONOMIC SURVEY

Items	Manggarai	Kebon Melati
1. Household Size		
1	2 %	3 %
2	9 %	6 %
3	13 %	11 %
4	16 %	17 %
5	13 %	14 %
6	13 %	14 %
7	10 %	13 %
8	8 %	9 %
9	6 %	6 %
10 -	10 %	8 %
Average	5.47	5.73
2. Job		
Average Number of Workers per Household	1.12	1.03
(1) Kind of Job		
Civil Servant	23 %	12 %
Private Enterprise	20 %	24 %
Armed Forces	2 %	2 %
Retired Persons (Pensioner)	14 %	7 %
Grossiers	1 %	2 %
Retailer	17 %	18 %
Home Industry	3 %	3 %
Factory, Manager, Contractor	1 %	1 %
Services	1 %	7 %
Labourer	20 %	22 %
(2) Commuting Mode		
No Commuting	33 %	21 %
On Foot	21 %	20 %
Becak, Bajay	2 %	2 %
Bicycle	2 %	2 %
Motorcycle	6 %	11 %
Own Car	1 %	5 %
Public Bus	34 %	39 %
Train	1 %	1 %
3. Original Place of Family Head		
D.K.I. Jakarta	10 %	29 %
West Java	41 %	37 %
Central Java	33 %	14 %
D.I. Yogyakarta	3 %	2 %
East Java	5 %	3 %
West Sumatera	3 %	8 %
Others	5 %	7 %
4. Religion		
Islam	97 %	96 %
Christian	3 %	4 %
Hinduism	0 %	0.2 %
Buddhism	0.02 %	0.3 %
Others	0 %	0 %

RESULTS OF INVENTORY & SOCIO-ECONOMIC SURVEY

Items	Manggarai	Kebon Melati
5. Income (Rp./Month)		
1 - 25,000	5 %	6 %
25,001 - 50,000	32 %	25 %
50,001 - 75,000	28 %	21 %
75,001 - 100,000	18 %	21 %
100,001 - 125,000	6 %	5 %
125,001 - 150,000	6 %	8 %
150,001 - 175,000	2 %	4 %
175,001 - 200,000	2 %	5 %
200,001 -	4 %	6 %
Average	80,700 Rp	95,600 Rp
6. Total Expenditure (Rp./Month)		
1 - 25,000	4 %	5 %
25,001 - 50,000	22 %	15 %
50,001 - 75,000	29 %	18 %
75,001 - 100,000	21 %	22 %
100,001 - 125,000	10 %	16 %
125,001 - 150,000	6 %	10 %
150,001 - 175,000	3 %	5 %
175,001 - 200,000	2 %	4 %
200,001 -	4 %	5 %
Average	82,900 Rp	100,700 Rp
7. Housing Expenditure		
(1) Ratio of Households Who Expend for Housing	25 %	20 %
(2) Average Housing Expenditure	4,100 Rp	8,100 Rp
8. Land and Housing Ownership		
Right on the Land and House	5 %	36 %
Right on the House Only	55 %	26 %
Rent House	9 %	7 %
Contract House	15 %	14 %
Lodging	11 %	8 %
Hanger-on	4 %	7 %
9. Land Area by Kind of Right		
"Hak Milik" with Certification	1 %	18 %
"Hak Milik" w/o Certification	10 %	55 %
"Hak Usaha"	2 %	0 %
"H.G.B." with Certification	0 %	0 %
"H.G.B." w/o Certification	0.12 %	1 %
"Hak Pakai" (10/6) with Certif.	1 %	0 %
"Hak Pakai" (10/6) w/o Certif.	1 %	0 %
"Hak Pakai" (3 Years)	0.4 %	0 %
"Hak Sewa" on Private Land	1 %	4 %
"Hak Sewa" on States Land	6 %	6 %
"Garapan" on Private Land	1 %	0.4 %
"Garapan" on States Land	83 %	17 %
10. Floor Area by Structure		
Permanent	28 %	51 %
Semi-Permanent	38 %	32 %
Temporary	34 %	17 %

RESULTS OF INVENTORY & SOCIO-ECONOMIC SURVEY

Items	Hanggarai	Kebon Melati
11. Number of Household by Floor Area		
- 20 sq.m.	33 %	17 %
21 - 30 sq.m.	23 %	18 %
31 - 42 sq.m.	18 %	12 %
43 - 64 sq.m.	14 %	24 %
65 - 80 sq.m.	5 %	8 %
81 - sq.m.	8 %	21 %
12. Floor Area by Building Age		
- 5 years	10 %	7 %
6 - 15 years	37 %	33 %
16 - 30 years	36 %	50 %
31 - years	17 %	11 %
13. Water Supply for Drinking		
Dig Well ----- Private	7 %	8 %
Dig Well ----- Communal	8 %	8 %
Manual Pump Well --- Private	42 %	56 %
Manual Pump Well --- Communal	35 %	8 %
Electric Pump Well -- Private	5 %	16 %
Electric Pump Well -- Communal	1 %	0 %
Pipe Water (PAN) ---- Private	1 %	2 %
Pipe Water (PAN) ---- Communal	0.3%	1 %
River Water	0 %	0 %
Buying	0.3%	1 %
14. Sewerage		
Permanent Septic Tank	5 %	4 %
Usual Septic Tank (Pit)	6 %	6 %
City's Drainage	18 %	31 %
Rivers, Drain	71 %	58 %
15. Solid Disposal		
Permanent Septic Tank	21 %	22 %
Usual Septic Tank (Pit)	43 %	21 %
City's Drainage	11 %	10 %
Rivers, Drain	24 %	47 %
16. Lighting		
Electricity (PLW)	78 %	71 %
Electricity (Diesel)	0.4%	1 %
Gas Lamp	7 %	7 %
Oil Lamp	15 %	21 %
17. Ratio of Household Who Has Telephone	0.1%	3 %
18. Number of Plants per Hectare		
Fruit Trees (Producing)	11/ha	18/ha
Fruit Trees (Non Producing)	7/ha	10/ha
Trees	16/ha	2/ha
Flowers	76/ha	28/ha
Plants Like Banana	16/ha	1/ha
Pot Plants	59/ha	70/ha

RESULTS OF INVENTORY & SOCIO-ECONOMIC SURVEY

Items	Hanggarai	Kebon Melati
19. Length of Fences per Hectar of Land Area		
Full Brick Wall	50 m/ha	91 m/ha
Brick Wall and Iron Fence	54 m/ha	108 m/ha
Wire and Wooden Fence	11 m/ha	10 m/ha
Wooden/Bamboo Fence	57 m/ha	132 m/ha
Iron/Zind Plate Fence	33 m/ha	35 m/ha
Brick with Holes	1 m/ha	62 m/ha
Others	1 m/ha	0 m/ha
20. Garbage Disposal		
Own Garbage Bin	9 %	5 %
Communal Garbage Bin	62 %	80 %
Garbage Collection Place	18 %	3 %
Throwing into River	10 %	13 %
21. Cooking Place		
Kitchen	83 %	99 %
Others	17 %	1 %
22. Cooking Fuel		
Kerosene	99.8 %	100 %
Others	0.2 %	0 %
23. Clothes Washing Place		
Special Washing Place at Home	24 %	48 %
In Own Bathroom	44 %	36 %
Communal Washing Place	31 %	15 %
In the River	1 %	0 %
Using Washing Machine at Home	0.1%	0 %
Washed by Other People(Paying)	1 %	1 %
24. Clothes Drying Place		
Special Owned Drying Place	31 %	62 %
On the Road Side	51 %	14 %
On the River Side	1 %	2 %
On the Fence	3 %	14 %
On the Roof	13 %	2 %
Drying Machine at Home	0 %	0 %
Other Place	2 %	7 %

RESULTS OF INVENTORY & SOCIO-ECONOMIC SURVEY

Items	Manggarai		Kebon Melati	
25. Evaluation on Living Environment	(Good Mod.	Bad)	(Good Mod.	Bad)
(1) Housing				
Overall Condition	13%	32% 55%	22%	37% 41%
Distance between the Houses	10%	17% 73%	6%	23% 71%
Site/Location Setting	10%	19% 71%	6%	26% 68%
(2) Local Streets				
Width of Road	14%	52% 34%	18%	30% 52%
Roads' Condition	15%	53% 32%	21%	28% 51%
Road Illumination	14%	43% 42%	22%	20% 58%
Foot Path	18%	35% 48%	23%	30% 47%
Roadside Trees	2%	6% 92%	8%	14% 77%
(3) Community & Social Facilities				
Elementary School	20%	54% 27%	45%	17% 38%
Mosque	27%	59% 14%	55%	30% 15%
Market/Shop	25%	47% 28%	42%	22% 36%
Meeting Hall	14%	37% 49%	29%	13% 58%
Sport Hall	5%	27% 68%	14%	12% 74%
Play Ground/Play Lot	1%	7% 92%	7%	9% 83%
(4) Natural Environment				
Sun Protection	19%	38% 43%	47%	25% 27%
Ventilation	10%	39% 51%	45%	24% 31%
Air Pollution	13%	32% 52%	31%	17% 52%
Noisy	8%	33% 59%	24%	23% 53%
Water Condition in River/Pond	52%	23% 24%	59%	32% 9%
(5) Environment Security				
Fire Protection	7%	19% 74%	33%	12% 56%
Flood Protection	40%	23% 37%	42%	25% 33%
Crime	25%	37% 38%	46%	31% 23%
Cleaness	13%	39% 49%	40%	38% 32%
Green, Trees	1%	4% 95%	10%	18% 72%
(6) Social Activities				
Relation between Neighbourhood	65%	30% 5%	84%	15% 1%
Public Meeting	44%	39% 18%	64%	21% 15%
Mutual Self Help and Support	54%	37% 9%	67%	31% 2%
Sport Activities	16%	33% 51%	39%	25% 37%
Community's Education	21%	48% 31%	43%	33% 24%
26. Do you satisfy living in your house and your neighbourhood environmental situation ?	Yes	No	Yes	No
	46%	54%	55%	45%
27. Ratio of Inhabitants Who Feel Problem in Dwelling Situation				
Dwelling Space		64%		68%
Size of Rooms		64%		52%
Distance between the Houses		69%		70%
Sun Protection/Ventilation		60%		41%
Size of Premise		64%		59%

RESULTS OF INVENTORY & SOCIO-ECONOMIC SURVEY

Items	Manggarai	Kebon Melati
28. Ratio of Inhabitants Who Feel Problem in Environmental Situation		
Housing Layout	64%	68%
Community Facilities	65%	61%
Local Street Condition	48%	53%
Green	69%	65%
Cleanness	57%	51%
Sanitation	64%	56%
Illumination of Local Street	50%	55%
Drinking Water	28%	10%
Garbage Bin	64%	40%
Play Ground/Play Lot	68%	67%
29. Ratio of Inhabitants Who Feel Problems in Social Activities and Neighbourhood Security		
Neighbourhood Relationship	9%	15%
Neighbourhood Security	21%	15%
Community's Education	49%	49%
Noisy and Air Pollution	56%	54%
Recreation Facilities & Meeting Hall	62%	58%
Participation of Neighb. Activities	34%	7%
Convenience to Shopping	20%	5%
Convenience to Working Place	20%	5%
30. Ratio of Inhabitants Who Favour in Sport Activities		
Volley Ball	40%	44%
Badminton	59%	35%
Soccer	19%	45%
Ping Pong	58%	52%
Chess	68%	60%
Bridge/Playing Card	30%	27%
31. Ratio of Inhabitants Who Favour in Social Activities		
Lottery	78%	60%
Qu'ran	80%	87%
Voluntary Activities	74%	89%
Recreation	16%	31%
Cultural Meeting	29%	30%
Festival	43%	58%
32. Opinion Concerning to Flats		
(1) 4 Storeys		
I like it.	52%	51%
I don't like it.	21%	28%
I don't know.	23%	15%
No Answer	5%	6%
(2) More than 4 Storeys		
I like it.	7%	3%
I don't like it.	4%	15%
I don't know.	7%	4%
No Answer	83%	78%

RESULTS OF INVENTORY & SOCIO-ECONOMIC SURVEY

Items	Manggarai	Kebon Melati
33. Opinion Concerning to Environment		
The environment needs to be improved through renewal.	81 %	85 %
The environment doesn't need to be improved.	8 %	8 %
Community facilities need to be improved.	46 %	45 %
34. If the environment is improved, where do you want to stay ?		
Return to Improved Area	75 %	76 %
Don't Return	9 %	13 %
No Answer	16 %	11 %
35. If you don't return to the improved area, where will you stay ?		
D.K.I. Jakarta	83 %	65 %
BOTABEK Area	6 %	2 %
Outside JABOTABEK	2 %	3 %
Don't Know	8 %	30 %
36. If you return to the improved area, what floor do you want to live ?		
1st Floor	59 %	52 %
2nd - 4th Floor	12 %	10 %
5th - 8th Floor	0.2%	0.3%
More than 8th Floor	0.4%	0.3%
No Answer	28 %	37 %
37. How many floor area do you want to live ?		
- 21 sq.m.	8 %	10 %
22 - 36 sq.m.	44 %	32 %
37 - 54 sq.m.	28 %	26 %
55 - sq.m.	20 %	32 %
38. If the environment is to be improved, where do you want to live temporarily ?		
Temporary Housing	88 %	62 %
Relative's House	7 %	8 %
Others	4 %	29 %
39. How many floor area do you want to live temporarily ?		
- 21 sq.m.	13 %	21 %
22 - 36 sq.m.	47 %	31 %
37 - 54 sq.m.	24 %	17 %
55 - sq.m.	16 %	32 %

RESULTS OF SURVEY ON LIVING MODE

Name of Site : MANGGARAI (MG - 1)
Date of the Survey : AUGUST 15th 1983

A. Family Data

1. No. of Household : 1 HH
2. Household Size : 6 persons
3. Job of Head Family : - Pension of PJKI
- Home Industry
4. Religion : ① Islam 2. Christ 3. Hind
4. Budd
5. Income (Rp/Month) : 168,000.- /monthly
6. Expenditure (Rp/Month) : 180,000.- /monthly

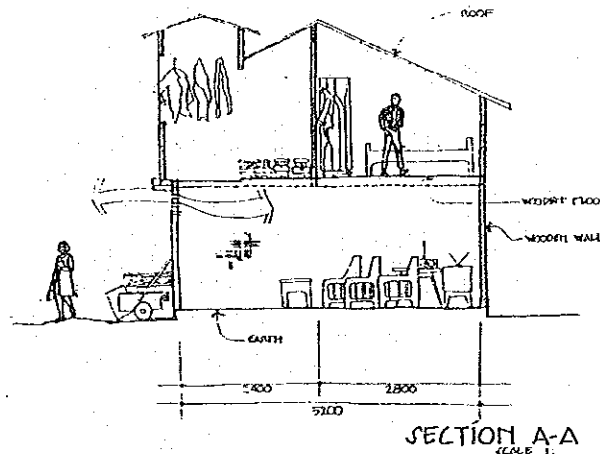
Remarks

B. Housing Conditions

1. BLDG. Condition : 1. Good 2. Moderate
③ Bad
2. BLDG. Use : ①F Living R. ②F Bed R.
①F Workshop ②F Balcony
3. BLDG. Structure : 1. Permanent
2. Semi-Perma ③ Temporary
4. BLDG. Floor : ①F 20.8 + ②F 21.2
Total Floor 42 m²
5. Drinking Water : 1. Pipe Water (PAM)
② Well 3. Retail buy
6. Lighting : ① Elec (PLN) 2. Oil Lamp
3. Gas Lamp
7. Toilet : 1. Private ② Public Toilet
3. Illegal Public Toilet(River)
8. Kitchen Equipment :
1. Water Sink 2. Gas Table
③ Kompor 4. Gas Heater
9. Home Apparatus :
① TV Set 2. Stereo Set
③ Radio 4. Refrigerator
5. Fan 6. Washing Machine
7. Window cooler ⑧ Other

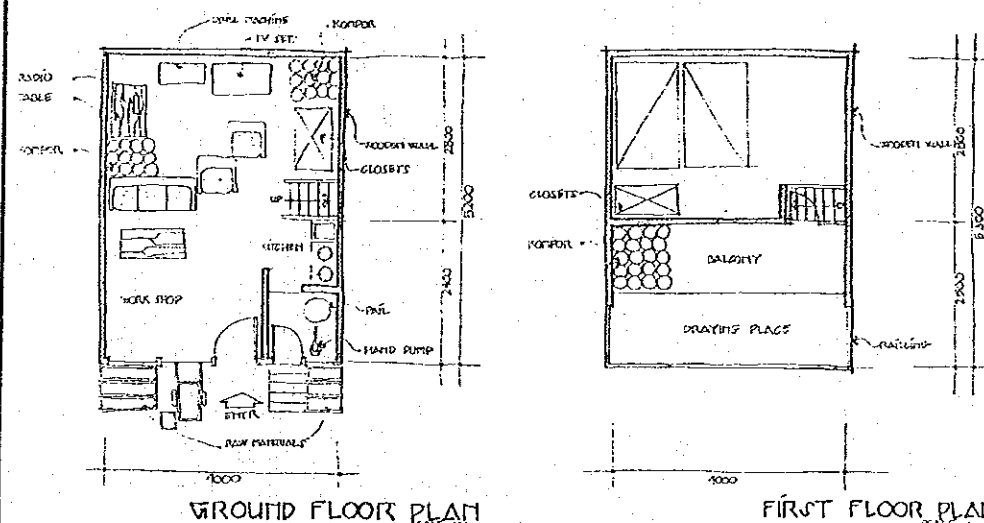
Remarks

See at the drawing



Remarks

The family is going to move out to a small industrial complex in Pulo Gadong soon.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

New BLDG. Land : 60 m²
Bldg. : 34 m²
Monthly Repayment : Rp 40,000
Repayment Term : 15 Yrs. BTN

C. Land and BLDG. Ownership

1. Land Ownership : 1. Private 2. DKI
③ PJKI
2. BLDG. Ownership: 1. Own ② Rent
3. Contract 4. Lodge
3. Rent or Contract Fee : 200.- /monthly

Remarks

They moved to Pulogadung Home Industry Area by the Local Gov.

D. Social Relationship

1. Neighbourhood Relationship :
① Good 2. Moderate
3. Bad
2. Neighbourhood Activities :

Remarks

Do not exist at all

3. Daily Activities :

A M	:	4	5	6	7	8	9	10	11	12	1	
Head	:								B		D	
Wife	:											
Child.	:											
P M	:	1	2	3	4	5	6	7	8	9	10	11
Head	:											
Wife	:											
Child.	:											

A. Breakfast B. Workhour
C. Schoolhour D. Lunch
E. Time of fam.
F. Dinner G. Go to bed

4. Holiday Activities : No holiday

Remarks

Everyday is always working at home

E. Opinion about the Renewal Project

- ① Agreeable 2. Disagreeable 3. No Idea

Remark

The time has come now for improvement of this area

RESULTS OF SURVEY ON LIVING MODE

Name of Site : MANGGARAI (NG - 2)

Date of the Survey : AUGUST 15th 1983

A. Family Data

1. No. of Household : 1 HH
2. Household Size : 8 persons
3. Job of Head Family : Worker of bank
4. Religion : ① Islam 2. Christ 3. Hind 4. Budd
5. Income (Rp/Month) : 60,000.-/monthly
6. Expenditure (Rp/Month) : 45,000.-/monthly

Remarks

- 3 persons of HH members is lodger

B. Housing Conditions

1. BLDG. Condition : 1. Good 2. Moderate ③ Bad
2. BLDG. Use : ①F living & storage 2F Bed room & balcony
3. BLDG. Structure : 1. Permanent 2. Semi-Perma ③ Temporary
4. BLDG. Floor : ①F 22.6 + ②F 20 m²
Total Floor 42.6 m²
5. Drinking Water : 1. Pipe Water (PAM) ② Well 3. Retail buy
6. Lighting : 1. Elec (PLN) 2. Oil Lamp 3. Gas Lamp
7. Toilet : 1. Private 2. Public Toilet 3. Illegal Public Toilet (River)

8. Kitchen Equipment :

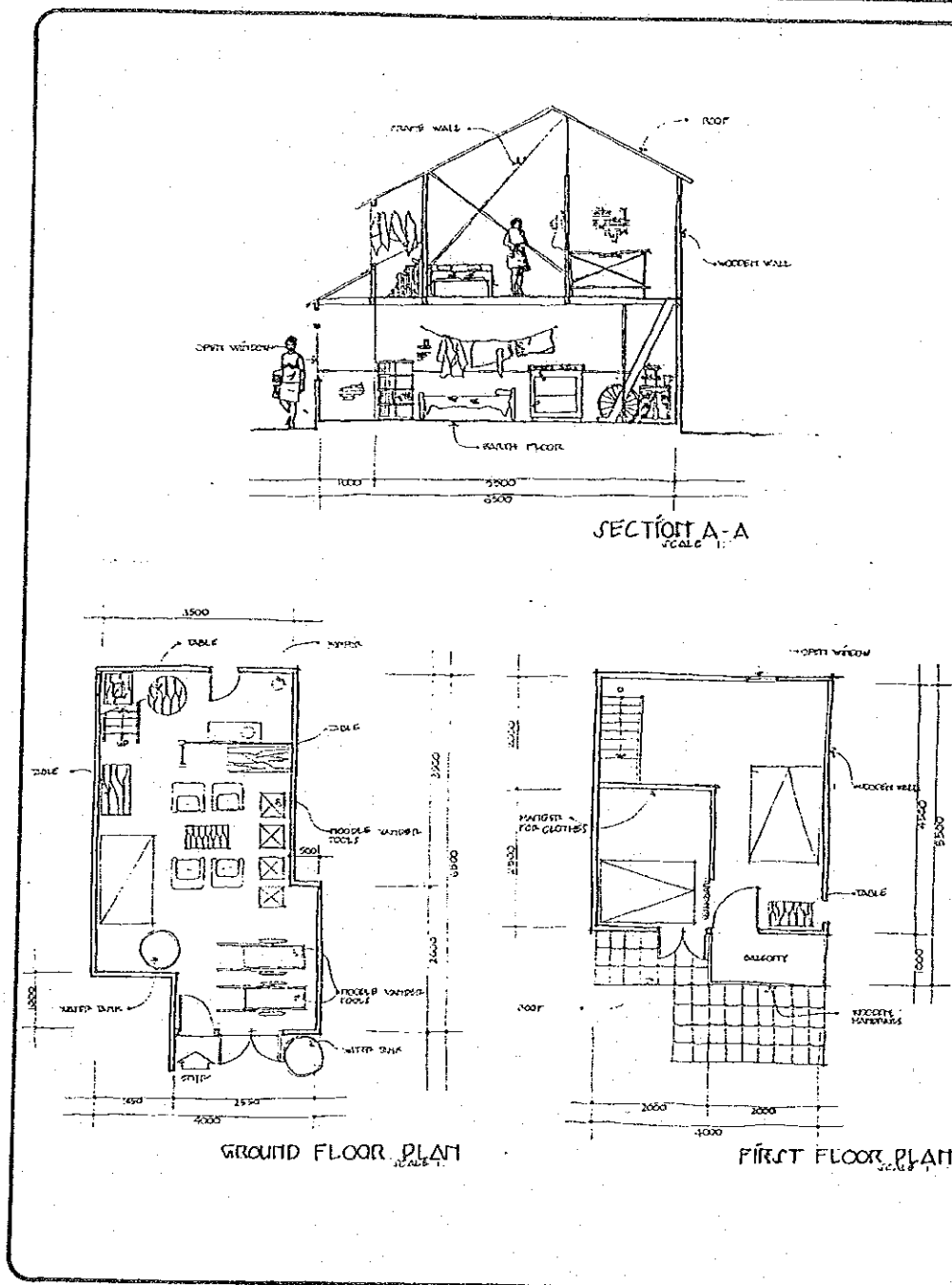
- ① Water Sink 2. Gas Table
- ③ Kompor 4. Gas Heater

9. Home Apparatus :

1. TV Set 2. Stereo Set
3. Radio 4. Refrigerator
5. Fan 6. Washing Machine
7. Window cooler ⑧ Other

Remarks

- Drinking water from public well
- See at the drawing.



C. Land and BLDG. Ownership

1. Land Ownership : 1. Private 2. DKI ③ PJK
2. BLDG. Ownership: 1. Own 2. Rent ③ Contract 4. Lodge
3. Rent or Contract Fee : 250,000.- (2 years)

Remarks

- BLDG Ownership by other person at Cirebon

D. Social Relationship

1. Neighbourhood Relationship : ① Good 2. Moderate 3. Bad
2. Neighbourhood Activities : (PKK, etc)

Remarks

- The person concerned is not an active member in PKK, etc.

3. Daily Activities :

A M	:	4	5	6	7	8	9	10	11	12	1
Head	:							B			D
Wife	:										
Child	:										
P M	:	1	2	3	4	5	6	7	8	9	10
Head	:										
Wife	:										
Child	:										

A. Breakfast B. Workhour
C. Schoolhour D. Lunch
E. Time of fam.
F. Dinner G. Go to bed

4. Holiday Activities : • In Sunday & • Official Holiday

Remarks

E. Opinion about the Renewal Project

- ① Agreeable 2. Disagreeable 3. No Idea

Remark

- They like a multi storeyed housing of the community with low income groups

RESULTS OF SURVEY ON LIVING MODE

Name of Site : MANGGARAI (MG - 3)
Date of the Survey : AUGUST 15th 1983

A. Family Data

1. No. of Household : 1 HH
2. Household Size : 7 persons
3. Job of Head Family : • pension of PJKA
• painter (extra)
4. Religion : ① Islam 2. Christ 3. Hind
4. Budd
5. Income (Rp/Month) : 39,400.- /monthly
6. Expenditure (Rp/Month) : 28,000.- /monthly

Remarks

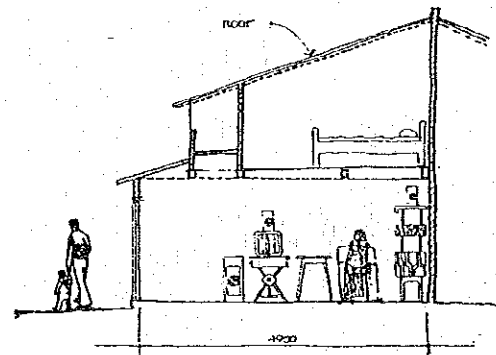
- 2 children work at Pulogadung factory
- income is only from head family and he received credit from bank 150,000.- with installment 14.000/monthly.

B. Housing Conditions

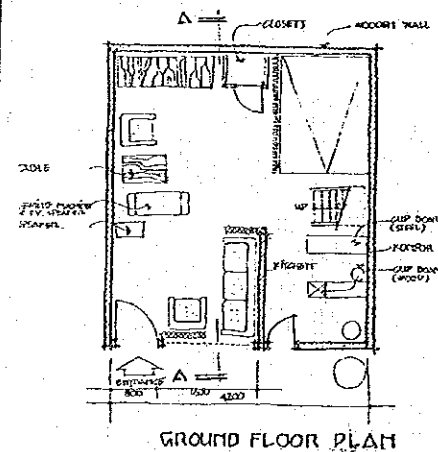
1. BLDG. Condition : 1. Good 2. Moderate
③ Bad
2. BLDG. Use : ①F living r ②F bed room
3. BLDG. Structure : 1. Permanent
2. Semi-Perma ③ Temporary
4. BLDG. Floor : ①F 20.28 + ②F 16.59
Total Floor 37.17 m²
5. Drinking Water : 1. Pipe Water (PAM)
② Well 3. Retail buy
6. Lighting ① Elec (PLN) 2. Oil Lamp
3. Gas Lamp
7. Toilet : 1. Private 2. Public Toilet
3. Illegal Public Toilet(River)
8. Kitchen Equipment :
1. Water Sink 2. Gas Table
③ Kompor 4. Gas Heater
9. Home Apparatus :
① TV Set 2. Stereo Set
③ Radio 4. Refrigerator
5. Fan 6. Washing Machine
7. Window cooler ⑧ Other

Remarks

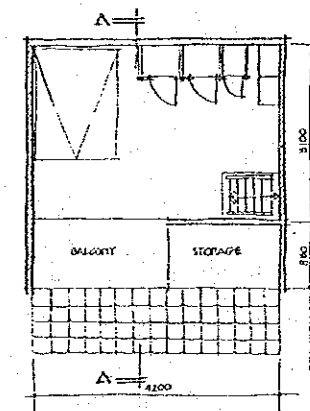
- See at the drawing



SECTION A-A
SCALE 1:1



GROUND FLOOR PLAN
SCALE 1:1



FIRST FLOOR PLAN
SCALE 1:1

C. Land and BLDG. Ownership

1. Land Ownership : ① Private 2. DKI
3. PJKA
2. BLDG. Ownership: 1. Own ② Rent
3. Contract 4. Lodge
3. Rent or Contract Fee : 500,- /monthly

Remarks

D. Social Relationship

1. Neighbourhood Relationship :
① Good 2. Moderate
3. Bad
2. Neighbourhood Activities : • many kinds

Remarks

- sometimes they are active in Neighbourhood activities

3. Daily Activities :

A M :	4	5	6	7	8	9	10	11	12	1	
Head :									B(extra)		
Wife :									B(at home)		
Child.:			A				C				
P M :	1	2	3	4	5	6	7	8	9	10	11
Head :	D						F		E	C	
Wife :											
Child.:						CI					

A. Breakfast B. Workhour
C. noon lesson C. Schoolhour D. Lunch
E. Time of fan.
F. Dinner G. Go to bed

4. Holiday Activities : • No holiday

Remarks

- they don't have special holiday because socio condition is poor

E. Opinion about the Renewal Project

- ① Agreeable 2. Disagreeable 3. No Idea

Remark

They like improvement area ↔ (socio -econ condition inhabitant)

RESULTS OF SURVEY ON LIVING MODE

Name of Site : NANGGARAI (MG - 4)
Date of the Survey : AUGUST 15th 1983

A. Family Data

1. No. of Household : 2 HH
2. Household Size : 12 persons
3. Job of Head Family : Washing worker
4. Religion : ① Islam 2. Christ 3. Hind
4. Budd
5. Income (Rp/Month) : 75,000.- /monthly
6. Expenditure (Rp/Month) : 97,200.- /monthly

Remarks

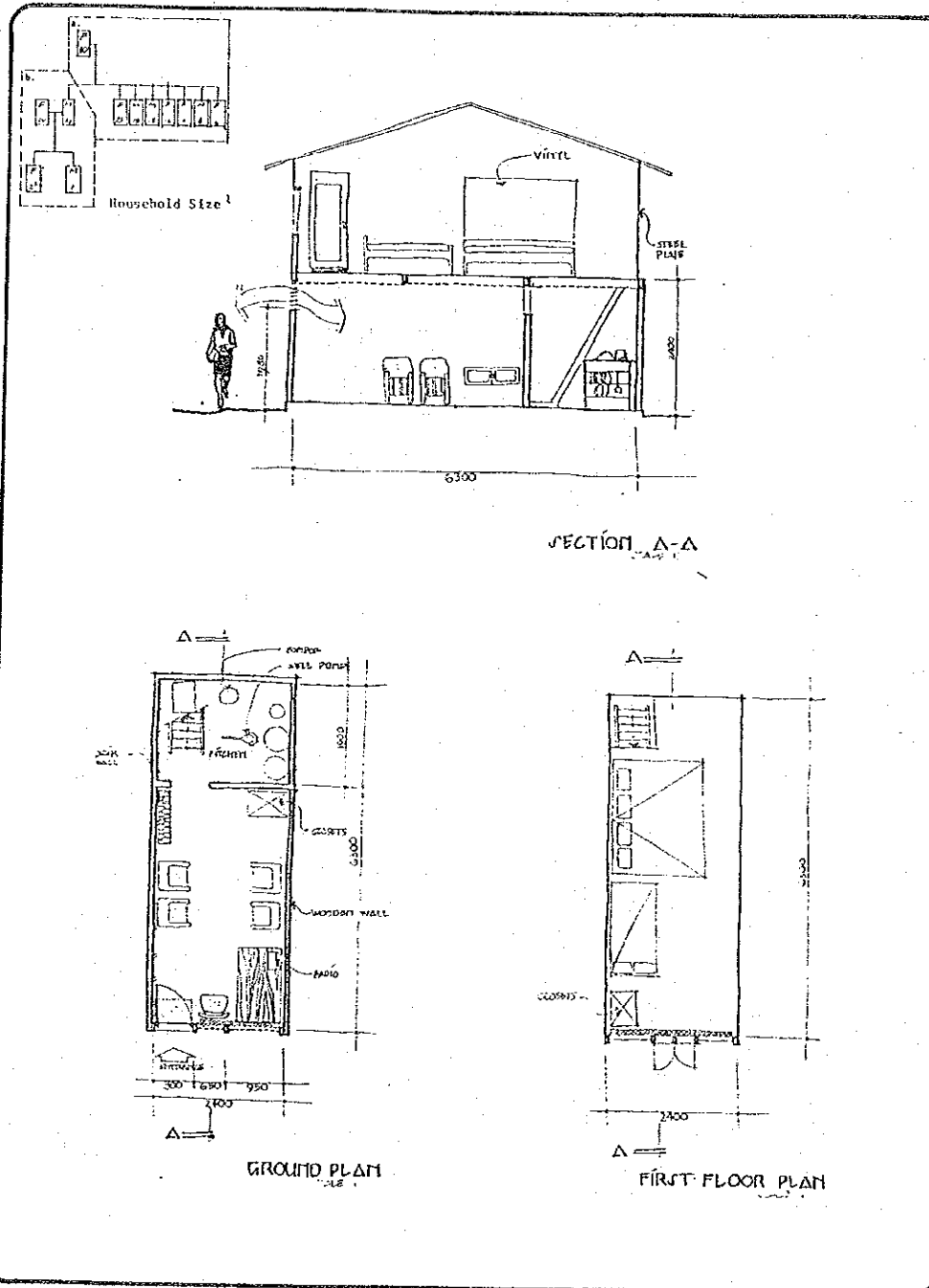
- 1 Household is a child; with Household size : 4 persons
- Collective expenditure: 4,400.- /monthly

B. Housing Conditions

1. BLDG. Condition : 1. Good ② Moderate
3. Bad
2. BLDG. Use : ①F Living r ②F Bed rooms
3. BLDG. Structure : 1. Permanent
② Semi-Perma 3. Temporary
4. BLDG. Floor : ①F 15.12 + ②F 15.12
Total Floor 30.24 m²
5. Drinking Water : 1. Pipe Water (PAM)
② Well 3. Retail buy
6. Lighting : ① Elec (PLN) 2. Oil Lamp
3. Gas Lamp
7. Toilet : ① Private 2. Public Toilet
3. Illegal Public Toilet(River)
8. Kitchen Equipment :
1. Water Sink 2. Gas Table
③ Kompur 4. Gas Heater
9. Home Apparatus :
1. TV Set 2. Stereo Set
③ Radio 4. Refrigerator
5. Fan 6. Washing Machine
7. Window cooler ⑧ Other

Remarks

- See at the drawing



C. Land and BLDG. Ownership

1. Land Ownership : 1. Private 2. DKI
③ PJKA
2. BLDG. Ownership: ① Own 2. Rent
3. Contract 4. Lodge
3. Rent or Contract Fee : • no pay

Remarks

- Status of land is garapan land (PJKA say this building is illegal)

D. Social Relationship

1. Neighbourhood Relationship :
① Good 2. Moderate
3. Bad
2. Neighbourhood Activities : • many kinds

Remarks

- They are not active in neighbourhood communication

3. Daily Activities :

AM	4	5	6	7	8	9	10	11	12	1
Head :							B			D
Wife :										
Child.:			A				C / B			
PM	1	2	3	4	5	6	7	8	9	10
Head :							F			G
Wife :										
Child.:			D				C		F	

- A. Breakfast B. Workhour
C. noon lesson C. Schoolhour D. Lunch
E. Time of fam.
F. Dinner C. Go to bed

4. Holiday Activities : • no holiday

Remarks

- Every day she work at home as a washing/laundry worker

E. Opinion about the Penewal Project

1. Aggreeable 2. Disagreeable ③ No Idea

Remark

RESULTS OF SURVEY ON LIVING MODE

Name of Site : KEBON MELATI (KM - 1)
Date of the Survey : AUGUST 15th 1983

A. Family Data

1. No. of Household : 7 HH
2. Household Size : 28 persons
3. Job of Head Family : Pensions
4. Religion : ① Islam 2. Christ 3. Hind
4. Budd
5. Income (Rp/Month) : 40,000.-/monthly
6. Expenditure (Rp/Month) : 38,600.-/monthly

Remarks

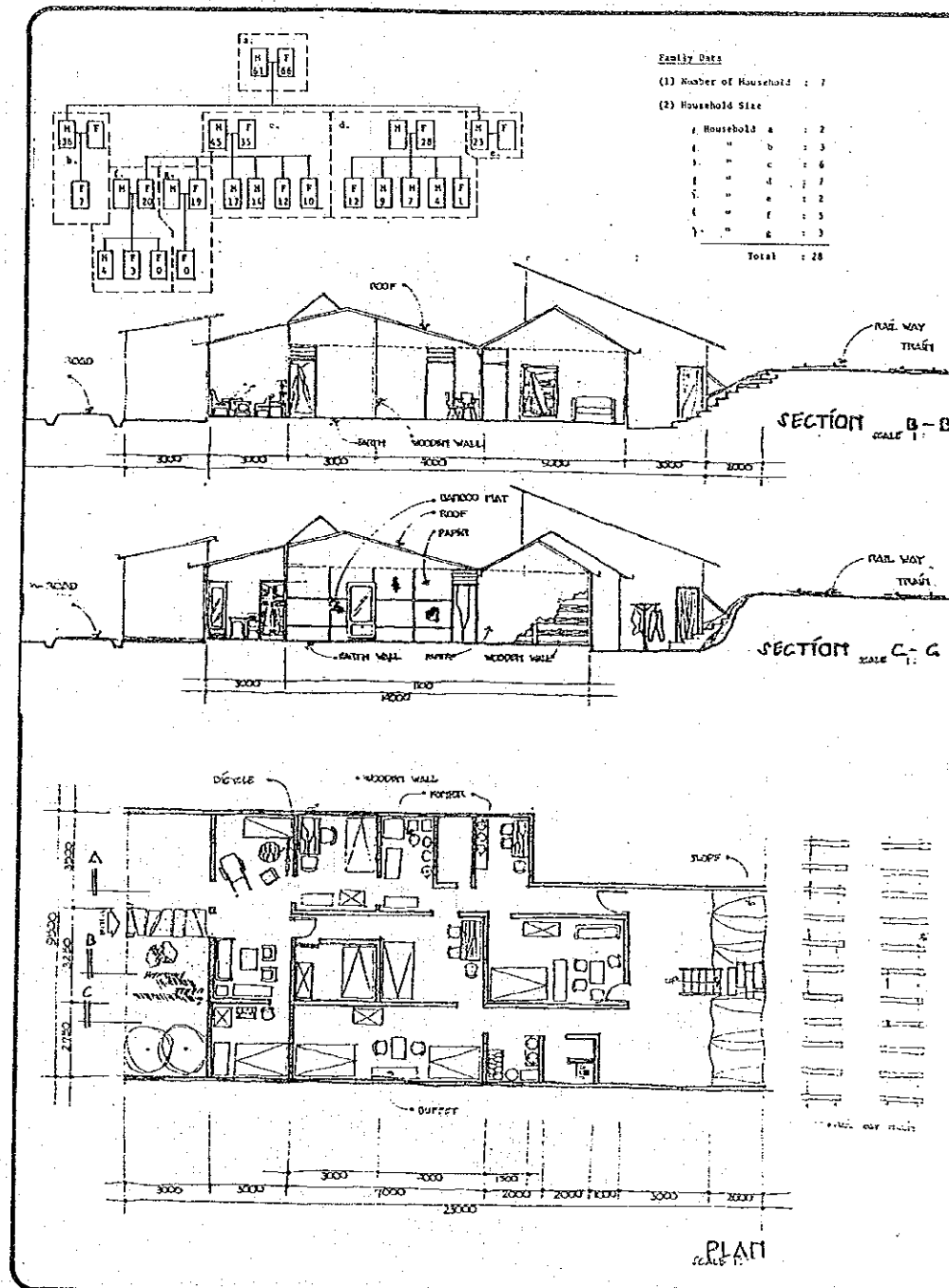
- See at the diagram of family structure

B. Housing Conditions

1. BLDG. Condition : 1. Good 2. Moderate
③ Bad
2. BLDG. Use : ①F Housing 2F X
3. BLDG. Structure : 1. Permanent
2. Semi-Perma ③ Temporary
4. BLDG. Floor : ①F 162.25+ 2F m2
Total Floor 162.25 m2
5. Drinking Water : 1. Pipe Water (PAM)
② Well 3. Retail buy
6. Lighting : 1. Elec (PLN) ② Oil Lamp
3. Gas Lamp
7. Toilet : 1. Private 2. Public Toilet
③ Illegal Public Toilet(River)
8. Kitchen Equipment :
1. Water Sink 2. Gas Table
③ Kompor 4. Gas Heater
9. Home Apparatus :
1. TV Set 2. Stereo Set
3. Radio 4. Refrigerator
5. Fan 6. Washing Machine
7. Window cooler ⑧ Other

Remarks

- See at the drawing



C. Land and BLDG. Ownership

1. Land Ownership : 1. Private 2. DKI
③ PJKA
2. BLDG. Ownership: ① Own 2. Rent
3. Contract 4. Lodge
3. Rent or Contract Fee :

Remarks

- Right of land is hak sewa

D. Social Relationship

1. Neighbourhood Relationship :
① Good 2. Moderate
3. Bad
2. Neighbourhood Activities : PKK, etc.

Remarks

- they are not an active member in

3. Daily Activities :

AM	4	5	6	7	8	9	10	11	12	1
Head :				A				B		
Wife :										
Child.:							C		D	
PM	1	2	3	4	5	6	7	8	9	10
Head :									F	G
Wife :										
Child.:										

A. Breakfast B. Workhour
C. Schoolhour D. Lunch
E. Time of fam.
F. Dinner G. Go to bed

4. Holiday Activities : • nothing is special

Remarks

E. Opinion about the Renewal Project

1. Agreeable 2. Disagreeable 3. No Idea
- Remark
- They agree with KIP & multi storeyed housing.

RESULTS OF SURVEY ON LIVING MODE

Name of Site : KEBON MELATI (KM - 2)

Date of the Survey : AUGUST 15th 1983

A. Family Data

1. No. of Household : 2 HH
2. Household Size : 6 persons
3. Job of Head Family :
4. Religion : ① Islam 2. Christ 3. Hind
4. Budd
5. Income (Rp/Month) : 150,000.- /monthly
6. Expenditure (Rp/Month) : 100,000.- /monthly

Remarks.

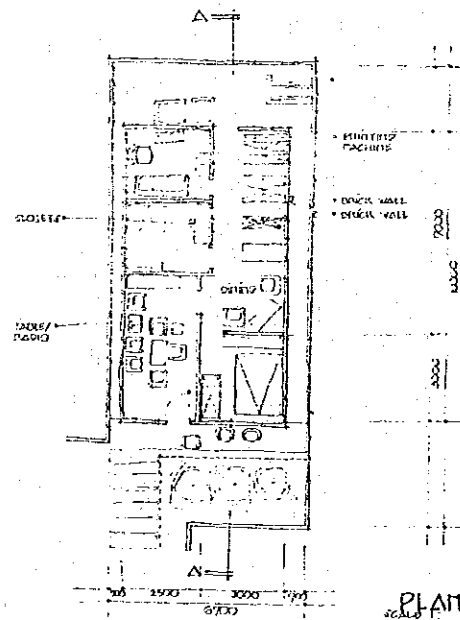
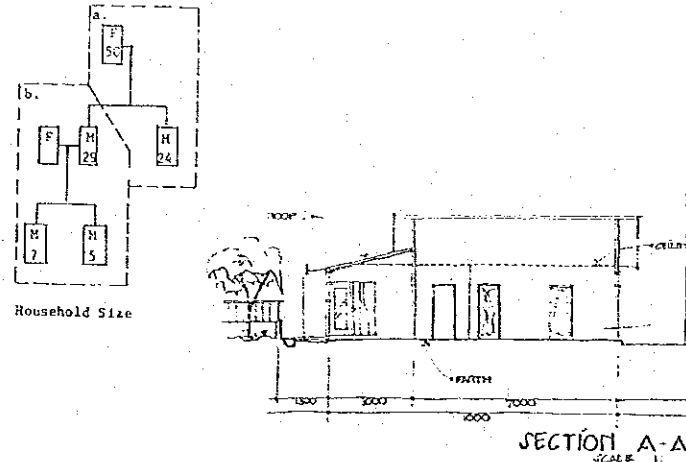
- HH income & expenditure is made by one unit

B. Housing Conditions

1. BLDG. Condition : 1. Good 2. Moderate
3. Bad
2. BLDG. Use : (1F) House 2F
3. BLDG. Structure : (1) Permanent
2. Semi-Perma 3. Temporary
4. BLDG. Floor : (1F) 67 m2 + 2F m2
Total Floor 67 m2
5. Drinking Water : 1. Pipe Water (PAM)
(2) Well 3. Retail buy
6. Lighting (1) Elec (PLN) 2. Oil Lamp
3. Gas Lamp
7. Toilet : 1. Private 2. Public Toilet
(3) Illegal Public Toilet(River)
8. Kitchen Equipment :
1. Water Sink 2. Gas Table
(3) Kompor 4. Gas Heater
9. Home Apparatus :
1. TV Set 2. Stereo Set
(3) Radio 4. Refrigerator
5. Fan 6. Washing Machine
7. Window cooler (8) Other

Remarks

- See at the drawing



C. Land and BLDG. Ownership

1. Land Ownership : ① Private 2. DKI
3. PJKA
2. BLDG. Ownership: ① Own 2. Rent
3. Contract 4. Lodge
3. Rent or Contract Fee :

Remarks

- Right of land is hak milik/
- haven't certificate

D. Social Relationship

1. Neighbourhood Relationship :
- ① Good 2. Moderate
3. Bad

- ## 2. Neighbourhood Activities :

Remarks

- ### 3. Daily Activities :

A M : 4 5 6 7 8 9 10 11 12 1

Head :

Wife : _____

Child.: _____ C _____

P M : 1 2 3 4 5 6 7 8 9 10 11

1 2 3 4 5 6 7 8 9 10 11

Head : D F E C

Wife :
child :

A. Breakfast B. Workhour

C. Schoolhour D. Lunch

E. Time of fam.

F.Dinner G.Go to bed

4. Holiday Activities : , When he is busy

Remarks

- They sometimes go to recreation place

E. Opinion about the Renewal Project

1. Agreeable 2. Disagreeable 3. No Idea

Remark

- They likes stay in the no storey housing but he will follow the government policy.

RESULTS OF SURVEY ON LIVING MODE

Name of Site : KEBON MELATI (KM - 3)

Date of the Survey : AUGUST 15th 1983

A. Family Data

1. No. of Household : 1 HH
2. Household Size : 17 persons
3. Job of Head Family : Security guard
4. Religion : ① Islam 2. Christ 3. Hind
4. Budd
5. Income (Rp/Month) : 205,000.- /monthly
6. Expenditure (Rp/Month) : 200,000.- /monthly

Remarks.

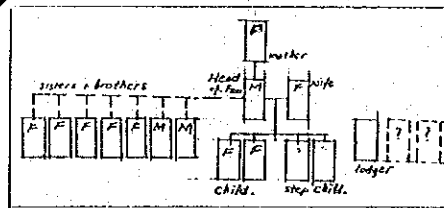
They have 4 children and
9 persons is lodger

B. Housing Conditions

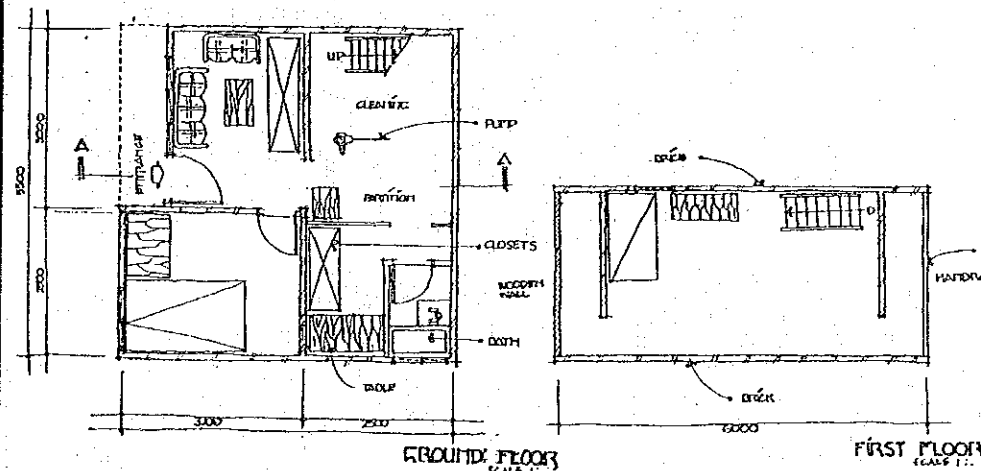
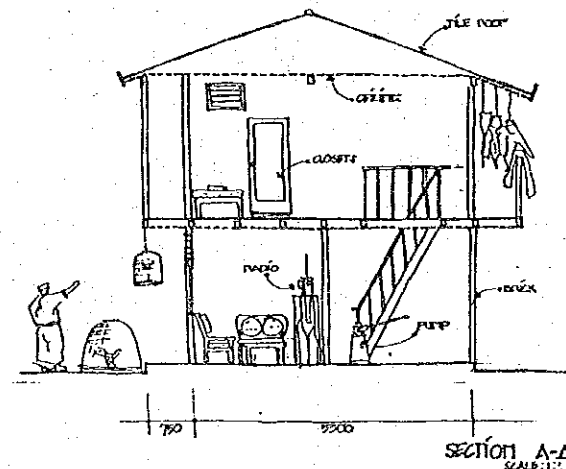
1. BLDG. Condition : 1. Good 2. Moderate
3. Bad
2. BLDG. Use : 1F house workshops 2F Bed room
3. BLDG. Structure : 1. Permanent
2. Semi-Perma 3. Temporary
4. BLDG. Floor : 1F 30.25 + 2F 22.5
Total Floor 52.75 m2
5. Drinking Water : 1. Pipe Water (PAM)
2. Well 3. Retail buy
6. Lighting 1. Elec (PLN) 2. Oil Lamp
3. Gas Lamp
7. Toilet : (1) Private 2. Public Toilet
(3) Illegal Public Toilet(River)
8. Kitchen Equipment :
1. Water Sink 2. Gas Table
(3) Kompor 4. Gas Heater
9. Home Apparatus :
1. TV Set 2. Stereo Set
(3) Radio 4. Refrigerator
5. Fan 6. Washing Machine
7. Window cooler (8) Other

Remarks

See at the drawing



Number of Households



C. Land and BLDG. Ownership

1. Land Ownership : 1. Private 2. DKI
3. PJKA (4) Other person
2. BLDG. Ownership: 1. Own (2) Rent
3. Contract 4. Lodge
3. Rent or Contract Fee : 75,000.-/yearly

Remarks

16.5 M2 at 1F owned by themself,
they purchased 3 millions in 1978

D. Social Relationship

1. Neighbourhood Relationship :
 (1) Good 2. Moderate
 3. Bad

Remarks

- ### 3. Daily Activities :

A M : 4 5 6 7 8 9 10 11 12 1
Head : A B D
Wife : B
Child.:
P M : 1 2 3 4 5 6 7 8 9 10 11
Head : F E G
Wife :
Child.:

A. Breakfast B. Workhour
C. Schoolhour D. Lunch
E. Time of fam.
F. Dinner C. Go to bed

4. Holiday Activities : no holiday

Remarks

E. Opinion about the Renewal Project

1. Aggreable 2. Disagreeable 3. No Idea

Remark

- they agree the urban renewal, they like living in flat (multi storeyed)

RESULTS OF SURVEY ON LIVING MODE

Name of Site : KEBON MELATI (KM - 4)
Date of the Survey : AUGUST 15th 1983

A. Family Data

1. No. of Household : 1 HH
2. Household Size : 5 persons
3. Job of Head Family : trade man/not permanent
4. Religion : (1) Islam 2. Christ 3. Hind
4. Budd
5. Income (Rp/Month) : 100,000.- /monthly
6. Expenditure (Rp/Month) : 90,000.-

Remarks

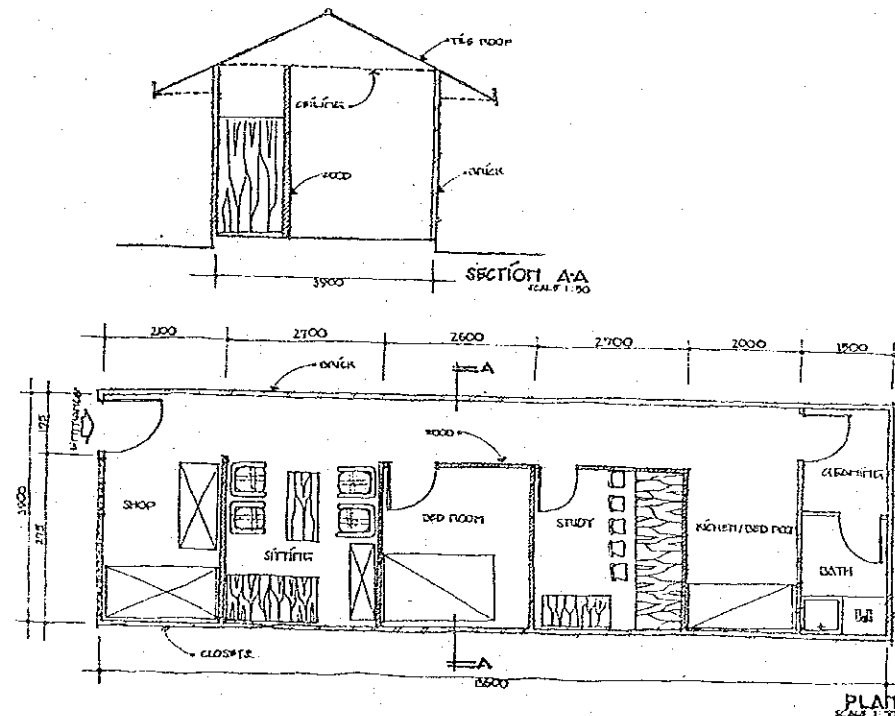
- Every month receive a dispart 45,000.- a product at legacy (estate)

B. Housing Conditions

1. BLDG. Condition : 1. Good (2) Moderate
3. Bad
2. BLDG. Use : (1F) shops, house, islamic study room
3. BLDG. Structure : 1. Permanent
(2) Semi-Perma 3. Temporary
4. BLDG. Floor : (1F) 53 m² + 2F m²
Total Floor 53 m²
5. Drinking Water : 1. Pipe Water (PAM)
(2) Well 3. Retail buy
6. Lighting : (1) Elec (PLN) 2. Oil Lamp
3. Gas Lamp
7. Toilet : 1. Private 2. Public Toilet
3. Illegal Public Toilet(River)
8. Kitchen Equipment :
1. Water Sink 2. Gas Table
(3) Kompor 4. Gas Heater
9. Home Apparatus :
1. TV Set 2. Stereo Set
(3) Radio 4. Refrigerator
5. Fan 6. Washing Machine
7. Window cooler (8) Other

Remarks

- see at the drawing



C. Land and BLDG. Ownership

1. Land Ownership : (1) Private 2. DKI
3. PJKK
2. BLDG. Ownership : (1) Own 2. Rent
3. Contract 4. Lodge
3. Rent or Contract Fee : • nothing

Remarks

- They have a house at Bogor

D. Social Relationship

1. Neighbourhood Relationship :
(1) Good 2. Moderate
3. Bad
2. Neighbourhood Activities :

Remarks

- In their house use to study/reading the Qur'an every evening.

3. Daily Activities :

A M	:	4	5	6	7	8	9	10	11	12	1	
Head	:					A			B			
Wife	:											
Child.	:											
P M	:	1	2	3	4	5	6	7	8	9	10	11
Head	:						F					
Wife	:										C	
Child.	:											

A. Breakfast B. Workhour
C. Schoolhour D. Lunch
E. Time of fam.
F. Dinner G. Go to bed

4. Holiday Activities : • no holiday

Remarks

E. Opinion about the Renewal Project

1. Agreeable 2. Disagreeable 3. No Idea

Remark

- A multi storey housing not liking there; less of privacy but they agree the Urban Renewal.

RESULTS OF SURVEY ON LIVING MODE

Name of Site : TANAH ABANG WALK UP FLAT (TA-1)
Date of the Survey : AUGUST 22nd 1983

A. Family Data

1. No. of Household : 1 HH
2. Household Size : 5 persons
3. Job of Head Family : Sport teacher
4. Religion : (1) Islam 2. Christ 3. Hind
4. Budd
5. Income (Rp/Month) : 207,000.- /monthly
6. Expenditure (Rp/Month) : 125,000.- /monthly

Remarks

- the wife is a teacher at junior high school
- income is collected

B. Housing Conditions

1. BLDG. Condition : (1) Good 2. Moderate
3. Bad
2. BLDG. Use : (1F) House (1st floor PJ)
3. BLDG. Structure : (1) Permanent
2. Semi-Perma 3. Temporary
4. BLDG. Floor : (1F) 40.2 + 2F m2
Total Floor 40.2 m2
5. Drinking Water : (1) Pipe Water (PAM)
2. Well 3. Retail buy
6. Lighting : (1) Elec (PLN) 2. Oil Lamp
3. Gas Lamp
7. Toilet : (1) Private 2. Public Toilet
3. Illegal Public Toilet(River)

8. Kitchen Equipment :

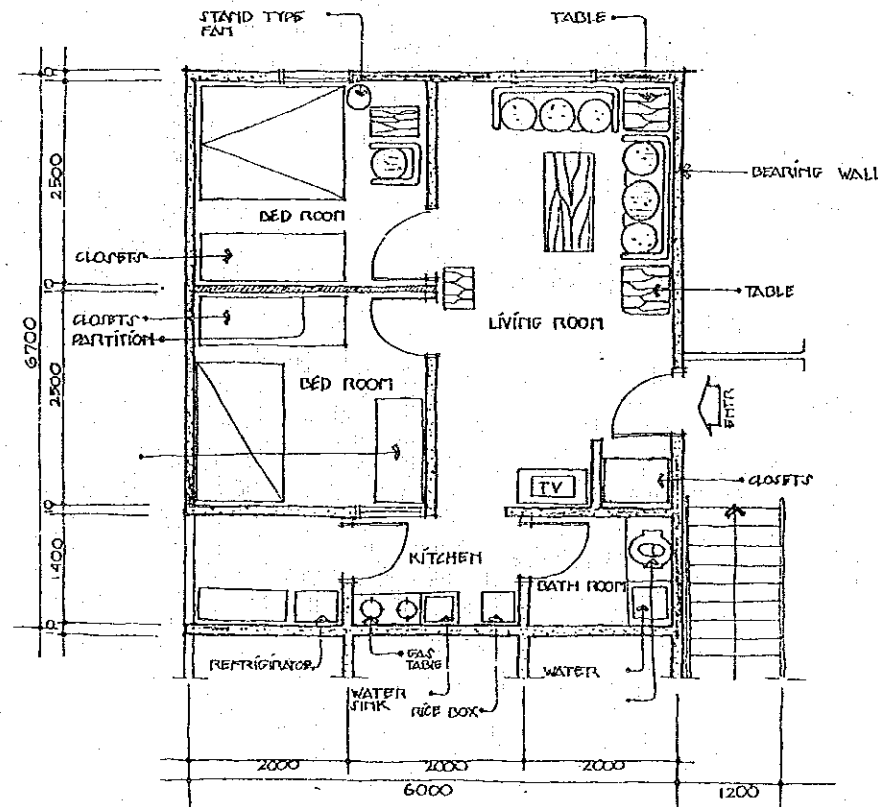
1. Water Sink (2) Gas Table
3. Kompor 4. Gas Heater

9. Home Apparatus :

- (1) TV Set 2. Stereo Set
3. Radio (4) Refrigerator
- (5) Fan 6. Washing Machine
7. Window cooler (8) Other

Remarks

see at the drawing



C. Land and BLDG. Ownership

1. Land Ownership : 1. Private 2. DKI
3. PJK (4) PERUMNAS
2. BLDG. Ownership: 1. Own (2) Rent
3. Contract 4. Lodge
3. Rent or Contract Fee : 27,800.-/monthly

Remarks

- House rent during 3 years, afterward installment/monthly during 5-15 years

D. Social Relationship

1. Neighbourhood Relationship :
(1) Good 2. Moderate
3. Bad

2. Neighbourhood Activities :

Remarks

3. Daily Activities :

A M	:	4	5	6	7	8	9	10	11	12	1	
Head	:			A				B			D	
Wife	:			A				B			D	
Child.	:							C			D	
P M	:	1	2	3	4	5	6	7	8	9	10	11
Head	:			B				F		E	G	
Wife	:			B				F		E	G	
Child.	:											

A. Breakfast B. Workhour
C. Schoolhour D. Lunch
E. Time of fam.
F. Dinner G. Go to bed

4. Holiday Activities : • Recreation with family members

Remarks

E. Opinion about the Renewal Project

1. Agreeable 2. Disagreeable 3. No Idea

Remark

RESULTS OF SURVEY ON LIVING MODE

Name of Site : TANAH ABANG WALK UP FLAT (TA-2)
Date of the Survey : AUGUST 22nd 1983

A. Family Data

1. No. of Household : 1 HH
2. Household Size : 5 persons
3. Job of Head Family : Trade Government Worker
4. Religion : 1. Islam (2) Christ 3. Hind
4. Budd
5. Income (Rp/Month) : 200,000.-/monthly
6. Expenditure (Rp/Month) : 150,000.-/monthly

Remarks

B. Housing Conditions

1. BLDG. Condition : (1) Good 2. Moderate
3. Bad
2. BLDG. Use : (1F) house (4th floor PJ)
3. BLDG. Structure : (1) Permanent
2. Semi-Perma 3. Temporary
4. BLDG. Floor : (1F) 37.5 + 2F m2
Total Floor 37.5 m2
5. Drinking Water : (1) Pipe Water (PAM)
2. Well 3. Retail buy
6. Lighting (1) Elec (PLN) 2. Oil Lamp
3. Gas Lamp
7. Toilet : (1) Private 2. Public Toilet
3. Illegal Public Toilet (River)

8. Kitchen Equipment :

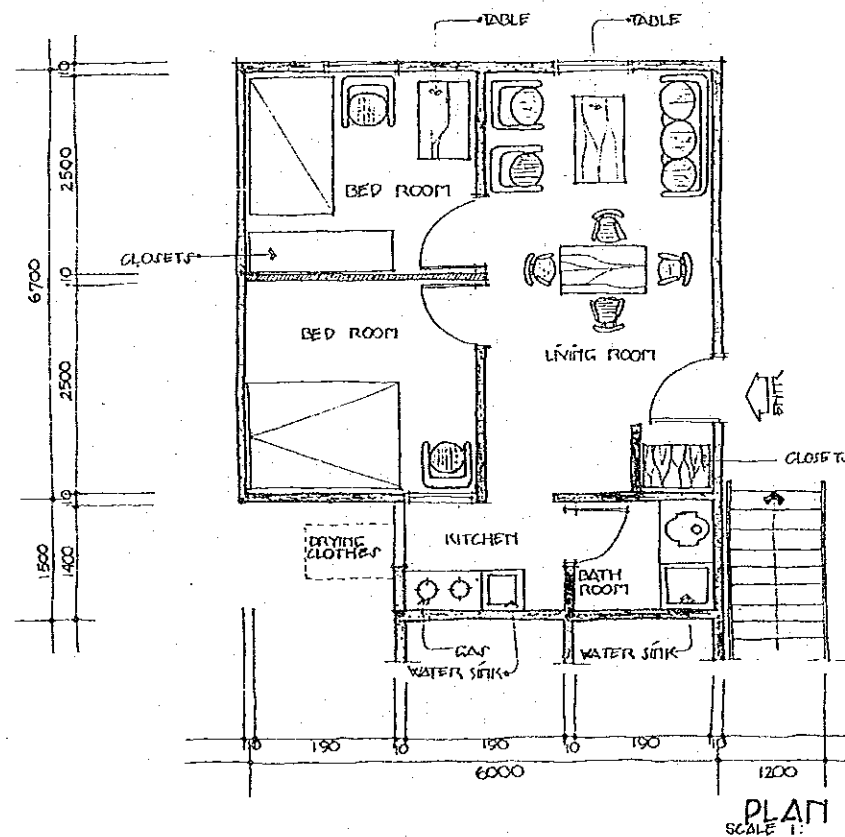
1. Water Sink (2) Gas Table
3. Kompor 4. Gas Heater

9. Home Apparatus :

- (1) TV Set (2) Stereo Set
3. Radio (4) Refrigerator
- (5) Fan 6. Washing Machine
7. Window cooler (8) Other

Remarks

• see at the drawing



C. Land and BLDG. Ownership

1. Land Ownership : 1. Private 2. DKI
3. PJKA (4) PERUMNAS
2. BLDG. Ownership: 1. Own (2) Rent
3. Contract 4. Lodge
3. Rent or Contract Fee : 18,400.-/monthly

Remarks

• House rent during 3 years, afterward installment/monthly during 5-15 yrs

D. Social Relationship

1. Neighbourhood Relationship :
(1) Good 2. Moderate
3. Bad
2. Neighbourhood Activities :

Remarks

3. Daily Activities :

AM	4	5	6	7	8	9	10	11	12	1	
Head :											
Wife :											
Child.:											
PM	1	2	3	4	5	6	7	8	9	10	11
Head :											
Wife :											
Child.:											

A. Breakfast B. Workhour
C. Schoolhour D. Lunch
E. Time of fam.
F. Dinner G. Go to bed

4. Holiday Activities : • Recreation with family members

Remarks

• At Sunday We go to church with family members

E. Opinion about the Renewal Project

1. Agreeable 2. Disagreeable 3. No Idea

Remark

RESULTS OF SURVEY ON LIVING MODE

Name of Site : TANAH ABANG WALK UP FLAT (TA-3)
Date of the Survey : AUGUST 22nd 1983

A. Family Data

1. No. of Household : 1 HH
2. Household Size : 5 persons
3. Job of Head Family : Particulair worker
4. Religion : 1. Islam (2) Christ 3. Hind
4. Budd
5. Income (Rp/Month) : 250,000.-/monthly
6. Expenditure (Rp/Month) : 245,000.-/monthly

Remarks

B. Housing Conditions

1. BLDG. Condition : (1) Good 2. Moderate
3. Bad
2. BLDG. Use : (1F) house (1st floor WK)
3. BLDG. Structure : (1) Permanent
2. Semi-Perma 3. Temporary
4. BLDG. Floor : (1F) 38.25 + 2F m2
Total Floor 38.25 m2
5. Drinking Water : (1) Pipe Water (PAM)
2. Well 3. Retail buy
6. Lighting : (1) Elec (PLN) 2. Oil Lamp
3. Gas Lamp
7. Toilet : (1) Private 2. Public Toilet
3. Illegal Public Toilet(River)
8. Kitchen Equipment :

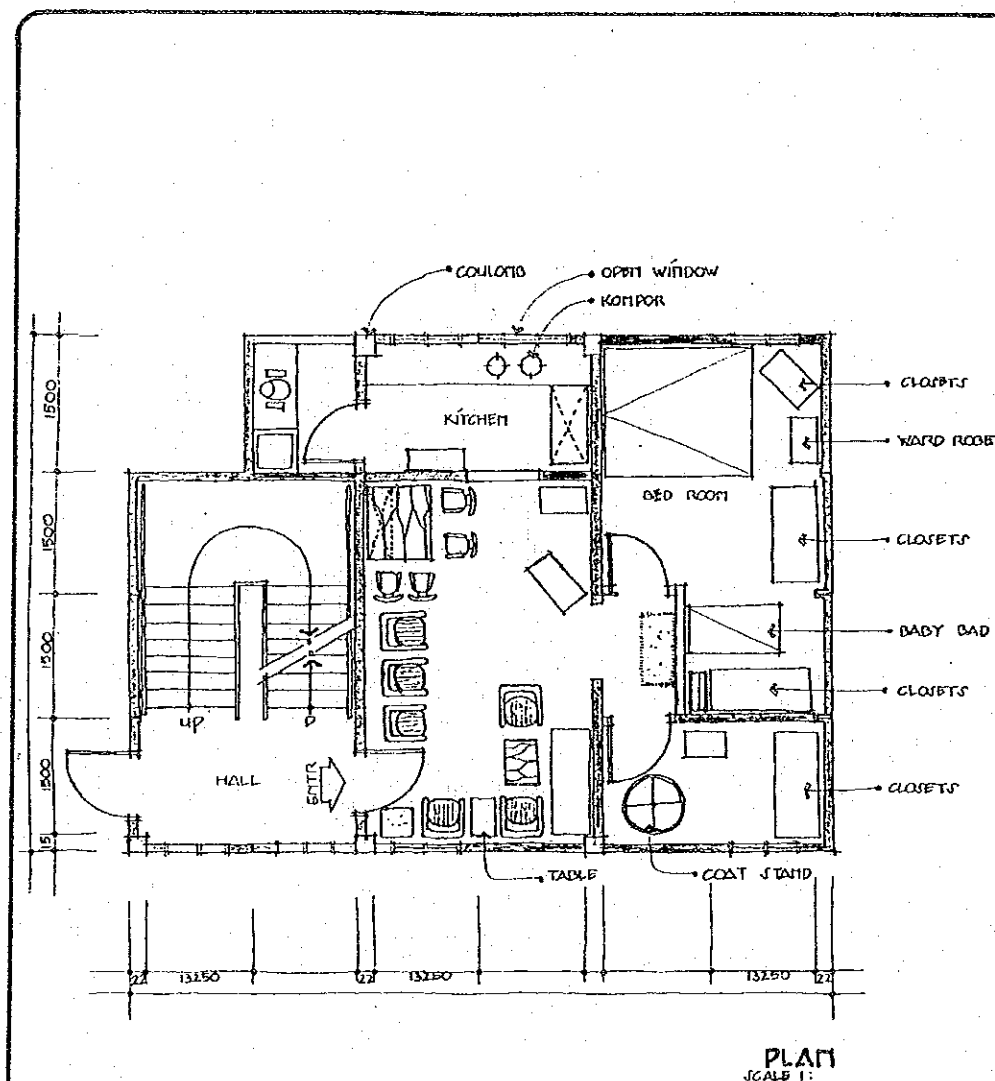
1. Water Sink (2) Gas Table
3. Kompur 4. Gas Heater

9. Home Apparatus :

- (1) TV Set 2. Stereo Set
- (3) Radio (4) Refrigerator
- (5) Fan 6. Washing Machine
- (7) Window cooler (8) Other

Remarks

- see at the drawing



C. Land and BLDG. Ownership

1. Land Ownership : 1. Private 2. DKI
3. PJKA (4) PERUMNAS
2. BLDG. Ownership: 1. Own (2) Rent
3. Contract 4. Lodge
3. Rent or Contract Fee : 28,000.-/monthly

Remarks

- House rent during 3 years, afterward installment/monthly during 5-15 years

D. Social Relationship

1. Neighbourhood Relationship :
(1) Good 2. Moderate
3. Bad
2. Neighbourhood Activities :

Remarks

3. Daily Activities :

A M : 4 5 6 7 8 9 10 11 12 1
Head : _____
Wife : _____
Child.: _____
P M : 1 2 3 4 5 6 7 8 9 10 11
Head : _____
Wife : _____
Child.: _____

A. Breakfast B. Workhour
C. Schoolhour D. Lunch
E. Time of fam.
F. Dinner G. Go to bed

4. Holiday Activities : • Recreation with family members

Remarks

- At Sunday We go to church with family members

E. Opinion about the Renewal Project

1. Agreeable 2. Disagreeable 3. No Idea

Remark

RESULTS OF SURVEY ON LIVING MODE

Name of Site : TANAH ABANG WALK UP FLAT (TA-4)
Date of the Survey : AUGUST 22nd 1983

A. Family Data

1. No. of Household : 1 HH
2. Household Size : 6 persons
3. Job of Head Family : Particulair worker
4. Religion : ① Islam 2. Christ 3. Hind
4. Budd
5. Income (Rp/Month) : 300,000.-/monthly
6. Expenditure (Rp/Month) : 200,000.-/monthly

Remarks

B. Housing Conditions

1. BLDG. Condition : ① Good 2. Moderate
3. Bad
2. BLDG. Use : ①F house (4th floor WK)
3. BLDG. Structure : ① Permanent
2. Semi-Perma 3. Temporary
4. BLDG. Floor : 1F m2 + 2F m2
Total Floor m2
5. Drinking Water : ① Pipe Water (PAM)
2. Well 3. Retail buy
6. Lighting ① Elec (PLN) 2. Oil Lamp
3. Gas Lamp
7. Toilet : ① Private 2. Public Toilet
3. Illegal Public Toilet(River)

8. Kitchen Equipment :

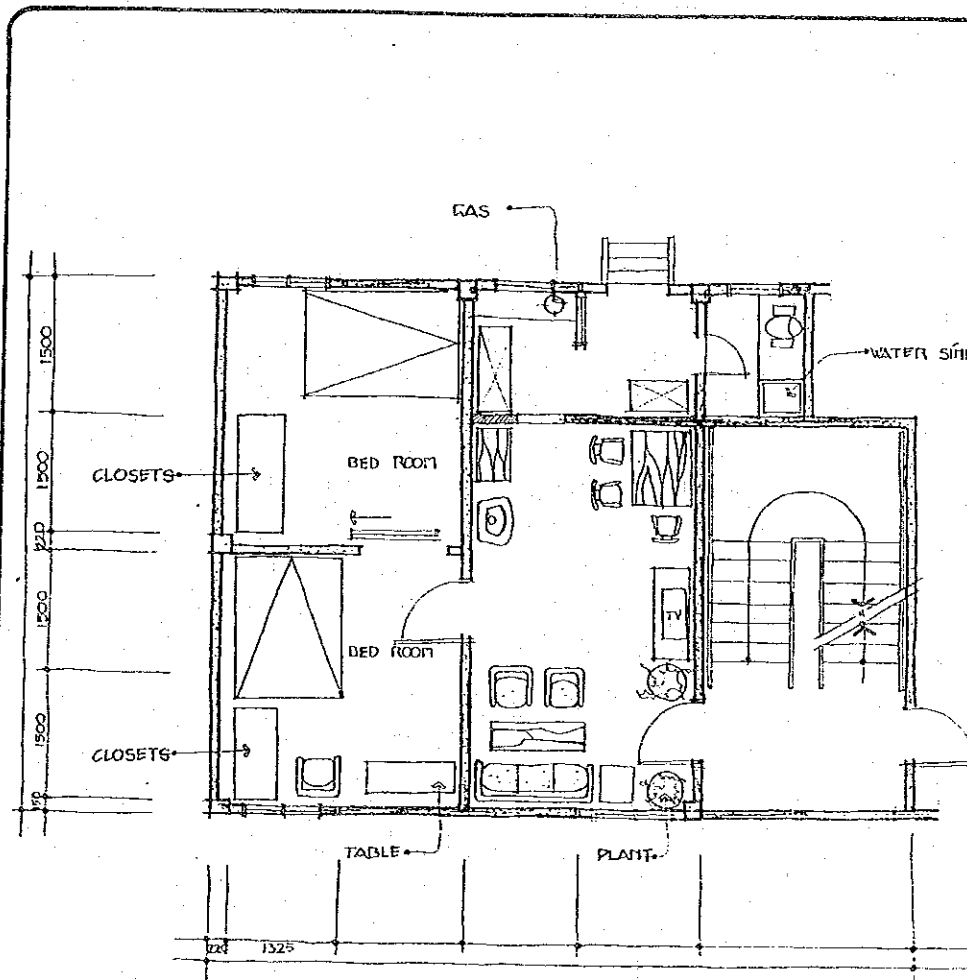
1. Water Sink ② Gas Table
3. Kompor 4. Gas Heater

9. Home Apparatus :

- ① TV Set 2. Stereo Set
3. Radio ④ Refrigerator
5. Fan 6. Washing Machine
7. Window cooler ⑧ Other

Remarks

- see at the drawing



C. Land and BLDG. Ownership

1. Land Ownership : 1. Private 2. DKI
3. PJK ④ PERUMNAS
2. BLDG. Ownership: 1. Own ② Rent
3. Contract 4. Lodge
3. Rent or Contract Fee : 24,500.-/monthly

Remarks

- House rent during 3 years, afterward installment/monthly during 5-15 yrs

D. Social Relationship

1. Neighbourhood Relationship :
① Good 2. Moderate
3. Bad
2. Neighbourhood Activities :

Remarks

3. Daily Activities :

A M	:	4	5	6	7	8	9	10	11	12	1	
Head	:				E	A				B		
Wife	:											
Child.	:											
P M	:	1	2	3	4	5	6	7	8	9	10	11
Head	:								E		G	
Wife	:								E		G	
Child.	:											

A. Breakfast B. Workhour
C. Schoolhour D. Lunch
E. Time of fam.
F. Dinner G. Go to bed

4. Holiday Activities : • Recreation with family members

Remarks

E. Opinion about the Renewal Project

1. Agreeable 2. Disagreeable 3. No Idea

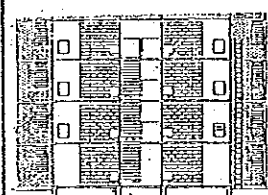
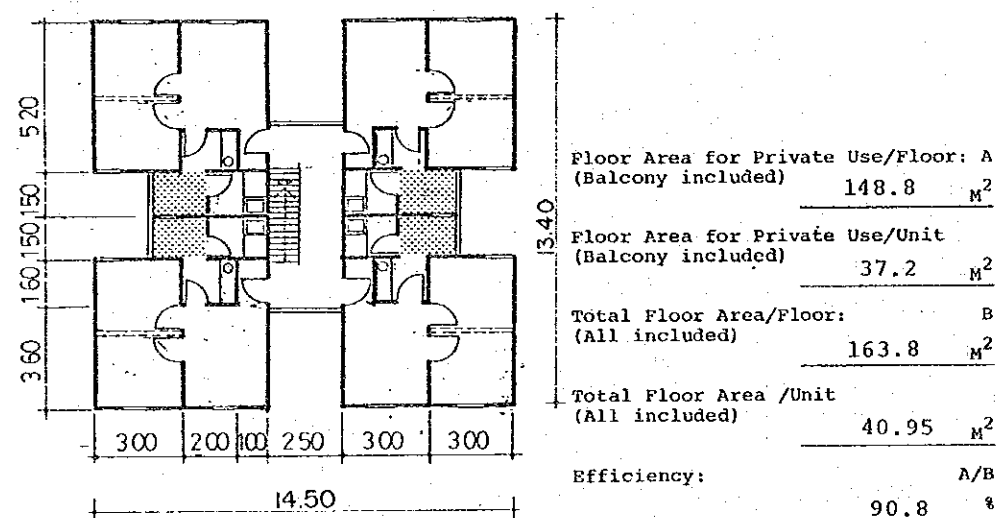
Remark

FLAT TYPES IN PERUM PERMNAS PROJECTS

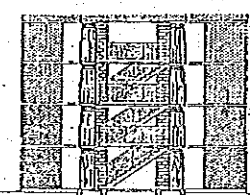
TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 36	PT. PEMBANGUNAN JAYA	PT. PEMBANGUNAN JAYA	RC / PC / STEEL (LIFT-UP)
LOCATION	TANAH ABANG	KLENDER II	ILIR BARAT-PALEMBANG
NUMBER	512 UNITS (32 BLOCKS)	384 UNITS (24 BLOCKS)	496 UNITS (31 BLOCKS)
COST* (RP/M ²) (YEAR)	62,200 (1979)	94,500 (1981)	

* Incl. overhead, etc. Value used for the calculation of the Basic Unit Price in the F/S report of each project.

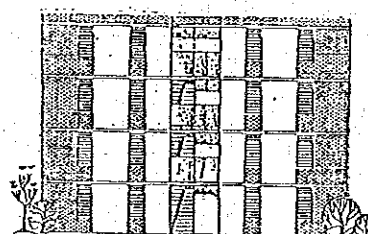
* Total cost divided by total floor area (balcony included).



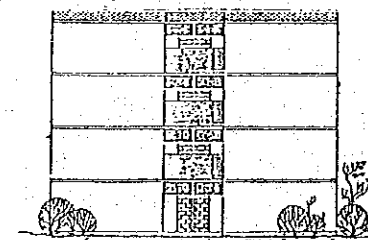
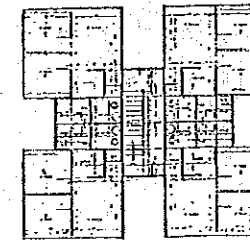
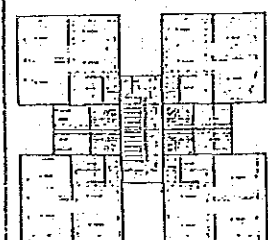
potongan melintang



potongan membujur



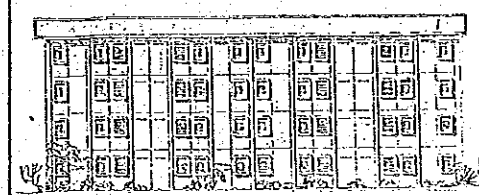
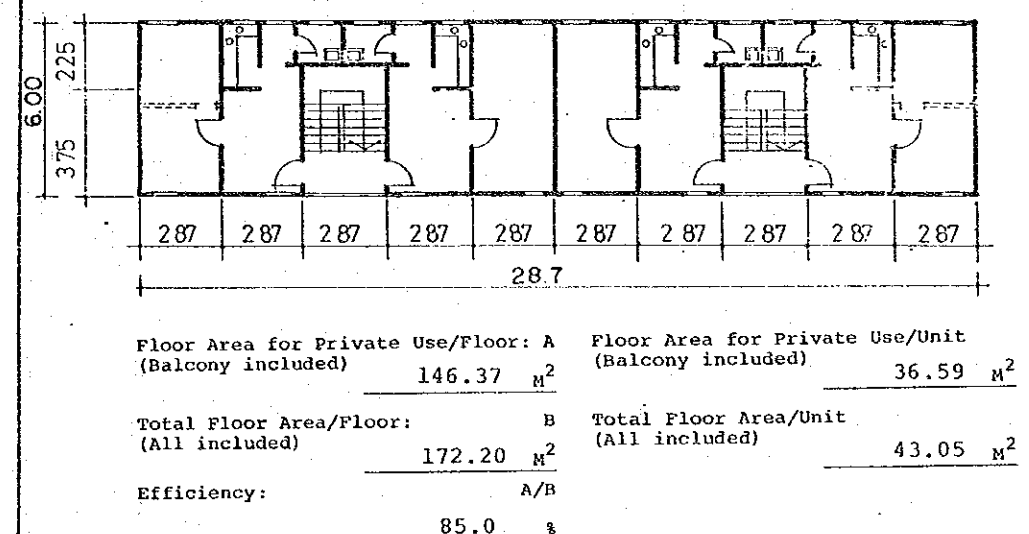
tampak depan



TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 36	PT. WIJAYA KARYA	PT. WIJAYA KARYA	RC / (PC) / STEEL
LOCATION	TANAH ABANG		
NUMBER	448 UNITS (28 BLOCKS)		
COST* (RP/M ²) (YEAR)	50,700 (1979)		

* Incl. overhead, etc. Value used for the calculation of the Basic Unit Price in the F/S report of each project.

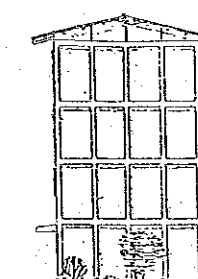
* Total cost divided by total floor area (balcony included).



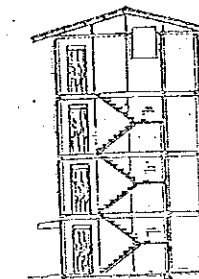
tampak belakang



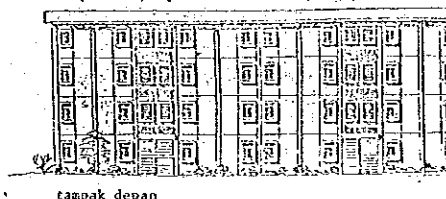
denah lanantai I, II, III, IV.



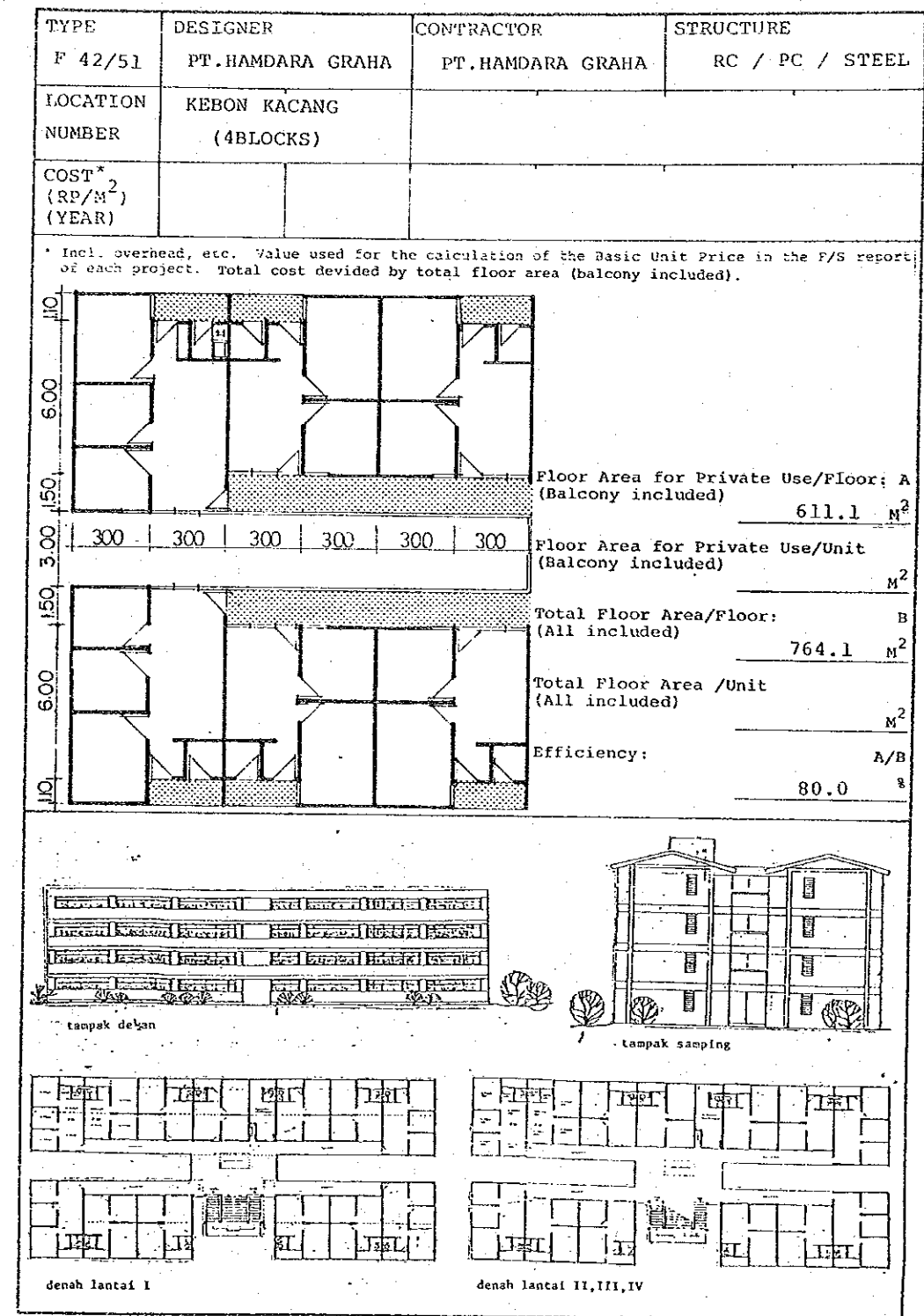
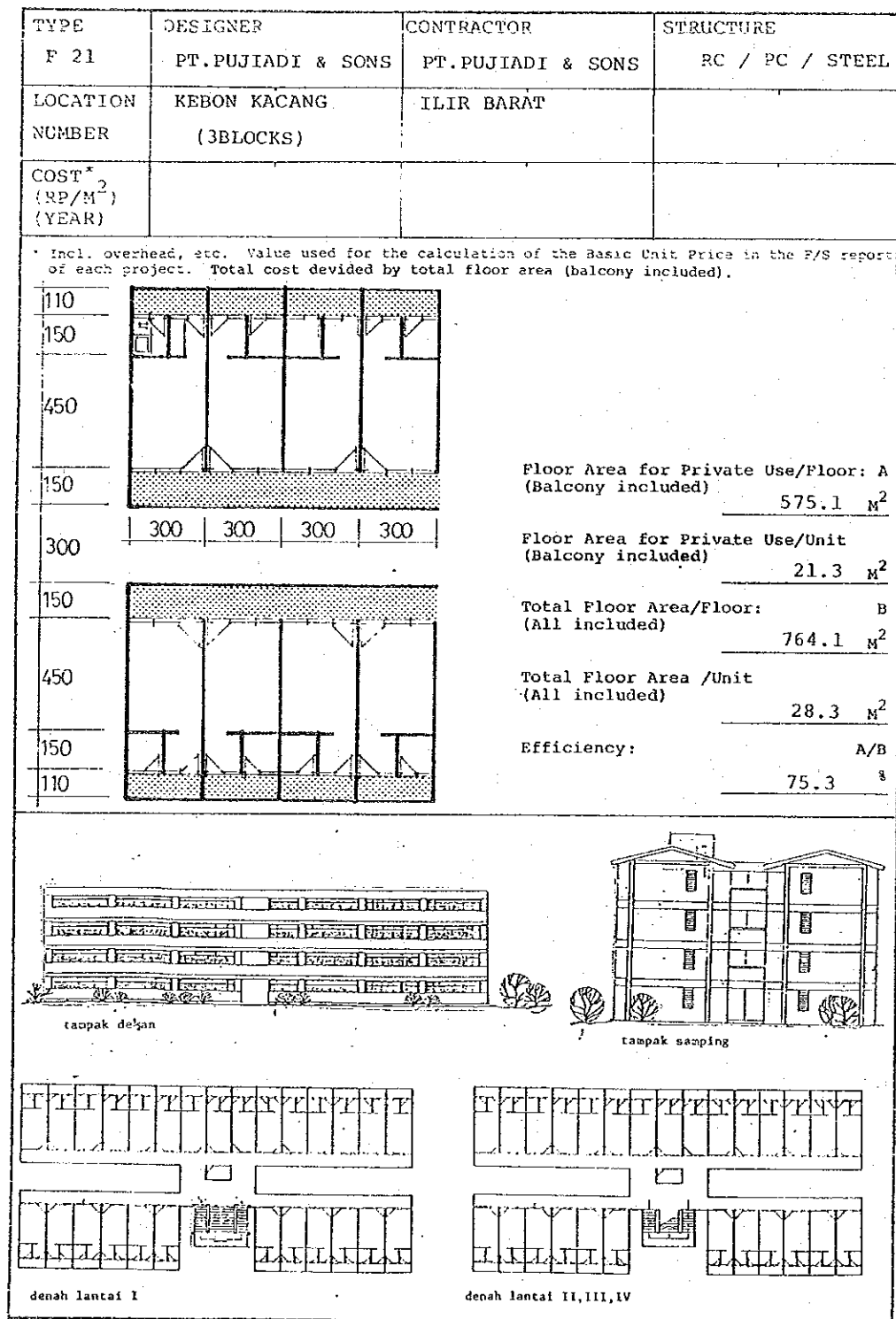
tampak samping



potongan

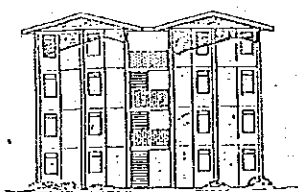
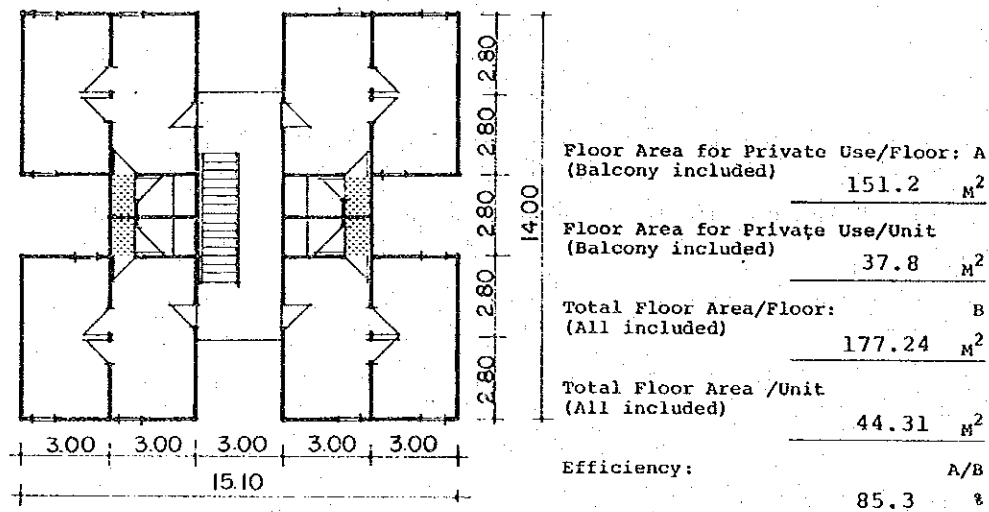


tampak depan

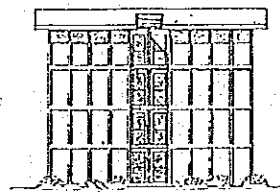


TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 36	PT.WIJAYA KARYA	PT. WIJAYA KARYA	RC / PC / STEEL
LOCATION NUMBER	KLENDER II 384UNITS (24BLOCKS)	ILIR BARAT 480UNITS (30BLOCKS)	
COST* (RP/M ²) (YEAR)	84,100 (1981)		

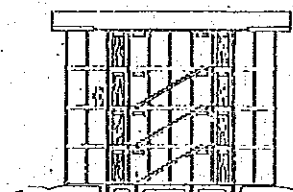
* Incl. overhead, etc. Value used for the calculation of the Basic Unit Price in the F/S report of each project.
* Total cost divided by total floor area (balcony included).



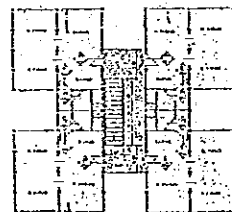
tampak depan



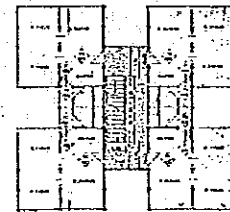
tampak samping



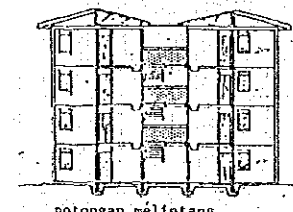
potongan membujur



denah lantai I



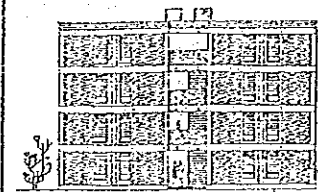
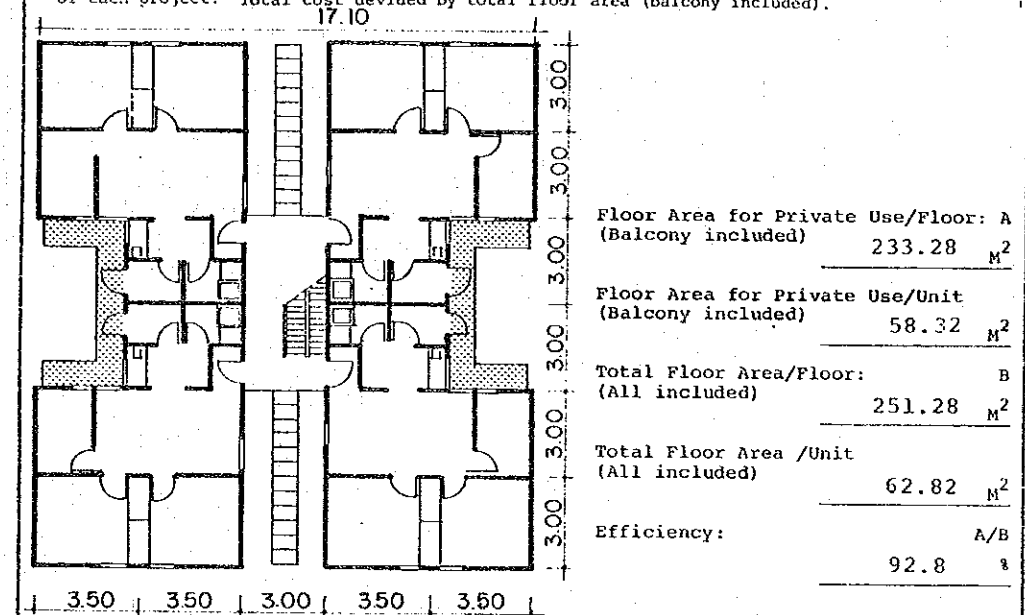
denah lantai II, III, IV



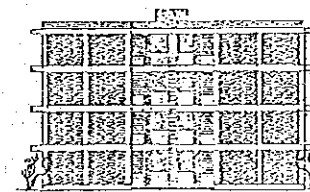
potongan melintang

TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 54	PT.DECIMAL	?	RC / PC / STEEL
LOCATION NUMBER	KLENDER II 64UNITS (4BLOCKS)		
COST* (RP/M ²) (YEAR)	93,000		

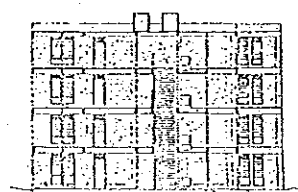
* Incl. overhead, etc. Value used for the calculation of the Basic Unit Price in the F/S report of each project. Total cost divided by total floor area (balcony included).



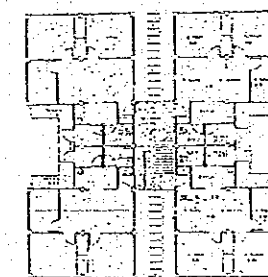
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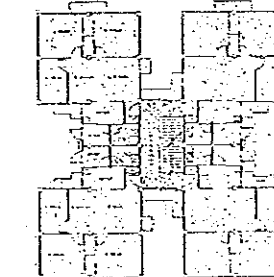
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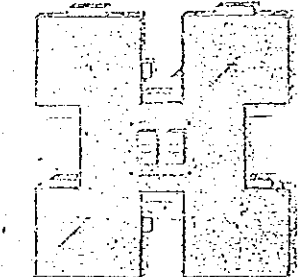
potongan



denah lantai I



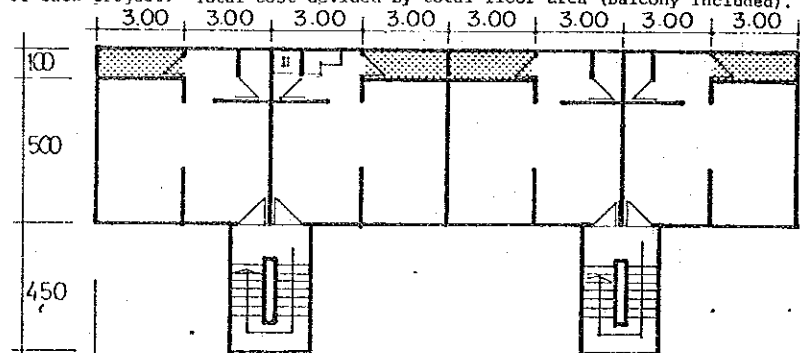
denah lantai II, III, IV.



tampak atas

TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 36	PT. DUTA ANGGADA	PT. DUTA ANGGADA	RC / PC / STEEL
LOCATION NUMBER	KLENDER II 448UNITS (28BLOCKS)		
COST* (RP/M ²) (YEAR)	73,400 (1981)		

* Incl. overhead, etc. Value used for the calculation of the Basic Unit Price in the F/S report of each project. Total cost divided by total floor area (balcony included).



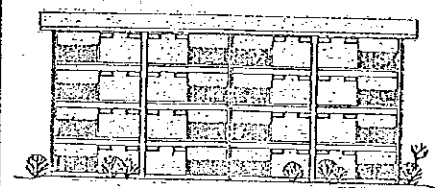
Floor Area for Private Use/Floor: A
(Balcony included) 144.0 M²

Floor Area for Private Use/Unit
(Balcony included) 36.0 M²

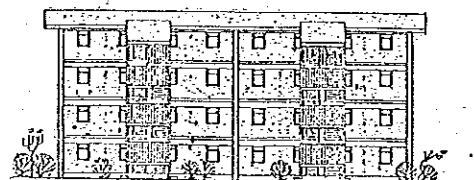
Total Floor Area/Floor:
(All included) 171.0 M²

Total Floor Area/Unit
(All included) 42.75 M²

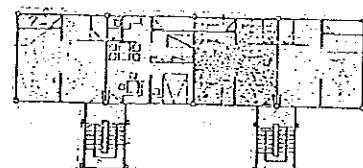
Efficiency: 84.2 %



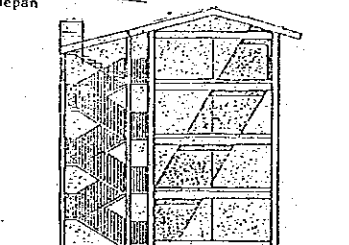
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tampak depan



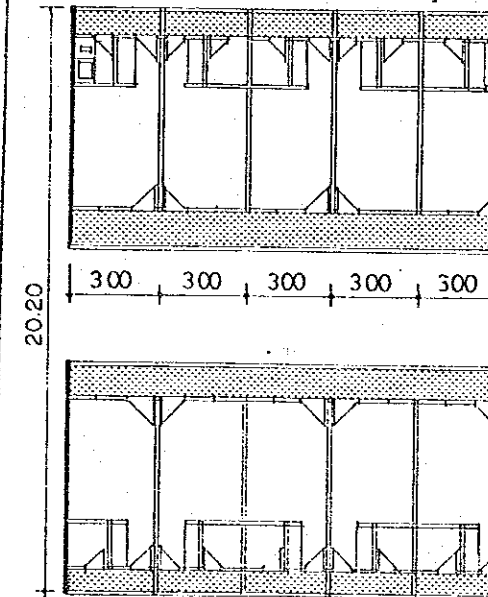
denah lantai I, II, III, IV.



tampak samping

TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 18	PT. DUTA ANGGADA	PT. DUTA ANGGADA	RC / PC / STEEL
LOCATION NUMBER	ILIR BARAT 1,040UNITS (10BLOCKS)		
COST* (RP/M ²) (YEAR)			

* Incl. overhead, etc. Value used for the calculation of the Basic Unit Price in the F/S report of each project. Total cost divided by total floor area (balcony included).



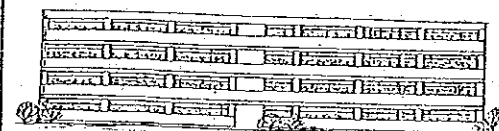
Floor Area for Private Use/Floor: A
(Balcony included) 538.2 M²

Floor Area for Private Use/Unit
(Balcony included) 20.7 M²

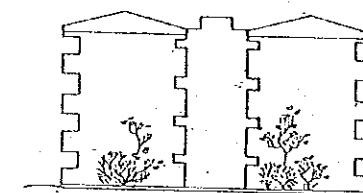
Total Floor Area/Floor:
(All included) 704.4 M²

Total Floor Area /Unit
(All included) 27.09 M²

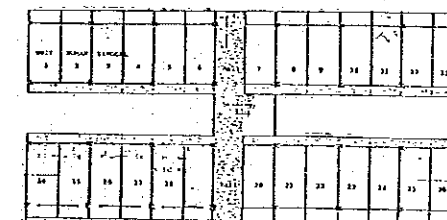
Efficiency: 76.4 %



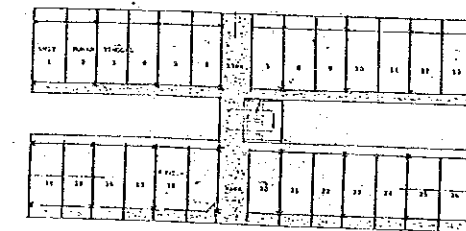
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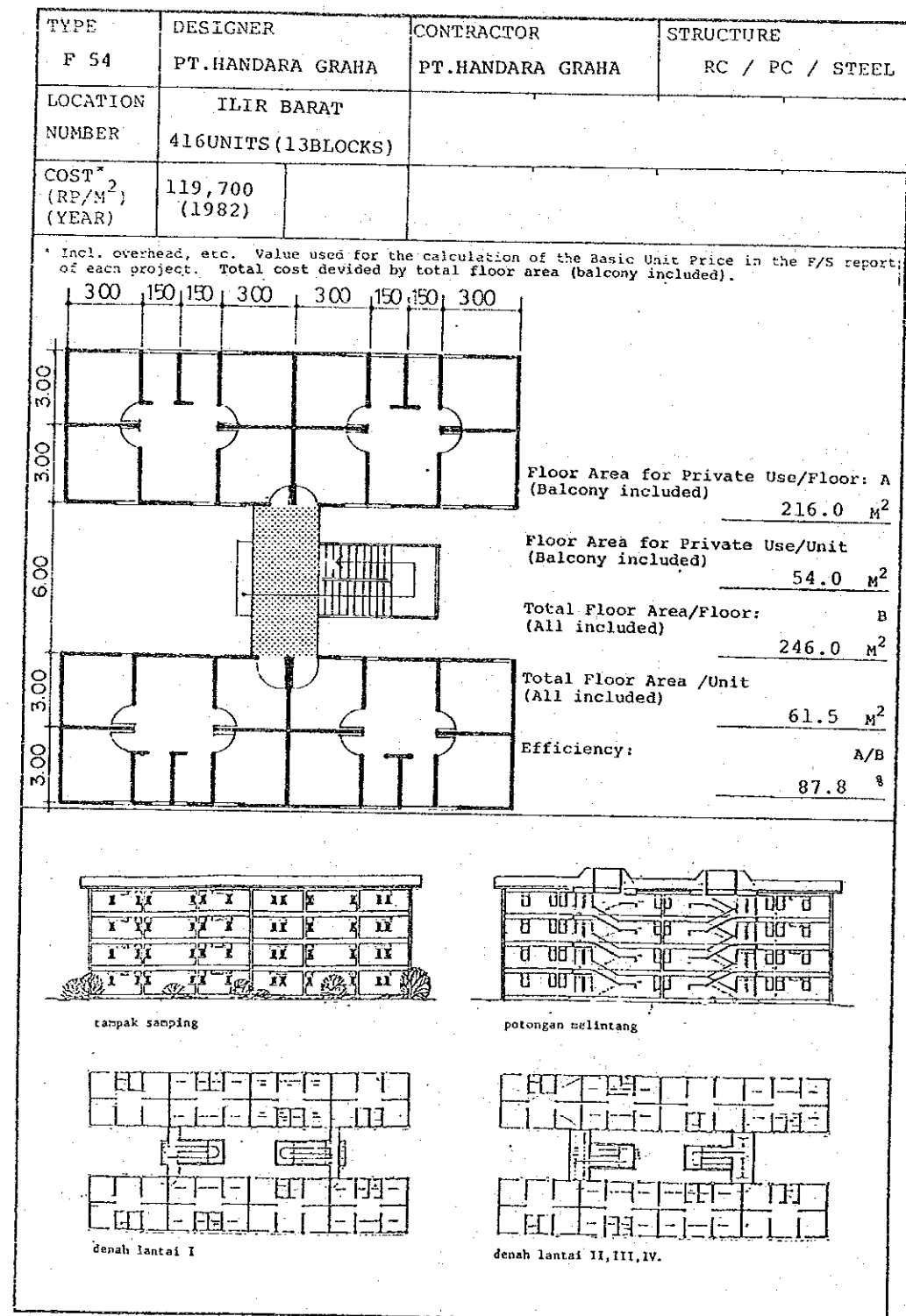
tampak samping



denah lantai I



denah lantai II, III, IV.



SURVEY IN THE PERUM PERUMNAS TANAH ABANG FLATS

Process

The survey was carried out in November by distributing the questionnaire sheets to all the residents and requesting to bring the filled sheets to the Estate Management Office on the site.

The number of collected sheets is as follows.

Floor	Distributed			Collected		
	WK	PJ	Total	WK	PJ	Total
1	97	107	204	30 (30.9%)	42 (39.3%)	72 (35.3%)
2	92	101	193	33 (35.9%)	41 (40.6%)	74 (38.3%)
3	88	98	186	33 (37.5%)	44 (44.9%)	77 (41.4%)
4	80	89	169	36 (45.0%)	44 (49.4%)	80 (47.3%)
Total	357	395	752	132 (37.0%)	171 (43.3%)	303 (40.3%)
WK: PT. Wijaya Karya Type				Not identified		
PJ: PT. Pembangunan Jaya Type				Total		
				10		
				313		

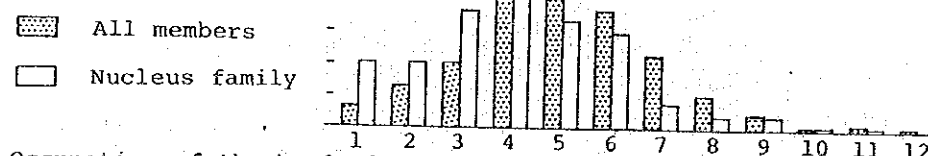
The layout plan and the block plans of Wijaya Karya Type and Pembangunan Jaya Type are shown on APPENDIX - E.

Analysis

* Profile of the Residents

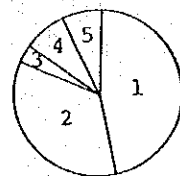
1. Average household size Nucleus family: 4.1
All members: 5.0

2. Distribution of householdsize



3. Occupation of the head of family

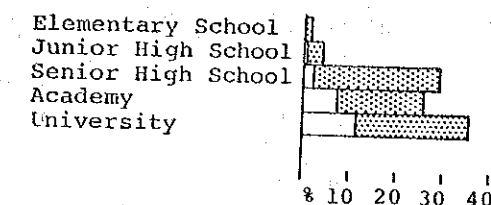
1. Civil Servant
2. Private Employee
3. Army/Navy/Air Force/Police
4. Pensioner
5. Others



APPENDIX - F

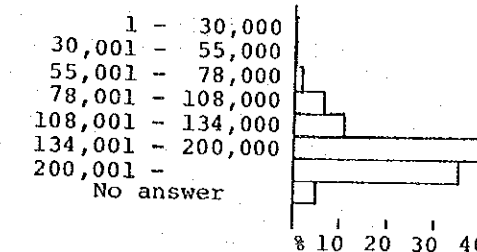
4. Education of the head of family

- Graduated
- Not graduated



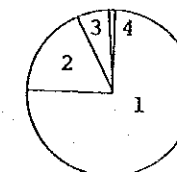
5. Monthly income

Average: Rp. 209,900.-



6. Religion

1. Islam
2. Protestant
3. Catholic
4. Others

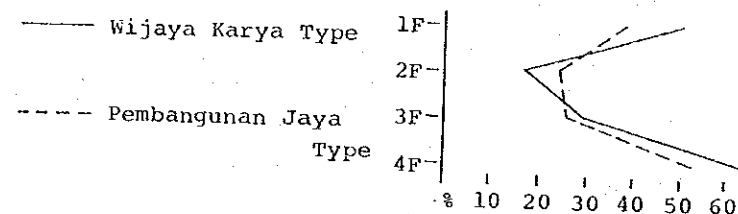


Why applied for flats?

1. Have you applied to other PERUM PERUMNAS housing?
 - Yes 26.7%
 - No. 72.6%
 - Others. 0.7%
2. The status of ownership before coming to Tanah Abang
 - Owned house and land 2.3%
 - Owned house only 2.6%
 - Yearly contract 51.2%
 - Boarded 2.3%
 - Others 31.0%
 - (with parents children or relatives) 12.0%
 - No answer 1.7%
3. Why applied for flats?
 - It was the only opportunity to own a house 33.7%
 - I like the way of life in flats 11.9%
 - It is near the work place 51.5%
 - It is near the bus routes and easy to go around 33.3%
 - It is near the relatives and friends 5.9%
 - The environment is good 18.5%
 - Social facilities are conveniently provided 7.6%

* How is the life in flats?

1. To go up and down the stairs is tiring
Those who live on:



* Note the difference of the shapes of stairs.

2. Feel sorry for not being able to raise big animals 14.9%
3. Feel sorry for not being able to plant vegetation 51.5%
4. Not satisfied because far from the land 28.4%
5. Appreciate more: to keep privacy 1.7%
to have intimate social contact 96.0%
6. Feel isolated because lack of social contact
Wijaya Karya Type 43.9%
Pembangunan Jaya Type 32.2%

* Note the difference of the plan

7. Want to go out when the rent term is over
- | | |
|-----------------|------|
| WK (10 answers) | 7.6% |
| PJ (7 answers) | 4.1% |
| Total | 5.6% |

- Because: It is too small. (10 answers) 3.3%
It is too expensive. (9 answers) 3.0%
Don't like flats. (4 answers) 1.3%

8. The type preferred by those who live in
- | | WK | PJ |
|-------|-------|-------|
| WK | 76.5% | 15.9% |
| PJ | 2.9% | 95.3% |
| Total | 35.0% | 60.7% |

9. The floor preferred to live on

	1	2	3	4
WK	45.2	41.5	6.7	6.7
PJ	30.4	51.4	7.7	10.5
Total	36.7	47.2	7.3	8.9

10. Want to live in flats with elevators

Yes	53.5%
No	12.2%
Others	34.3%

* Facilities

1. Facilities wanted most.

Multi purpose hall	52.1%
Small mosque	41.9%
Health centre	27.4%
Kindergarten	12.5%

2. Facilities insufficient

Garbage disposal	70.0%
Parking	69.0%
Playground	46.2%

* Block layout

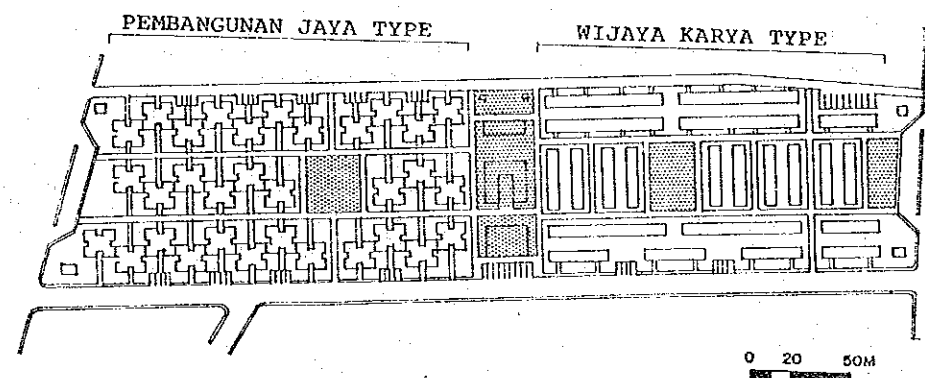
1. The distance between blocks

	Sufficient	Insufficient	Others
WK	82.6%	12.9%	4.5%
PJ	76.0%	21.1%	2.9%
Total	78.9%	17.5%	3.6%

2. Drying clothes is difficult because the sunshine does not come in

WK	11.4%
PJ	12.9%
Total	12.2%

LAYOUT



FINANCIAL CALCULATION OF KEBON KACAN PROJECT BY RIGHT
CONVERSION METHOD

1. Floor area table

upper: priv. f-area (sqM)
lower: publ. f-area (sqM)

storey	house(1)	house(2)	house(3)	total
1	1932.0	1680.0	918.0	4530.0
	636.0	420.0	231.0	1287.0
2	1932.0	1680.0	918.0	4530.0
	633.0	420.0	229.0	1282.0
3	1932.0	1680.0	918.0	4530.0
	633.0	420.0	229.0	1282.0
4	1932.0	1680.0	918.0	4530.0
	633.0	420.0	229.0	1282.0
priv. f-area	7728.0	6720.0	3672.0	18120.0
publ. f-area	2535.0	1680.0	918.0	5133.0
total f-area	10263.0	8400.0	4590.0	23253.0

house (1) : Type F 21
house (2) : Type F 42
house (3) : Type F 53

2. Project cost

APPENDIX - G

	sub-total (*1000Rp.)	contents			
		1	2	3	4
A: planning	90,619.3	72,726.1	0.0	0.0	17,893.2
B: land preparation	120,998.0	120,998.0	0.0	0.0	0.0
C: compensation	1,028,360.0	665,730.0	314,787.0	47,840.0	0.0
D: construction	2,424,200.0	1,789,320.0	362,613.0	272,272.0	0.0
E: maintenance	190,400.0	190,400.0	0.0	0.0	0.0
F: overhead, etc.	133,331.0	104,241.0	29,090.4	0.0	0.0
G: contingency	75,150.3	75,150.3	0.0	0.0	0.0
H: interest	149,284.0				
I: total	4,212,340.0				

2.1 total land value

(*1000Rp.)

	unit value (*1000Rp./sqM)	area (sqM)	=
hak milik	100%	100.0	18,000.0
	90%	0.0	0.0
hak usaha	80%	0.0	0.0
hak guna bangunan	80%	0.0	0.0
	70%	0.0	0.0
hak pakai	60%	0.0	0.0
	50%	0.0	0.0
	35%	0.0	0.0
hak sewa	50%	0.0	0.0
	40%	0.0	0.0
garapan	40%	0.0	0.0
	25%	0.0	0.0
CCI: total			1,800,000.0

2.2 total building value

(*1000Rp.)

	unit value	units	=
permanent	(1)	0.0	0.0
	(2)	32.9	14,720.0
semi-permanent	(1)	0.0	0.0
	(2)	0.0	0.0
temporary	(1)	0.0	0.0
	(2)	0.0	0.0
fence	(1)	0.0	0.0
	(2)	0.0	0.0
	(3)	0.0	0.0
well	(1)	0.0	0.0
	(2)	0.0	0.0
	(3)	0.0	0.0
septic tank	(1)	0.0	0.0
	(2)	0.0	0.0
electricity		0.0	0.0
water supply		0.0	0.0
telephone		0.0	0.0
CC2: total			484,288.0

Value of inhabitants

= unit value x area x ratio

of resettlement

= 56.9 x 18,000 m² x 0.35

(average)

= 350,470

Value for resettlers

of inhabitants

350,470 + 169,501

= Rp. 527,791

Value for resettlers

= value x ratio of resettlement

x 0.35 x Rp. 169,501

2.3 other compensation (*1000Rp.)

	unit cost	* units	=
for cemetery (1)	0.0	0.0	0.0
(2)	0.0	0.0	0.0
for trees (1)	0.0	0.0	0.0
(2)	0.0	0.0	0.0
(3)	0.0	0.0	0.0
(4)	0.0	0.0	0.0
for business (p 1)	0.0	0.0	0.0
(p 2)	0.0	0.0	0.0
(sp 1)	0.0	0.0	0.0
(sp 2)	0.0	0.0	0.0
(t 1)	0.0	0.0	0.0
(t 2)	0.0	0.0	0.0
for movement	65.0	736.0	47,840.0
CC3: total			47,840.0

A1: project planning = D *a11 +D *a21
 A2: soil investigation = a31 *a32 *a33
 A3: implementation planning = D *a41
 A4: legalization to local government = D1 *a51

 B1: building clearance = b11 *b12 *b13 *b14 *b15 *b16
 B2: grading = b21 *b22

 C1: land compensation (for dislocator) = CC1 *c13 *c14
 C2: building compensation (for dislocator) = CC2 *c24 *c25
 C3: other compensation = CC3

 D1: building construction = d11 *d12
 D2: on-site infrastructure = d21 *d22
 D3: off-site infrastructure = d31 *d32

 E1: temporary house construction = e11 *e12
 E2: others = e21 *e22

 F1: overhead = D *f11
 F2: investment for allocation = D *f21
 F3: others = D *f31

 G1: contingency = D *g11

 H : interest = (A+B+C+D+E+F+G-H) *h11 *h12 *h13

a11: ratio of preliminary planning cost = 0.010
 a21: ratio of project planning cost = 0.020
 a31: unit cost of soil investigation = 0.000 (*1000Rp./unit)
 a32: amount = 0.000 (unit)
 a33: modification factor = 0.000
 a41: ratio of implementation planning cost = 0.000
 a51: ratio of legalization to local government = 0.010

 b11: unit cost of temporary building = 0.000 (*1000Rp./sqM)
 b12: floor area of temporary building = 0.000 (sqM)
 b13: unit cost of semi-permanent building = 8.220 (*1000Rp./sqM)
 b14: floor area of semi-permanent building = 14,720.000 (sqM)
 b15: unit cost of permanent building = 0.000 (*1000Rp./sqM)
 b16: floor area of permanent building = 0.000 (sqM)

b21: unit cost = 0.000 (*1000Rp./sqM)
 b22: site area (before project) = 10,000.000 (sqM)

 c13: ratio of dislocation (land comp.) = 0.650
 c14: modification factor = 0.569
 c24: ratio of dislocation (buil. comp.) = 0.650
 c25: modification factor = 1.000

 d11: average unit building construction cost = 76.950 (*1000Rp./sqM)
 d12: area = 23,253.000 (sqM)
 d21: unit cost of on-site infrastructure = 60.780 (*1000Rp./sqM)
 d22: area = 5,966.000 (sqM)
 d31: unit cost of off-site infrastructure = 72.800 (*1000Rp./sqM)
 d32: area = 3,740.000 (sqM)

 e11: unit cost of temporary house = 544.000 (*1000Rp./unit)
 e12: number of temporary house = 350.000 (unit)
 e21: unit cost of others = 0.000 (*1000Rp./unit)
 e22: amount = 0.000 (unit)

 f11: ratio of overhead = 0.043
 f21: ratio of investment for allocation = 0.012
 f31: ratio of other cost = 0.000

 g11: ratio of contingency = 0.031

 h11: interest /year = 0.051
 h12: project year = 1.000
 h13: modification factor = 1.000

3. Subsidy

	sub-total (*1000Rp.)	contents 1	2	3	4
J: planning	60,412.9	48,484.1	0.0	0.0	11,928.8
K: land preparation	562,351.0	80,665.6	0.0	126,933.0	354,752.0
L: construction	480,075.0	241,499.0	119,288.0	0.0	119,288.0
M: overhead,etc.	33,085.2				
NN: total	1,135,920.0				

N1 = 641,447.0
N2 = 494,477.0
N3 = 0.0

N = 1,135,920.0

J1: project planning = A1 *2/3
J2: soil investigation = A2 *2/3
J3: implementation planning = A3 *2/3
J4: legalization to local government = A4 *2/3

K1: building clearance = B1 *k11 *2/3
K2: grading = B2 *k21 *2/3
K3: temporary house construction = k31 *k32 *2/3
K4: compensation = (CC2+CC3) *k41 *2/3

L1: on-site infrastructure = (I11-I12) *I13 *I14 *2/3
L2: supply system,sewage system,etc. = D1 *I21 *I42 *2/3
L3: fire-proof,machine-room,etc. = D1 *I31 *I42 *2/3
L4: corridor,lift,stair-case,hall,etc. = D1 *I41 *I42 *2/3

M : overhead & investment of allocation = (J+K+L) *m11

N : subsidy (total) = N1 +N2 + N3
NN: subsidy (sub-total) = N1 +N2
N1: subsidy (related to land) = (J+K-J3) *(1+m11)
N2: subsidy (related to building) = (J3+L) *(1+m11)
N3: extra subsidy = (given by data)

k11: modification factor = 1.000
k21: modification factor = 1.000
k31: unit cost of temporary house = 544.000 (1000Rp./unit)
k32: number of temporary house = 350.000 (unit)
k41: modification factor = 1.000

I11: site area (after project) = 14,260.000 (sqM)
I12: ground floor area = 8,300.000 (sqM)
I13: unit cost of on-site infrastructure = 60.780 (1000Rp./sqM)
I14: modification factor = 1.000
I21: ratio of supply system,sewage system,etc. = 0.100
I31: ratio of fire-proof,machine-room,etc. = 0.000
I41: ratio of corridor,lift,stair-case,etc. = 0.100
I42: modification factor = 1.000

m11: ratio of overhead,etc. = 0.030

4. Defrayment from the agencies responsible for public facilities

	sub-total (*1000Rp.)	
land cost	128,025.0	O1 = o11 *o12
construction (1)	272,272.0	O2 = o21 *o22
(2)	0.0	O3 = o31 *o32
compensation (build.)	0.0	O4 = o41 *o42
(others)	0.0	O5 = o51 *o52 *o53
others	0.0	O6 = o61 *o62
overhead,etc.	12,008.9	O7 = (O1+O2+O3+O4+O5+O6) *o71
O: total	412,306.0	

o11: unit land cost = 56.900 (*1000Rp./sqM)
o12: land area = 2,250.000 (sqM)
o21: unit cost of building construction = 72.800 (*1000Rp./sqM)
o22: floor area = 3,740.000 (sqM)
o31: unit cost of other facility = 0.000 (*1000Rp./unit)
o32: quantity = 0.000 (unit)
o41: unit cost of building compensation = 0.000 (*1000Rp./sqM)
o42: floor area = 0.000 (sqM)
o51: unit cost of other compensation = 0.000 (*1000Rp./unit)
o52: quantity = 0.000 (unit)
o53: modification factor = 0.000
o61: unit cost of others = 0.000 (*1000Rp./unit)
o62: quantity = 0.000 (unit)
o71: ratio of overhead,etc. = 0.030

5. Revenue and expenditure

revenue	(*1000Rp.)	expenditure	(*1000Rp.)
subsidy	1,135,920.0	planning	90,619.3
share defrayment	412,306.0	land preparation	120,998.0
sales of reserved floor	2,664,110.0	compensation	1,028,360.0
	0.0	construction	2,424,200.0
	0.0	maintenance	190,400.0
	0.0	overhead, etc.	133,331.0
	0.0	contingency	75,150.3
	0.0	interest	149,284.0
total (revenue)	4,212,340.0	total (expenditure)	4,212,340.0

(share defrayment = share defrayment by public facility management authorities)

6. Total floor cost

	(*1000Rp.)	
project cost (total)	4,212,340.0	I
resettler's land value	1,134,270.0	CC1 *(1-c13 *c14)
resettler's bld. value	169,501.0	CC2 *(1-c24)
subsidy	-1,135,920.0	-M
share defrayment	-412,306.0	-O
cost for HSB.	-342,240.0	P = -CC1/b22 *p11 *l11 *p12
Q: total	3,625,650.0	

p11: ratio of land value increasing
(after project) / (before project) = 1.200
p12: ratio of land ownership value changing
(before project) - (after project) = 0.200

7. Floor productivity ratio table

upper: prod. ratio
lower: prod. ratio * priv. f-area

storey	house(1)	house(2)	house(3)	total
	100.0	110.0	130.0	
1	100.0	100.0	110.0	130.0
2	92.0	1932.0	1848.0	1193.4
3	92.0	1777.4	1700.2	1097.9
4	83.0	83.0	91.3	107.9
	83.0	1603.6	1533.8	990.5
	75.0	75.0	82.5	97.5
	75.0	1449.0	1386.0	895.1
total	6762.0	6468.0	4176.9	17406.9

8. Allocation of Floor cost & unit floor cost

upper: unit cost (*1000Rp./sqM)
lower: sub-total cost (*1000Rp.)

storey	house(1)	house(2)	house(3)	total
1	208.3	229.1	270.8	0.0
2	402412.0	384916.0	248571.0	1035900.0
3	191.6	210.8	249.1	0.0
4	370219.0	354123.0	228685.0	953027.0
	172.9	190.2	224.7	0.0
	334002.0	319480.0	206314.0	859796.0
	156.2	171.8	203.1	0.0
	301809.0	288687.0	186428.0	776924.0
unit (/sqM)	182.3	200.5	236.9	200.1
total	1408440.0	1347210.0	869997.0	3625640.0

9. Case study of right-conversion

9.1 entitled floor

facilities	unit price (*1000Rp./sqM)	net f-area (sqM)	total price (*1000Rp.)
house(1)	127.6	3,864.0	445,068.0
house(2)	140.3	3,061.4	385,963.0
house(3)	165.8	918.0	130,500.0
	0.0	7,843.4	961,531.0

for inhabitants (55%)

. Rp.527,971

. Area 4,314 m²

for state (45%)

. Rp.433,560

. Area 3,259

9.2 residual floor

facilities	unit price (*1000Rp./sqM)	net f-area (sqM)	total price (*1000Rp.)
house(1)	215.6	3,864.0	914,009.0
house(2)	237.2	3,658.6	941,451.0
house(3)	280.3	2,754.0	808,650.0
	0.0	10,276.6	2,664,110.0

9.3 total

facilities	net f-area (sqM)	total price (*1000Rp.)
house(1)	7,728.0	1,359,080.0
house(2)	6,720.0	1,327,410.0
house(3)	3,672.0	939,149.0
	18,120.0	3,625,640.0

right conversion amount = $CC1 * (1 - c13 * c14) + CC2 * (1 - c24) - P = 961,531.0$ (*1000Rp.)
unit price of entitled floor = $k\# * \text{unit floor cost} : k\# = 0.700$
unit price of residual floor = $h\# * \text{unit floor cost} : h\# = 1.183$
conversion rate (land area) : $t\# = I / (b22 * (1 - c13)) = 1.245$
conversion rate (floor area) : $y\# = I / (c32 * (1 - c24)) = 1.522$

b22: site area (before project) = 18000.000 (sqM)
c32: floor area (before project) = 14720.000 (sqM)
I : resettler's floor area = 7843.360 (sqM)
c13: ratio of dislocation (land) = 0.650
c24: ratio of dislocation (building) = 0.650

APPENDIX H MODEL STUDIES ON HOUSING AND HOUSING LOT1. OBJECTIVES OF THE STUDY

The objectives of the study are:

- (1) To find one or several types of block plans suitable for Indonesia to be used in the model studies.
- (2) To visualise housing environment corresponding with available density through the layout of housing blocks and necessary facilities on the assumed model site.
- (3) To derive building data (floor area for private and public use) from the block plans and land use data from the layouts, to be used for the calculation of basic unit prices.

2. OUTLINE OF THE MODEL STUDIES2.1 Housing Planning(1) Unit Size and Unit Plan

F 21 type or F 42 type is assumed.

According to Pedoman Teknik Perencanaan Perumahan Flat dan Maisonette (Technical Guidelines for Flat and Maisonette), Directorate General of Cipta Karya, 1981 (hereafter, referred to as Cipta Karya Guidelines), the minimum sizes for complete and incomplete units* are 35 sq.m and 20 sq.m respectively. 35 sq.m is derived from an assumed household size of 5, and 7 sq.m of floor area per person.

However, F 42 Type used in Kebon Kacang project is assumed for the model studies, because an urban renewal project needs a flexibility. This type (F 42) flexibly corresponds to the requirement of smaller units like F 21 Type as shown in Fig. H-1.

* Complete unit has 2 or 3 bedrooms, individual kitchen and individual bathroom/toilet. At least, one bedroom is separated from living/guest room or dining room. Incomplete unit has one bedroom, individual kitchen and individual or communal use bathroom/toilet. The bedroom is also used as living/guest room or dining room. Therefore, complete unit is considered to be family type.

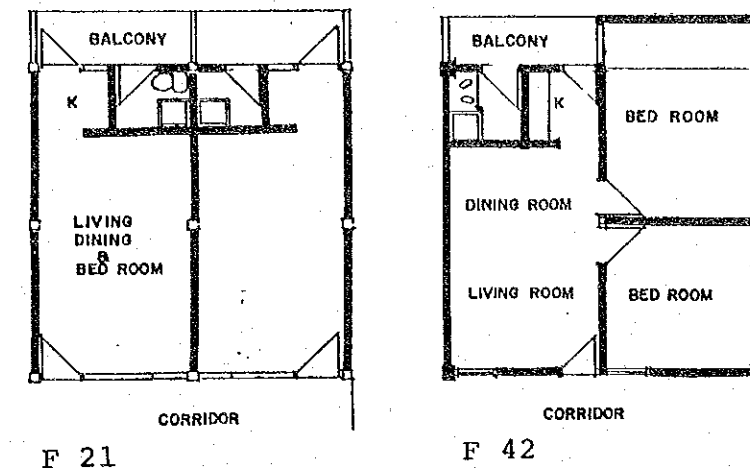


Fig. H-1 UNIT PLAN USED IN THE MODEL STUDY

(2) Number of Storeys

4, 5, 8, 11 and 14 are studied.

4 and 5-storey are for walk-up flats. 8-storey is the maximum height for government buildings, since it is thought to be most cost-efficient. 14-storey is the maximum storey for "High Building A" the maximum height of which is 40 M*. 11-storey is a compromise between 8 and 14 storey buildings.

* Source: The DKI Jakarta Regulation of Fire Prevention.

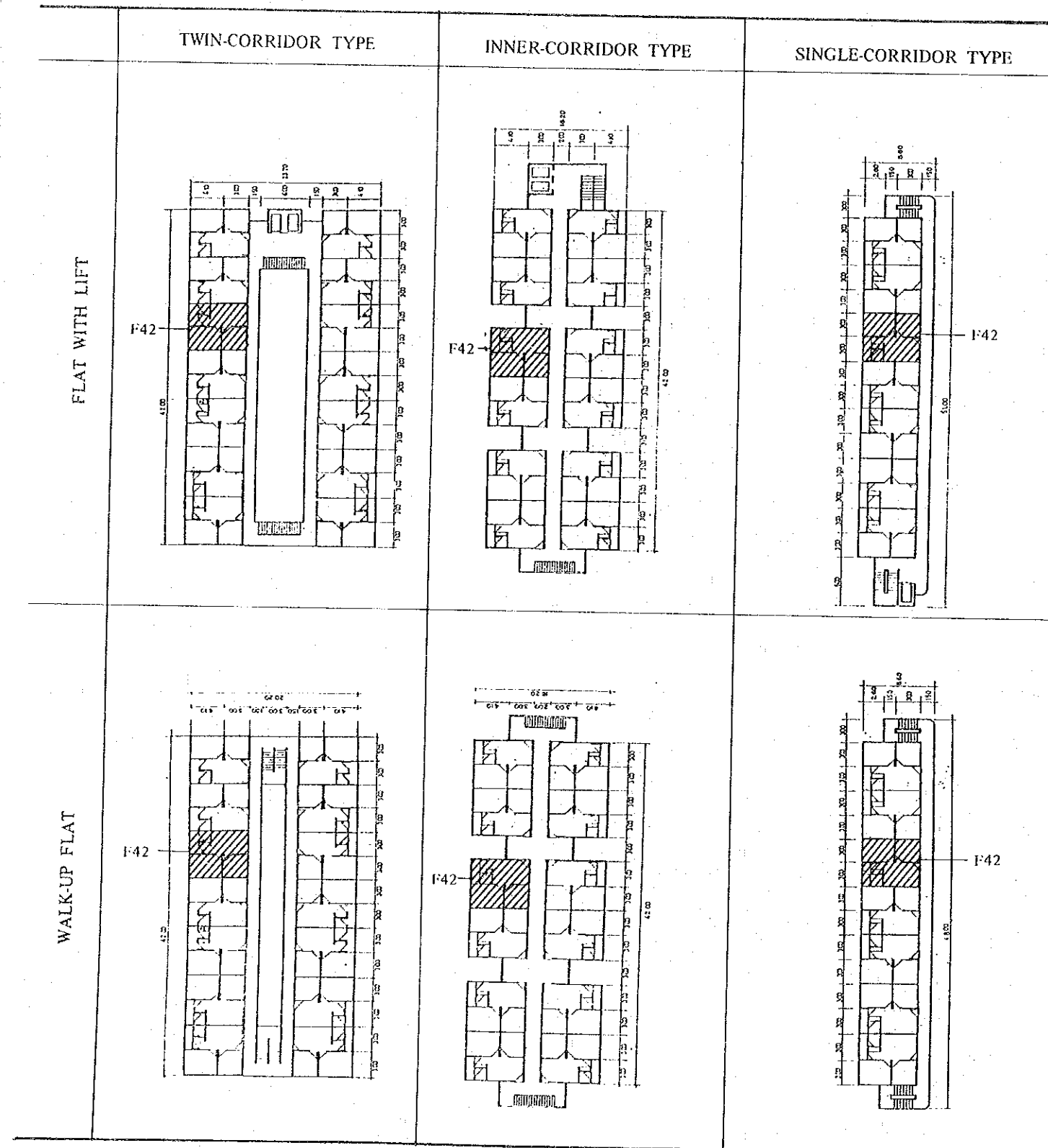
(3) Block Plan

Twin-corridor type, Inner-corridor type and Single-corridor-type are studied.

Block plans with various access types are studied and compared.

3 types are adopted for the model studies. Data are shown in Fig. H-2.

Fig. H-2 DATA OF BLOCK PLAN USED IN THE MODEL STUDY



TWIN-CORRIDOR TYPE		
	Walk-up Flat	Flat with Lift
Floor Area for Private Use/Floor: A (Balcony included)	596.4 M ²	596.4 M ²
Floor Area for Private Use/Unit (Balcony included)	42.6 M ²	42.6 M ²
Total Floor Area/Floor : B (All included)	758.4 M ²	777.9 M ²
Total Floor Area/Unit (All included)	54.2 M ²	55.6 M ²
Efficiency : A/B	78.6%	76.7%

INNER-CORRIDOR TYPE		
	Walk-up Flat	Flat with Lift
Floor Area for Private Use/Floor: A (Balcony included)	511.2 M ²	511.2 M ²
Floor Area for Private Use/Unit (Balcony included)	42.6 M ²	42.6 M ²
Total Floor Area/Floor : B (All included)	667.2 M ²	706.2 M ²
Total Floor Area/Unit (All included)	55.6 M ²	58.85 M ²
Efficiency : A/B	76.6%	72.4%

SINGLE-CORRIDOR TYPE		
	Walk-up Flat	Flat with Lift
Floor Area for Private Use/Floor: A (Balcony included)	298.2 M ²	298.2 M ²
Floor Area for Private Use/Unit (Balcony included)	42.6 M ²	42.6 M ²
Total Floor Area/Floor : B (All included)	397.2 M ²	415.95 M ²
Total Floor Area/Unit (All included)	56.7 M ²	59.4 M ²
Efficiency : A/B	75.1%	71.7%

2.2 Housing Lot Planning

(1) Model Site

2 hectare site is assumed. (100 m x 200 m)

For the model studies on layouts, 2 hectare site (100 m x 200 m) is presumed, because it gives an easy comparison with Tanah Abang Project (4 Ha: approximately 100 m x 400 m, by PERUM PERUMNAS) and Kebon Kacang Project (1.8 Ha: approximately 90 m x 200 m). The scale is also considered appropriate for a group of housing blocks.

(2) Required Community Facilities

3 cases are assumed.

Case A : Most facilities required (except shopping facilities) are provided. The most independent case on neighbourhood facilities.

Case B : As in case A, but elementary schools are not provided.

Case C : As in case B, but the open space is smaller. The most dependent case on neighbourhood facilities.

Area for community facilities required by the Cipta Karya Guidelines may be considered too large if applied to urban renewal sites conveniently located in the city centre, where some facilities are already provided. Those required by DKI Jakarta* are more suited to be applied to urban renewal sites.

* Source: Sector Report on Public Facilities.

Assumed figures for the above cases by supporting population are shown in Table H-3.

Supporting population is calculated on the basis of household size of 5, according to the Cipta Karya Guidelines.

In urban renewal projects, necessary parking lots differ in each case. Parking lots should be paid by users, thus promoting public transport for the people living in the city centre.

(3) Density

100% to 450% are studied.

The density in terms of floor area ratio (Total Floor Area/Site Area) of 100% - 450% is studied by adopting various layouts of housing blocks. Layouts are shown in Fig. H-4, Fig. H-5 and Fig. H-6 according to 3 block types. These layouts are basically observed by the Guidelines from DKI City Planning.

3. MODEL STUDIES ON BASIC UNIT PRICE

3.1 Objectives of the Study

The objectives of the study are:

- (1) To calculate the total cost,
- (2) To calculate basic unit prices per sq.m of private use floor based on the land use and the building data obtained by the model studies in SECTION 2, for 5 cases of unit land acquisition cost; 0, 50,000, 100,000, 150,000 and 200,000 Rp/sq.m,
- (3) To analyse the results of (1) and (2) to find:
 - . in which cases flats with lifts are feasible
 - . the difference between the basic unit prices of 4 and 5-storey walk-up flats,
 - . the effects of land acquisition costs and the densities (Floor Area Ratio: Total Floor Area/Site Area) on basic unit prices of housing.

3.2 Assumptions on Unit Cost

- (1) Costs based on the prices of December, 1982.
- (2) Gross costs are derived from the net costs by adding overhead, physical and price contingencies, interest, insurance, etc., using the same rates as in the Kebon Kacang project case.
- (3) The on-site infrastructure costs for the 2 hectare model site are assumed as shown below, based on the figures for the Kebon Kacang project case.

Table H-7 ON-SITE INFRASTRUCTURE COST
(Per sq.m of Site Area: Rp./sq.m)

Unit cost Floor Area Ratio	Net	Gross
100 %	18,000	23,000
200 %	25,000	31,000
300 %	32,000	39,000

Table H-3 ASSUMPTION FOR THE MODEL STUDIES OF FACILITY & OPEN SPACE AREA

TOTAL FLOOR AREA /SITES AREA (%)	50%	100%	150%	200%	250%	300%	350%	400%	450%	500%
TOTAL FLOOR AREA (M ²)										
(A)	10,000	20,000	30,000	40,000	50,000	60,000	70,000	80,000	90,000	100,000
TOTAL AREA FOR PRIVATE USE (M ²)										
- (A) X 30% (B)	8,000	16,000	24,000	32,000	40,000	48,000	56,000	64,000	72,000	80,000
NO. OF UNITS										
- (B) / 42 M ² (C)	190	381	571	762	952	1,143	1,333	1,524	1,714	1,905
TOTAL POPULATION										
- (C) X 5 PERSONS (D)	950	1,905	2,855	3,810	4,760	5,715	6,665	7,620	8,570	9,525
FACILITIES REQUIRED BY CIPTA KARYA (M ²)	630 (3.2%)	7,050 (35.2%)	14,160 (70.8%)	18,900 (94.5%)	23,610 (118.1%)	28,520 (142.6%)	36,810 (184.1%)			
FACILITIES REQUIRED BY DKI (M ²)	1,330 (6.7%)	3,180 (15.9%)	6,130 (30.7%)	12,180 (60.9%)	15,230 (76.2%)	18,270 (91.4%)	21,330 (106.7%)			
NO. OF SCHOOL AGE CHILDREN										
- (D) X 16% (E)	152	305	457	610	762	914	1,066			
NO. OF CLASSES REQUIRED										
- (E) / 40pp/CLASS (F)	3.8	7.6	11.4	15.2	19.0	22.9	26.7			
NO. OF CLASSES (2 SHIFTS)										
- (F) / 2	1.9	3.8	5.7	7.6	9.5	11.5	13.4			
SCHOOL REQUIRED (G) (SITE AREA) (M ²)	1 SCHOOL X 6 CLASSES (1,200)			9 CLASSES (1,800)		2 SCHOOLS X 6 CLASSES (2,400)				
KINDERGARTEN ** (H)	4 CLASSES			8 CLASSES		12 CLASSES				
MULTI-PURPOSE HALL (I) (M ²)	400 M ² (700)			400 (700)		500 M ² (800)				
OTHER FACILITIES (J)	0			400 (800)		500 M ² (1,000)				
TOTAL AREA FOR FACILITIES A	G + H + I + J + 600 M ² (OPEN SPACE) 2,500			G + H + I + J + 900 M ² (4,200)		G + H + I + J + 1,200 M ² OPEN SPACE (5,400)				
+ OPEN SPACE B	I + 300 M ² (OPEN SPACE) 1,000			I + J + 500 M ² (2,000)		I + J + 600 M ² OPEN SPACE (2,400)				
C	I + 0 M ² (OPEN SPACE) 700			I + J + 0 M ² (1,500)		I + J + 0 M ² OPEN SPACE (1,800)				

* Figure taken from the Sector Report on Public Facilities.

** Playground for Kindergartens is supposed to be shared with elementary school or open space for public.

Fig. H-4 LAYOUTS OF TWIN-CORRIDOR TYPE BLOCKS

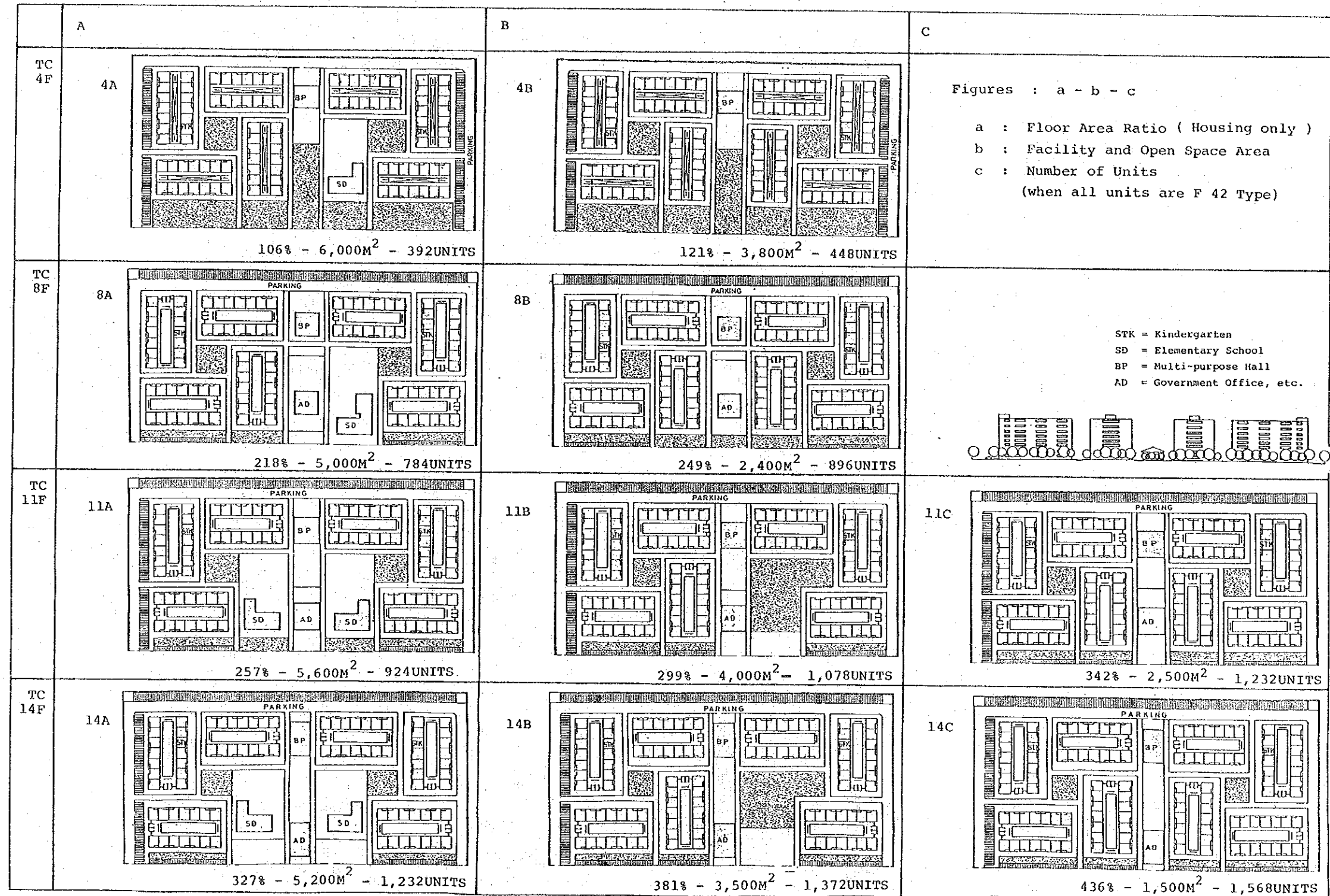


Fig. H-5 LAYOUTS OF INNER-CORRIDOR TYPE BLOCKS

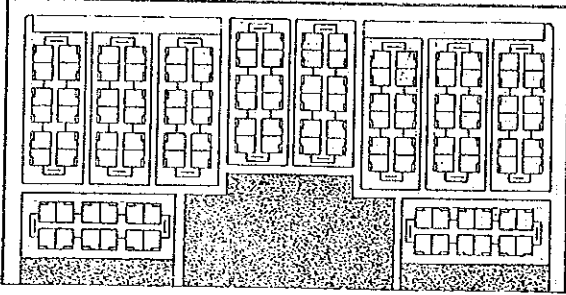
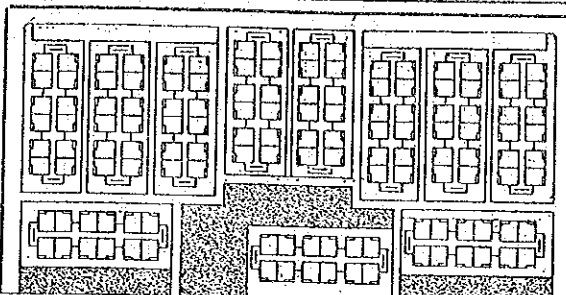
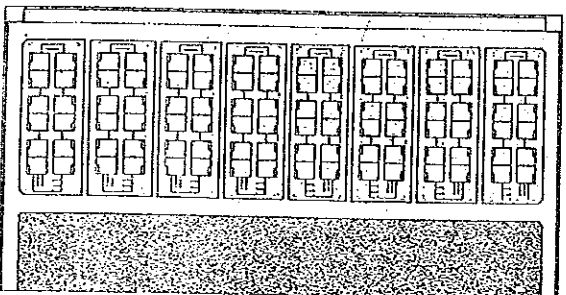
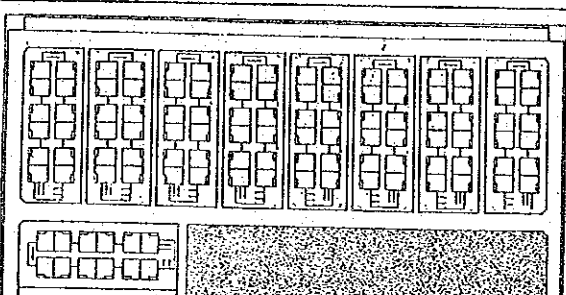
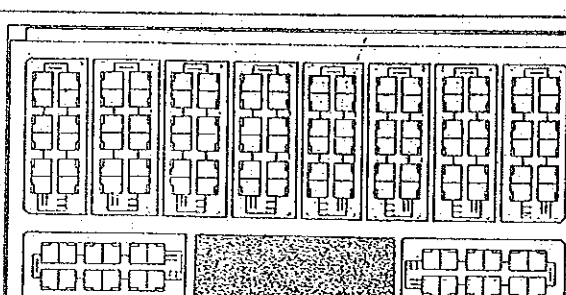
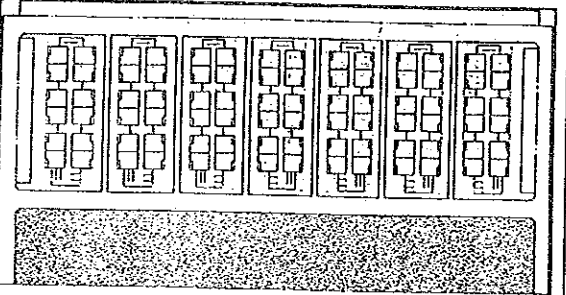
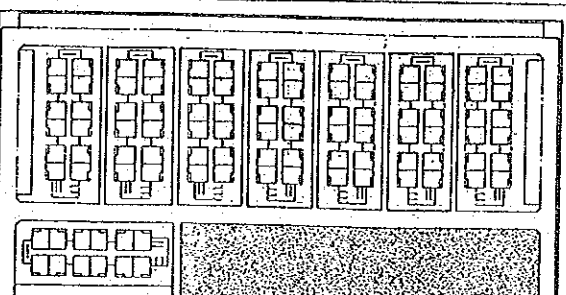
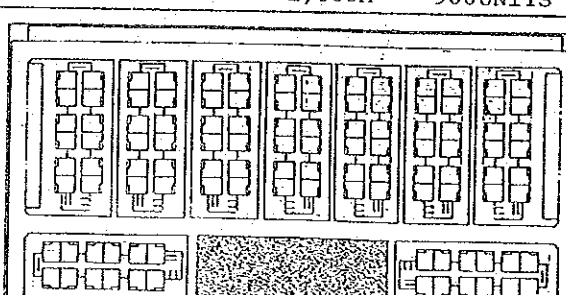
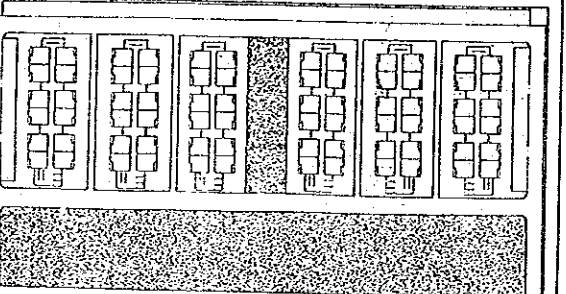
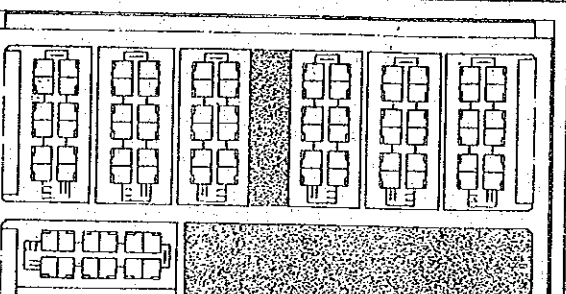
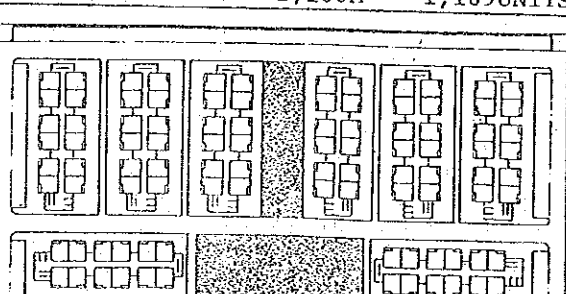
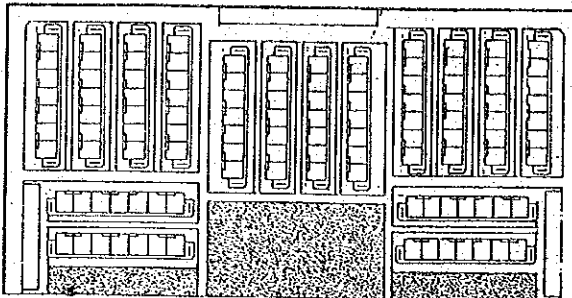
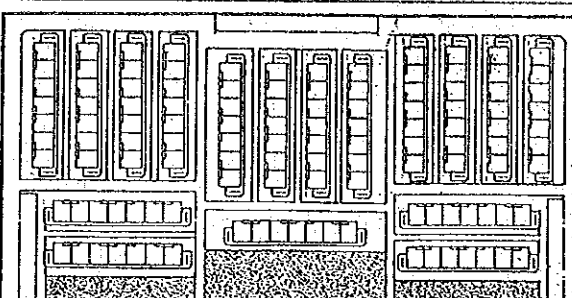
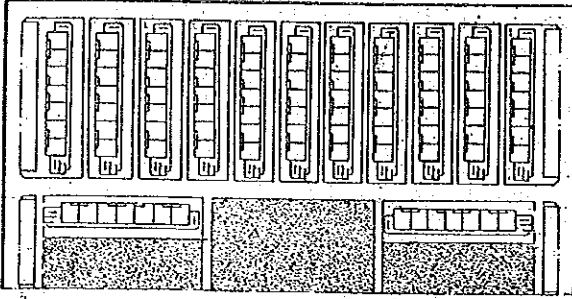
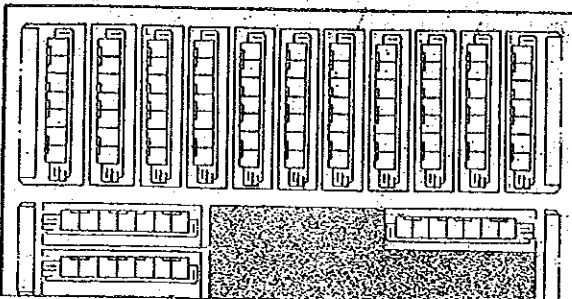
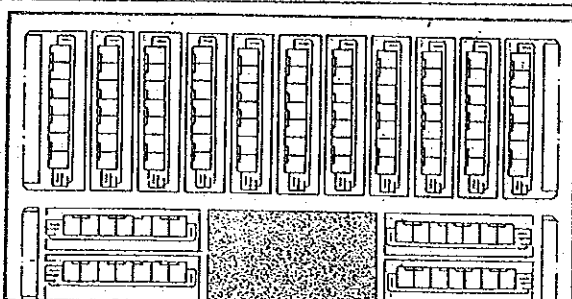
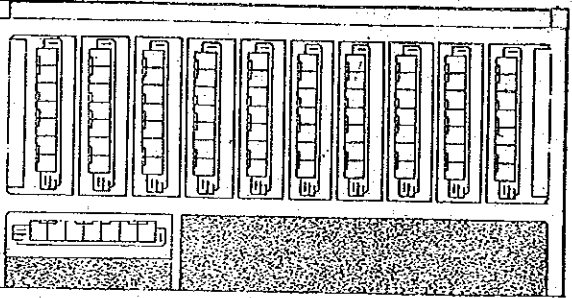
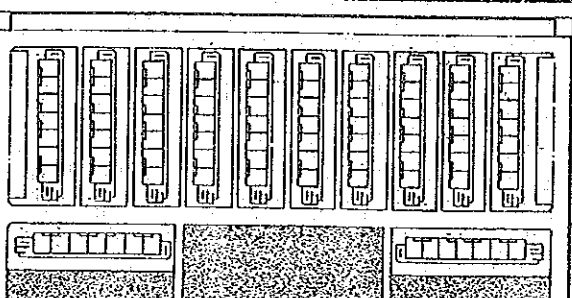
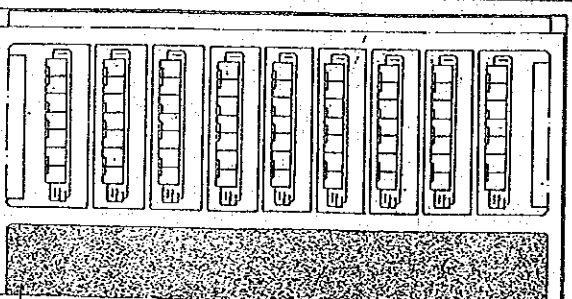
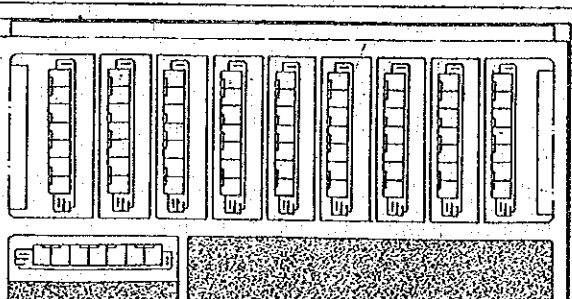
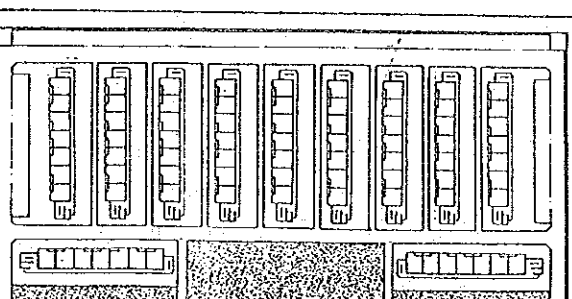
	A	B	C
IC 4F	 <p>133% - 3,700M² - 480</p>	 <p>147% - 2,400M² - 528UNITS</p>	<p>Figures : a - b - c</p> <p>a : Floor Area Ratio b : Facility and Open Space Area c : Number of Units (when all units are F 42' Type)</p>
IC 8F	 <p>226% - 5,200M² - 768UNITS</p>	 <p>254% - 3,200M² - 864UNITS</p>	 <p>282% - 1,800M² - 960UNITS</p>
IC 11F	 <p>272% - 5,200M² - 924UNITS</p>	 <p>311% - 3,600M² - 1,056UNITS</p>	 <p>350% - 2,100M² - 1,189UNITS</p>
IC 14F	 <p>296% - 5,900M² - 1,008UNITS</p>	 <p>346% - 4,200M² - 1,176UNITS</p>	 <p>365% - 2,500M² - 1,344UNITS</p>

Fig. H-6 LAYOUTS OF SINGLE-CORRIDOR TYPE BLOCKS

	A	B	C
SC 4F	 <p>133% - 3,200M² - 448UNITS</p>	 <p>141% - 2,400M² - 476UNITS</p>	<p>Figures : a - b - c</p> <p>a : Floor Area Ratio b : Facility and Open Space Area c : Number of Units (when all units are F 42 Type)</p>
SC 8F	 <p>216% - 4,000M² - 728UNITS</p>	 <p>233% - 3,100M² - 784UNITS</p>	 <p>250% - 1,900M² - 840UNITS</p>
SC 11F	 <p>252% - 4,400M² - 847UNITS</p>	 <p>275% - 3,600M² - 924UNITS</p>	
SC 14F	 <p>262% - 5,200M² - 882UNITS</p>	 <p>291% - 4,300M² - 980UNITS</p>	 <p>320% - 3,500M² - 1,078UNITS</p>

- (4) The building construction costs of flat housing are assumed to be as shown below.

Table H-8 CONSTRUCTION COST (TWIN-CORRIDOR TYPE)
(Per sq.m of Total Floor Area: Rp./sq.m)

Unit Cost	Net	Gross
4 F	69,000	87,000
8 F	77,000 (87,000)	97,000 (110,000)
11 F	88,000 (99,000)	111,000 (125,000)
14 F	106,800 (116,000)	135,000 (147,000)

() : including the cost of lifts.

The cost for 4-storey walk-up flats is derived from the Kebon Kacang case. The costs for 5 and 8-storey flats are assumed with the reference* to the undernoted decree, which gives the maximum target unit cost of 1-storey buildings and the coefficients to be multiplied for up to 8-storey buildings.

*Keputusan Direktur Jenderal Cipta Karya tentang Pedoman Operasional Pengisian dan Pelaksanaan DIP Proyek Gedung Pemerintah dan Perumahan Dinas.

July, 1982

(Decree of Directorate General of Cipta Karya on Operational Guidelines for Filling and Implementing DIP Projects of Government Buildings and Housing for Government Officials).

The costs for 11 and 14-storey flats, are assumed from experience in Japan applicably modified for Indonesia.

Unit costs for other facilities are also assumed by reference to the above decree.

- (5) The cost of lifts are assumed to be as shown below.

Table H-9 COSTS OF LIFTS PER SET

Stop	14 F	11 F	8 F
Cost (net) Rp.	52,000,000	45,000,000	32,000,000
Cost (gross) Rp.	65,800,000	56,900,000	40,500,000
Capacity (Persons)	9	9	9
Velocity (m/min)	60	60	45

The level of service is approximately 1 lift for 100 units.

- (6) Urban renewal projects are more expensive than ordinary new development projects, because they need expenditure on:

- . the demolition of existing buildings
- . the construction of temporary houses
- . the negotiation with residents

The latter two expenses are not included in the assumed costs for this study.

3.3 Calculation Method

PERUM PERUMNAS has an established calculation method of basic unit prices for low-rise housing projects.

The principle of the calculation of the basic unit price (not per sq.m, but per unit) is as shown in (Eq.1).

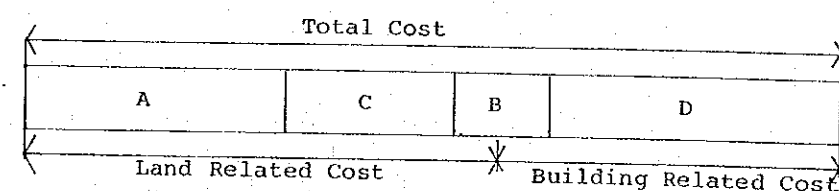
$$\frac{A + B + C}{G} \times H + \frac{D}{I} = \text{Basic unit price (Eq. 1)}$$

- A: Land Acquisition Cost
- B: Planning Cost
- C: On-site Infrastructure Cost
- H: Lot Size
- G: Productive Area (The areas to be sold)
- D: Building Construction Cost
- I: Number of Units

For flat housing, the application of the same method has been tried. Procedures are as follows:

(1) Calculation of Land and Building Related Cost

The total cost is calculated and divided into two categories. One is Land related cost and the other is Building related cost. A, B, C and D are the same as in (Eq. 1).



(2) Calculation of Modified Total Cost

The cost borne by other implementation bodies, such as elementary school, are subtracted from the total cost. (in terms of land and building related cost, respectively.)

The cost recovery of community facilities follows the policy of PERUM PERUMNS.

In the model studies, 3 cases are considered.

Table H-10

Case	Land Related Cost	Building Related Cost	Examples
1	Covered	Not covered	Elementary School
2	Covered	Covered	Multi-purpose Hall
3	1/2 Covered	Not covered	Kindergarten

(3) Calculation of Basic Unit Price of Private Use Floor

Modified land and building related costs derived from (2), are divided by owned land area and private use floor area, respectively.

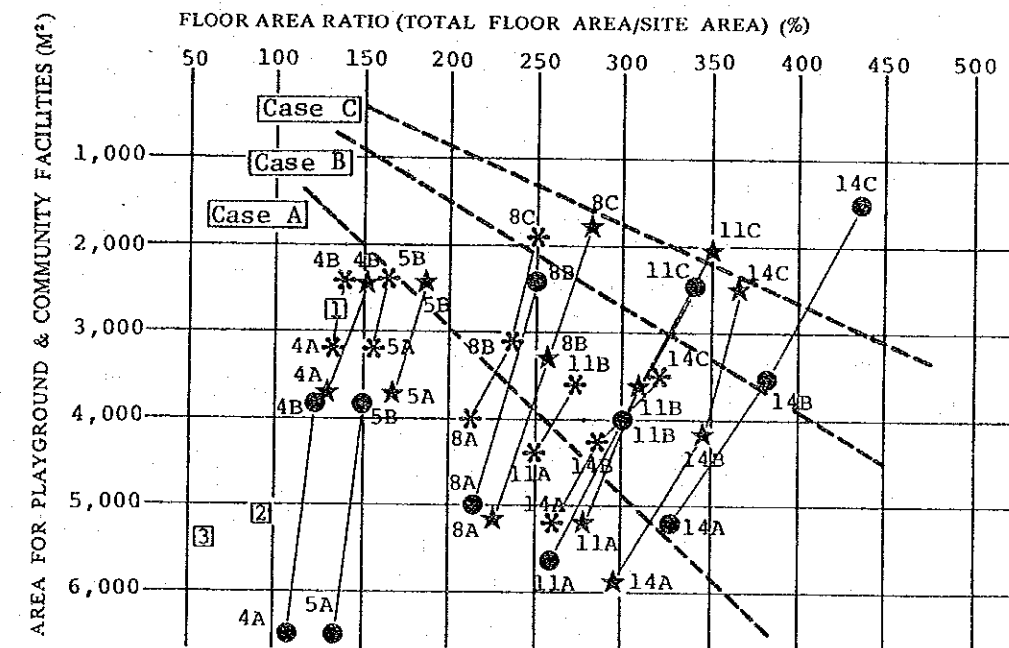
4. ANALYSIS OF RESULTS

4.1 Density

Fig. H-11 shows the results of the density which is indicated by the floor area ratio.

- Floor area ratio is to be changed according to the number of storey, the area of community facility and the type of housing block. However, the number of storey is the dominant parameter.
- Floor area ratio over 200% is available only when number of storey is over 8.
- Efficiency is defined by the area of community facility and the floor area ratio. From this point, the single-corridor type housing block is inferior than other 2 types. For 8-storey flat

Fig. H-11 AVAILABLE DENSITY BY BLOCK TYPE



Legend:

- Kebon Kacang
- Tanah Abang
- Klender II
- Twin-Corridor Type
- ★ Inner-Corridor Type
- * Single-Corridor Type

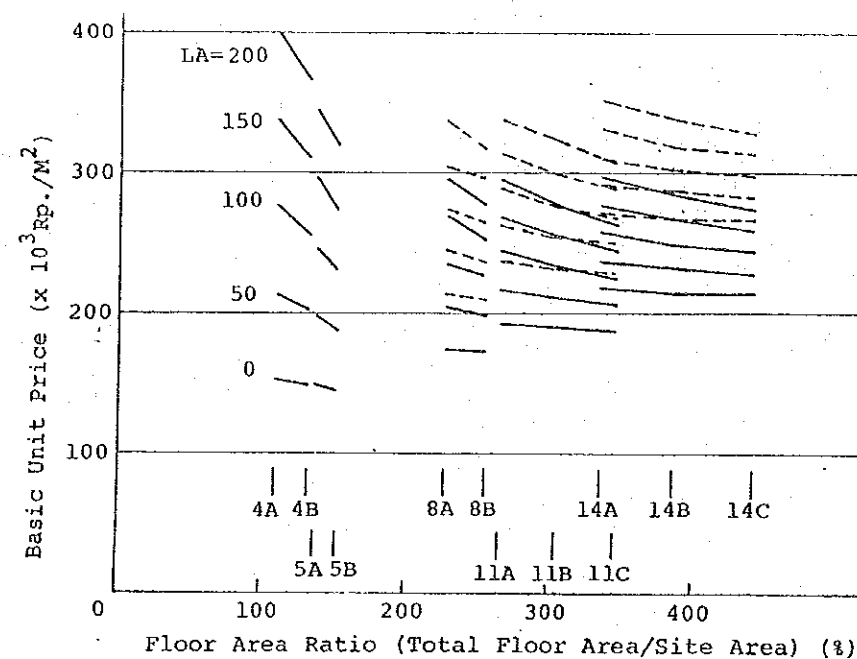
- Case A: Most facilities required (except shopping facilities) are provided. The most independent case on neighbourhood facilities.
- Case B: As in case A, but elementary schools are not provided.
- Case C: As in case B, but the open space is smaller. The most dependent case on neighbourhood facilities.

Example

8B - Grade of community facility (case B)
8-storey

the twin-corridor type has almost same efficiency as the inner-corridor type housing block.

Fig. H-12 BASIC UNIT PRICES OF STUDIED MODELS



Legend:

Example

8B - Grade of community facility (Case B)
 8-storey

LA: Land acquisition
 cost (x 10³ Rp./M²)

Case 1
 Building Construction
 Costs are as shown
 in Table H-8

Case 2
 Building construction
 costs of 8, 11 and 14
 storey flats are 1.3
 times Case 1.

4.2 Basic Unit Price of Private Use Floor

Fig. H-12 shows the results of the cost determined from the calculations in Table H-13.

Table H-13 show the 2 examples of cost calculation in the case of 8-storey flat.

The horizontal axis of Fig. H-12 indicates the floor area ratio and the vertical axis indicates the basic unit price of private use floor. The parameter "LA" means the unit land acquisition cost which varies discretely 5 cases from 0 to 200,000 Rp./sq.m.

5 lines in Fig. H-12 correspond to the parameter of 5 land acquisition cost "LA".

Dashed lines higher than 8-storey indicate the case of higher construction cost assumption which means the up-grading of building quality.

4.3 Feasibility of Flats with Lift

- Basic unit prices of 4-storey flats are approximately the same as those of:

	Case 1 X 10 ³ Rp.	Case 2 X 10 ³ Rp.
8-storey flats when the land acquisition cost is:	50	100
11-storey flats when the land acquisition cost is:	70	130
14-storey flats when the land acquisition cost is:	80	150

- The difference of basic unit prices between 4 and 5-storey flats.

Land Acquisition Cost	Difference of Basic Unit Price	Difference of Unit Prices for F ₄₂ Type
0 X 10 ³ Rp.	5 X 10 ³ Rp.	210 X 10 ³ Rp.
50	15	630
100	20 - 30	840 - 1,260
150	35 - 40	1,470 - 1,680
200	45 - 55	1,890 - 2,310

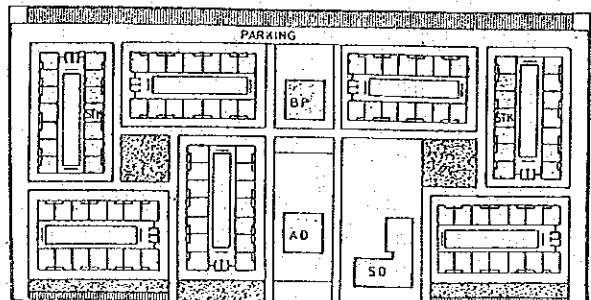
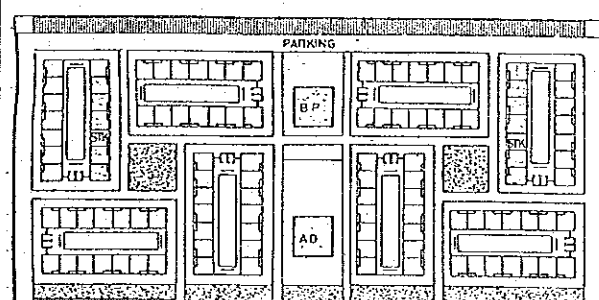
- Unit prices of F21 Type and F42 Type are, on an average of Case A, B and C, as follows. (Land acquisition cost = 100 x 10³ Rp./sq.m)

	Case 1		Case 2		x 10 ³ Rp./unit
	F 21	F 42	F 21	F 42	
4-storey	5,570	11,110	5,570*	11,110*	Same as in Case 1
8-storey	4,830	9,700	5,630	11,300	
11-storey	5,040	10,100	5,880	11,800	
14-storey	5,220	10,300	6,300	12,600	

- Unit prices of F21 Type and F42 Type according to Cases A, B and C (Land acquisition cost = 100 x 10³ Rp./sq.m) are as follows.

	F 21			F 42		
	Case A	B	C	A	B	C
4-storey	5,750	5,330	-	11,510	10,670	
8-storey	4,910	4,730	-	9,830	9,450	
11-storey	5,120	4,870	4,660	10,250	9,740	9,320
14-storey	5,380	5,210	5,080	10,750	10,420	10,160

Table H-13 CALCULATION OF COST/LAND AND BUILDING USE DATA

TYPE 8A							TYPE 8B						
COST							COST						
(Case 1)							(Case 1)						
(UNIT LAND ACQUISITION COST=)	0	50	100	150	200	(* 1000 Rp./m²)	(UNIT LAND ACQUISITION COST=)	0	50	100	150	200	(* 1000 Rp./m²)
LAND ACQUISITION COST	0.0	1,000,000.0	2,000,000.0	3,000,000.0	4,000,000.0	* 1000 Rp.	LAND ACQUISITION COST	0.0	1,000,000.0	2,000,000.0	3,000,000.0	4,000,000.0	* 1000 Rp.
PLANNING COST	63,111.6	63,111.6	63,111.6	63,111.6	63,111.6	* 1000 Rp.	PLANNING COST	68,317.0	68,317.0	68,317.0	68,317.0	68,317.0	* 1000 Rp.
INFRASTRUCTURE COST	697,090.0	697,090.0	697,090.0	697,090.0	697,090.0	* 1000 Rp.	INFRASTRUCTURE COST	717,661.0	717,661.0	717,661.0	717,661.0	717,661.0	* 1000 Rp.
CONSTRUCTION COST	511,353.0	511,353.0	511,353.0	511,353.0	511,353.0	* 1000 Rp.	CONSTRUCTION COST	5,686,120.0	5,686,120.0	5,686,120.0	5,686,120.0	5,686,120.0	* 1000 Rp.
TOTAL	1,271,550.0	2,271,550.0	3,271,550.0	4,271,550.0	5,271,550.0	* 1000 Rp.	TOTAL	6,472,100.0	7,472,100.0	8,472,100.0	9,472,100.0	10,472,100.0	* 1000 Rp.
BASIC UNIT COST							BASIC UNIT COST						
FLAT HOUSING K=1	174.1	204.7	235.3	265.8	296.4	* 1000 Rp./m²	FLAT HOUSING K=1	171.2	197.9	224.6	251.3	278.0	* 1000 Rp./m²
& MIX USE K=2							& MIX USE K=2						
(Case 2)							(Case 2)						
(UNIT LAND ACQUISITION COST=)	0	50	100	150	200	(* 1000 Rp./m²)	(UNIT LAND ACQUISITION COST=)	0	50	100	150	200	(* 1000 Rp./m²)
LAND ACQUISITION COST	0.0	1,000,000.0	2,000,000.0	3,000,000.0	4,000,000.0	* 1000 Rp.	LAND ACQUISITION COST	0.0	1,000,000.0	2,000,000.0	3,000,000.0	4,000,000.0	* 1000 Rp.
PLANNING COST	74,654.4	74,654.4	74,654.4	74,654.4	74,654.4	* 1000 Rp.	PLANNING COST	81,499.8	81,499.8	81,499.8	81,499.8	81,499.8	* 1000 Rp.
INFRASTRUCTURE COST	697,090.0	697,090.0	697,090.0	697,090.0	697,090.0	* 1000 Rp.	INFRASTRUCTURE COST	717,661.0	717,661.0	717,661.0	717,661.0	717,661.0	* 1000 Rp.
CONSTRUCTION COST	6,383,240.0	6,383,240.0	6,383,240.0	6,383,240.0	6,383,240.0	* 1000 Rp.	CONSTRUCTION COST	7,136,230.0	7,136,230.0	7,136,230.0	7,136,230.0	7,136,230.0	* 1000 Rp.
TOTAL	7,154,980.0	8,154,980.0	9,154,980.0	10,155,000.0	11,155,000.0	* 1000 Rp.	TOTAL	7,935,390.0	8,935,390.0	9,935,390.0	10,935,400.0	11,935,400.0	* 1000 Rp.
BASIC UNIT COST							BASIC UNIT COST						
FLAT HOUSING K=1	212.8	243.3	273.9	304.5	335.1	* 1000 Rp./m²	FLAT HOUSING K=1	209.9	236.6	263.3	290.0	316.6	* 1000 Rp./m²
& MIX USE K=2							& MIX USE K=2						
LAND and BUILDING USE DATA							LAND and BUILDING USE DATA						
LAND USE DATA							LAND USE DATA						
SITE AREA	20,000.0						SITE AREA	20,000.0					
ROAD & FOOTPATH	3,991.2	20.0 %					ROAD & FOOTPATH	4,038.6	20.2 %				
PARKING FOR HOUSING							PARKING FOR HOUSING						
FOR COMMERCIAL FAC.							FOR COMMERCIAL FAC.						
TOTAL	1,268.5	6.3 %					TOTAL	1,268.5	6.3 %				
PLAYGROUND	3,998.4	20.0 %					PLAYGROUND	1,714.6	8.6 %				
SOCIAL FACILITIES - 1 (SD)	1,800.0						SOCIAL FACILITIES - 1 (SD)						
- 2 (BP)	700.0						- 2 (BP)	700.0					
- 3 (AD)	800.0						- 3 (AD)	800.0					
TOTAL	3,300.0	16.5 %					TOTAL	1,500.0	7.5 %				
COMMERCIAL FACILITIES							COMMERCIAL FACILITIES						
HOUSING FLAT & MIX USE BLDG.	9,811.2						HOUSING FLAT & MIX USE BLDG.	11,212.8					
MAISONETTE - 1(M36/60)							MAISONETTE - 1(M36/60)						
- 2(M72/90)							- 2(M72/90)						
TOTAL	9,811.2	49.1 %					TOTAL	11,212.8	56.1 %				
OTHERS	265.5	1.3 %					OTHERS	265.5	1.3 %				
BUILDING USE DATA							BUILDING USE DATA						
FLAT BUILDING	43,842.4						FLAT BUILDING	49,825.6					
MAISONETTE (M36/60) - 1							MAISONETTE (M36/60) - 1						
(M72/90) - 2							(M72/90) - 2						
COMMERCIAL BLDG.							COMMERCIAL BLDG.						
SOCIAL FAC. BLDG.							SOCIAL FAC. BLDG.						
- 1 (SD)	650.0						- 1 (SD)						
- 2 (BP)	400.0						- 2 (BP)	400.0					
- 3 (AD)	400.0						- 3 (AD)	400.0					
BUILDING COVERAGE (RATIO)	6,170.3	30.9 %					BUILDING COVERAGE (RATIO)	6,623.2	33.1 %				
TOTAL FLOOR AREA (RATIO)	45,292.4	226.5 %					TOTAL FLOOR AREA (RATIO)	50,625.6	253.1 %				
													
FLAT BUILDING (EL. TOTAL= 14) HOUSING PRIVATE PUBLIC 1 3,385.4 1,568.7 0.0 0.0 511.2 5,445.3 2 4,174.8 1,270.5 0.0 0.0 0.0 5,445.3 3 4,174.8 1,270.5 0.0 0.0 0.0 5,445.3 4 4,174.8 1,270.5 0.0 0.0 0.0 5,445.3 5 4,174.8 1,270.5 0.0 0.0 0.0 5,445.3 6 4,174.8 1,270.5 0.0 0.0 0.0 5,445.3 7 4,174.8 1,270.5 0.0 0.0 0.0 5,445.3 8 4,174.8 1,550.5 0.0 0.0 0.0 5,725.3 TOTAL 32,589.0 10,742.2 0.0 0.0 511.2 43,842.4							FLAT BUILDING (EL. TOTAL= 16) HOUSING PRIVATE PUBLIC 1 3,919.2 1,792.8 0.0 0.0 511.2 6,223.2 2 4,771.2 1,452.0 0.0 0.0 0.0 6,223.2 3 4,771.2 1,452.0 0.0 0.0 0.0 6,223.2 4 4,771.2 1,452.0 0.0 0.0 0.0 6,223.2 5 4,771.2 1,452.0 0.0 0.0 0.0 6,223.2 6 4,771.2 1,452.0 0.0 0.0 0.0 6,223.2 7 4,771.2 1,452.0 0.0 0.0 0.0 6,223.2 8 4,771.2 1,772.0 0.0 0.0 0.0 6,543.2 TOTAL 37,317.6 12,276.8 0.0 0.0 511.2 50,105.6						

F) Construction Cost

a) Building construction cost

	Unit cost	Floor area	Cost	
Part of housing	170 /m ²	20,000 m ²	2,400,000	-(14)
Part of shop	180 /m ²	10,000 m ²	1,800,000	-(15)
Sub-total (14) + (15)			4,200,000	-(16)

* (Rp. 1000)

b) On-site Infrastructure

Unit cost x (Building lot area - Coverage area)	
20 /m ² x 2,000 m ²	40,000 -(17)

c) Off-site Infrastructure (Public facilities)

Average unit cost x Land area concerned	
30 /m ² x 3,000 m ²	90,000 -(18)

(or)

Item	Unit cost	Quantity	Cost	
Major road				
Neighbourhood road				
River				
Park				
Others				
Sub-total				-(18)

d) Sub-total (16) + (17) + (18)	4,330,000	-(19)
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G) Planning Cost

a) Project planning (Measurement, inventory, planning of right-conversion, estimate of demand, preliminary planning, etc)

Construction Cost (19) x rate	
4,330,000 x 0.02	87,000 -(20)

b) Land survey cost

Unit cost x Number x Depth	
14 /m ² x 10 x 20 m	3,000 -(21)

c) Design cost

Construction Cost (19) x rate	
4,330,000 x 0.035	152,000 -(22)

* (Rp. 1000)

d) Legalization to local government

Building construction cost (16) x rate	
4,200,000 x 0.01	42,000 -(23)

e) Sub-total (20) ~ (23)	284,000	-(24)
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H) Maintenance Cost

a) Construction cost of temporary house

Unit cost x Number of unit	
850 /unit x 75	64,000 -(25)

b) Others (Maintenance of temporary house, etc.)

0 -(26)

c) Sub-total (25) + (26)	64,000	-(27)
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I) Overhead, etc.

a) Overhead

Construction cost (19) x rate	
4,330,000 x 0.05	217,000 -(28)

b) Investment for allocation

Construction cost (19) x rate	
4,330,000 x 0.015	65,000 -(29)

c) Others

-(30)

d) Sub-total	282,000	-(31)
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J) Contingency

Construction cost (19) x rate	
4,330,000 x 0.1	433,000 -(32)

* (Rp. 1000)

K) Interest

(Project cost (10) + (13) + (19) + (24) + (27) + (31) + (32) - Subsidy (43) - share defrayment (52))	
x Interest x Project year x M.F.*	
(6207 - 947 - 774) x 0.135 x 2.0 x 4	303,000 -(33)

* M.F.: Modification Factor

L) Total (Project Cost)	
(10) + (13) + (19) + (24) + (27) + (31) + (32)	6,510,000 -(34)

(2) SUBSIDY (Subsidiary rate: maximum 2/3)

A) Planning Cost

a) Project planning cost (20) x 2/3	
87,000 x 2/3	58,000 -(35)

b) Land survey cost (21) x 2/3	
3,000 x 2/3	2,000 -(36)

c) Architectural planning cost (22) x 2/3	
152,000 x 2/3	101,000 -(37)

d) Legalization cost (23) x 2/3	
42,000 x 2/3	28,000 -(38)

e) Sub-total (35) ~ (38)	189,000	-(39)
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B) Land Preparation Cost

$$M.F. = \frac{\text{Project area} - \text{Object area of share defrayment}}{\text{Project area}}$$

M.F.: Modification Factor

a) Demolishment cost (11) x 2/3 x M.F.	
42,000 x 2/3 x $\frac{10,000 - 3,000}{10,000}$	20,000 -(40)

* (Rp. 1000)

b) Grading cost (14) x 2/3 x M.F.	
16,000 x 2/3 x $\frac{2}{10}$	17,000 -(41)

c) Temporary house (25) x 2/3	
64,000 x 2/3	43,000 -(42)

d) Compensation

(1) Building compensation (3) x 2/3 x M.F.	
210,000 x 2/3 x $\frac{7}{10}$	98,000 -(43)

(11) Other compensation (8) x 2/3 x M.F.	
8,000 x 2/3 x $\frac{7}{10}$	4,000 -(44)

(111) Sub-total	102,000	-(45)
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e) Sub-total (40) + (41) + (42) + (45)	182,000	-(46)
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C) Construction Cost (for public space and public equipment)

a) On-site Infrastructure

Open space area on Building lot area x Unit cost x 2/3 x M.F.	
2,000 m ² x 20 /m ² x 2/3 x 1.0	27,000 -(47)

b) Supply system, sewage system, etc.

Building construction cost (16) x ratio x 2/3	
4,200,000 x 0.05 x 2/3	140,000 -(48)

c) Other facilities (fire proof, machine room, etc)

Building construction cost (16) x ratio x 2/3	
4,200,000 x 0.03 x 2/3	64,000 -(49)

d) Public space in Building (Corridor, lift, stair case, hall)

Building construction cost (16) x ratio x 2/3 x M.F.	
4,200,000 x 0.10 x 2/3 x 1.0	280,000 -(50)

e) Sub-total (47) ~ (50)	531,000	-(51)
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* (Rp. 1000)

D) Overhead

{Planning cost (39) + Land preparation cost (46) + Construction cost (51)} x Ratio	
(189,000 + 182,000 + 531,000) x 0.05	45,000 -(52)

E) Total	947,000	-(53)
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(3) DEFRAYMENT FROM THE AGENCIES RESPONSIBLE FOR PUBLIC FACILITIES

A) Land Acquisition Cost

a) Land cost	
Land acquisition area for public facilities x Land unit value	
(3,000 m ² - 1,000 m ²) x 300	600,000 -(54)

b) Building compensation cost	
Building unit value x floor area	
30 x 1,500 m ²	45,000 -(55)

c) Other compensation cost	
Unit cost x Quantity	
80 x 20 (for movement)	2,000 -(56)

d) Sub-total (54) ~ (56)	647,000	-(57)
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B) Construction Cost

a) Construction - 1

Average unit cost x Land area concerned (Refer (1) - (F) - C)	
30 x 3,000 m ²	90,000 -(58)

x (Rp. 1000)

b) Construction - 2 (Others)
Unit cost x Quantity - (59)

c) Sub-total (58) + (59) 90,000 - (60)

C) Overhead

Land acquisition cost (57) + Construction cost (60) x Ratio
(647,000 + 90,000) x 0.05 32,000 - (61)

D) Total (57) + (60) + (61) 774,000 - (62)

(4) REVENUE AND EXPENSE (BALANCE SHEET)

REVENUE	EXPENSE
Subsidy 947,000	Planning 284,000
Share defrayment by public facility	Land preparation 78,000
management authorities 774,000	Compensation 736,000
Sales of reserved floor 4,789,000 - (63)	Construction 4,330,000
	Maintenance 64,000
	Overhead 282,000
	Contingency 433,000
	Interest 303,000
Total 6,510,000	Total 6,510,000

Sales of reserved floor = Total of expense - Subsidy -
Share defrayment by P.F.M.A.
6,510,000 - 947,000 - 774,000 =
4,789,000

1x Rp. 10000

(5) TOTAL FLOOR COST

a) Pre-renewal land value of resettler's *
Total land Value (1) x (1 - dislocation rate)
2,700,000 x (1 - 0.25) 2,025,000 - (64)

b) Pre-renewal building value of resettler's *
Total Building Value (3) x (1 - dislocation rate)
210,000 x (1 - 0.25) 158,000 - (65)

c) State share of the post-renewal right to land
Total land value (1) + Building lot area B.R. **
x ratio of land unit value increasing A.R. **
x Building lot area A.R. x (1 - State rate of the right to
H. G. B.)
2,700,000 + 9,000 m² x 1.2 x 7,000 m² x (1-0.8) = 504,000 - (66)

d) Total floor cost
Project cost (34) + Land and Building value before
renewal of resettler's (64) + (65) - Subsidy (53)
- share defrayment (62) + state share of the post-renewal
right to land
6,510,000 th + 2,025,000 th + 158,000
947,000 - 774,000 - 504,000 6,468,000 - (67)

* Included land-owner not inhabiting on the project site.

** B.R. : Before renewal
A.R. : After renewal

(6) FLOOR PRODUCTIVITY

Storey	Private floor area	Floor Productivity		
		By Storey	By building use	Total
12	a ₁₂ = Housing 1,600 m ²	α ₁₂ = 7	α ₁₂ β ₁₂ = 42 a ₁₂ β ₁₂ = 67,200	67,200
11	a ₁₁ = "	"	" = 42 " = 67,200	"
10	a ₁₀ = "	"	" = 42 " = 67,200	"
9	a ₉ = "	"	" = 42 " = 67,200	"
8	a ₈ = "	"	" = 42 " = 67,200	"
7	a ₇ = "	"	" = 42 " = 67,200	"
6	a ₆ = "	"	" = 42 " = 67,200	"
5	a ₅ = "	"	" = 42 " = 67,200	"
4	a ₄ = "	"	" = 42 " = 67,200	"
3	a ₃ = Housing 1,600 m ²	α ₃ = 7	" = 42 " = 67,200	"
2	a ₂ = Shops 4,000 m ²	α ₂ = 9	" = 36 " = 360,000	360,000
1	a ₁ = Shops 4,000 m ²	α ₁ = 10	" = 40 " = 400,000	400,000
Total			672,000 760,000 1,432,000	

Floor productivity = $a_{ij} \alpha_{ij} \beta_{ij}$
α_{ij} = Private floor area by storey and building use
α_{ij} = Floor productivity ratio by storey
β_{ij} = Floor productivity ratio by building use

(7) ALLOCATION OF FLOOR COST AND UNIT FLOOR COST

Floor cost (C_{ij}) = Total floor cost x Floor productivity ratio
UNIT FLOOR COST = $\frac{\text{Floor cost (C}_{ij})}{\text{Private floor area (a}_{ij})}$

(x Rp. 1000)

STOREY	PRIVATE FLOOR AREA		ALLOCATION OF FLOOR COST			UNIT FLOOR COST		
	HOUSING	SHOPS	HOUSING	SHOPS	TOTAL	HOUSING	SHOPS	AVERAGE
12	1,600 m ²	-	303,530	-	303,530	189.7	-	189.7
11	"	-	"	-	"	"	-	"
10	"	-	"	-	"	"	-	"
9	"	-	"	-	"	"	-	"
8	"	-	"	-	"	"	-	"
7	"	-	"	-	"	"	-	"
6	"	-	"	-	"	"	-	"
5	"	-	"	-	"	"	-	"
4	"	-	"	-	"	"	-	"
3	1,600 m ²	-	303,530	-	303,530	189.7	-	189.7
2	-	4,000 m ²	-	1,626,000	1,626,000	-	406.5	406.5
1	-	4,000 m ²	-	1,806,700	1,806,700	-	451.7	451.7
Total	16,000 m ²	8,000 m ²	3,035,300	3,432,700	6,468,000 - (67)	189.7	429.1	269.5

(8) RESULT OF RIGHT CONVERSION

x (Rp. 1000)

A) Right Holder's Floor Area

Entitled values to right conversion (69)
Unit floor price (=unit floor cost)
 $\frac{(\text{Land value pre-renewal}) + (\text{Building value pre-renewal})}{(\text{of resettler's (64)}) + (\text{of resettler's (65)})} - (\text{State share of the post-renewal right to land (66)})$
Unit floor price (D_{ij}) (68)

$\frac{2,025,000 + 158,000 - 504,000}{\text{Unit floor price (D}_{ij})}$

$\frac{1,679,000}{\text{Unit floor price (D}_{ij})}$

If the right is converted to shopping floor 1,000 m² and housing floor, the result is as follows:

	Private floor area	Unit floor price	Price
Shopping Floor	1,000 m ²	451.7	451,700
Housing Floor	6,470 (69) - (70) / (68)	189.7 (68)	1,227,300 (69) - (70)
Total	7,470 m ² (71)		1,679,000 (69)

* Unit floor cost of 1st floor.
Assumption : Unit floor price = Unit floor cost (D_{ij})

B) Right Conversion Ratio

a) For pre-renewal land area

Entitled floor area (71)
Pre-renewal land area of resettler's
 $\frac{(71)}{\text{Pre-renewal building lot area x (1 - dislocation rate)}}$
 $\frac{7,470 \text{ m}^2}{9,000 \text{ m}^2 \times (1 - 0.25)} = 1.11$

b) For pre-renewal building floor area

Entitled floor area (71)
Pre-renewal floor area of resettler's
 $\frac{(71)}{\text{Pre-renewal floor area x (1 - dislocation rate)}}$
 $\frac{7,470 \text{ m}^2}{7,000 \text{ m}^2 \times (1 - 0.25)} = 1.42$

These results show that right holders obtain floor area more than pre-renewal conditions.