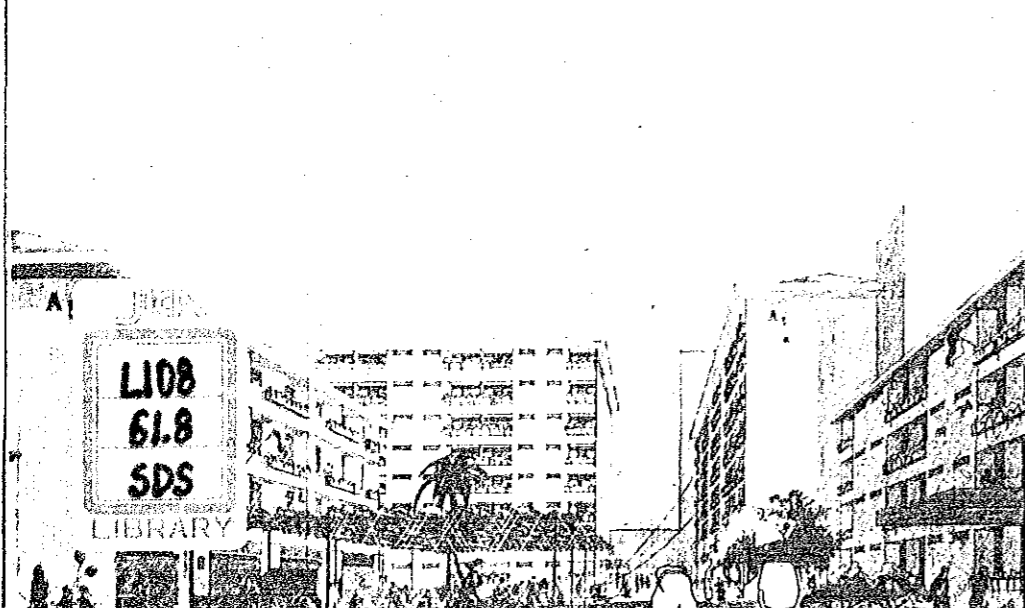
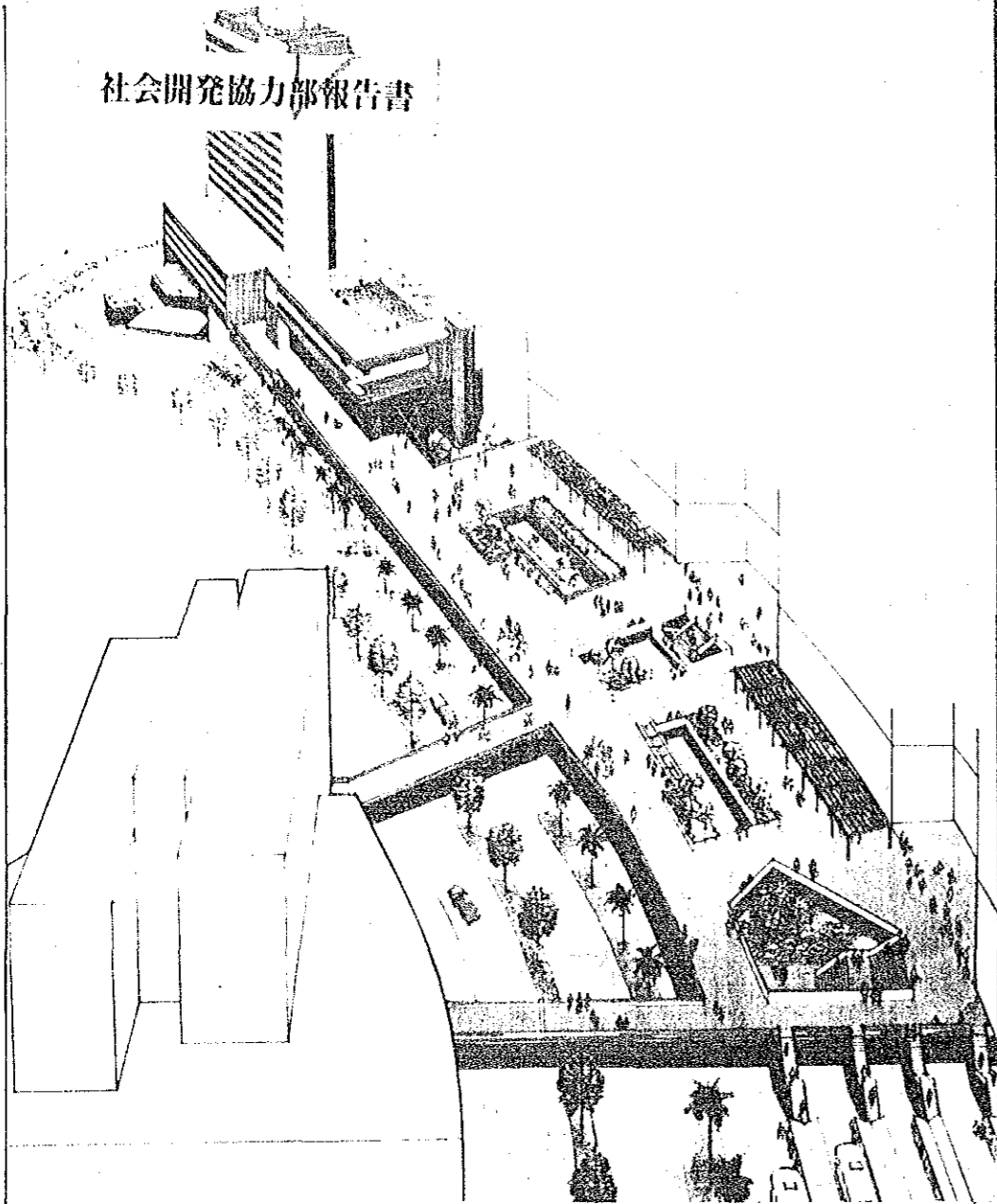


社会開発協力部報告書



No. 7

THE REPUBLIC OF INDONESIA

Study on Urban Renewal Housing Project in Jakarta

FINAL REPORT
VOLUME I : GENERAL CONSIDERATIONS

DECEMBER, 1983

JAPAN INTERNATIONAL COOPERATION AGENCY

SDS

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THE REPUBLIC OF INDONESIA

**Study on
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in Jakarta**

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VOLUME I : GENERAL CONSIDERATIONS

DECEMBER, 1983

JAPAN INTERNATIONAL COOPERATION AGENCY

国際協力事業団	
受入 月日 '84. 6. 20	L108
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PREFACE

It is with great pleasure that I present to the Government of the Republic of Indonesia this report entitled "STUDY ON URBAN RENEWAL HOUSING PROJECT IN JAKARTA".

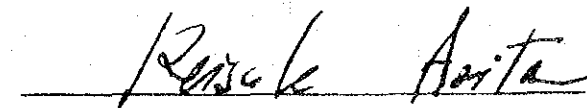
This report embodies the result of the study which was carried out in the Kebon Melati and Manggarai areas of JAKARTA from July 1982 to February 1983 (Stage I) and from June to September 1983 (Stage II) by the Japanese study team commissioned by the Japan International Cooperation Agency following the request of the Government of the Republic of Indonesia to the Government of Japan.

The study team, headed by Mr. Itaru MAE, Pacific Consultants International, had a series of discussions on the Project with the officials concerned of the Government of Indonesia and conducted a wide scope of field survey and data analyses.

I hope that this report will be useful as a basic reference for development of the Project and contribute to the promotion of friendly relations between our two countries.

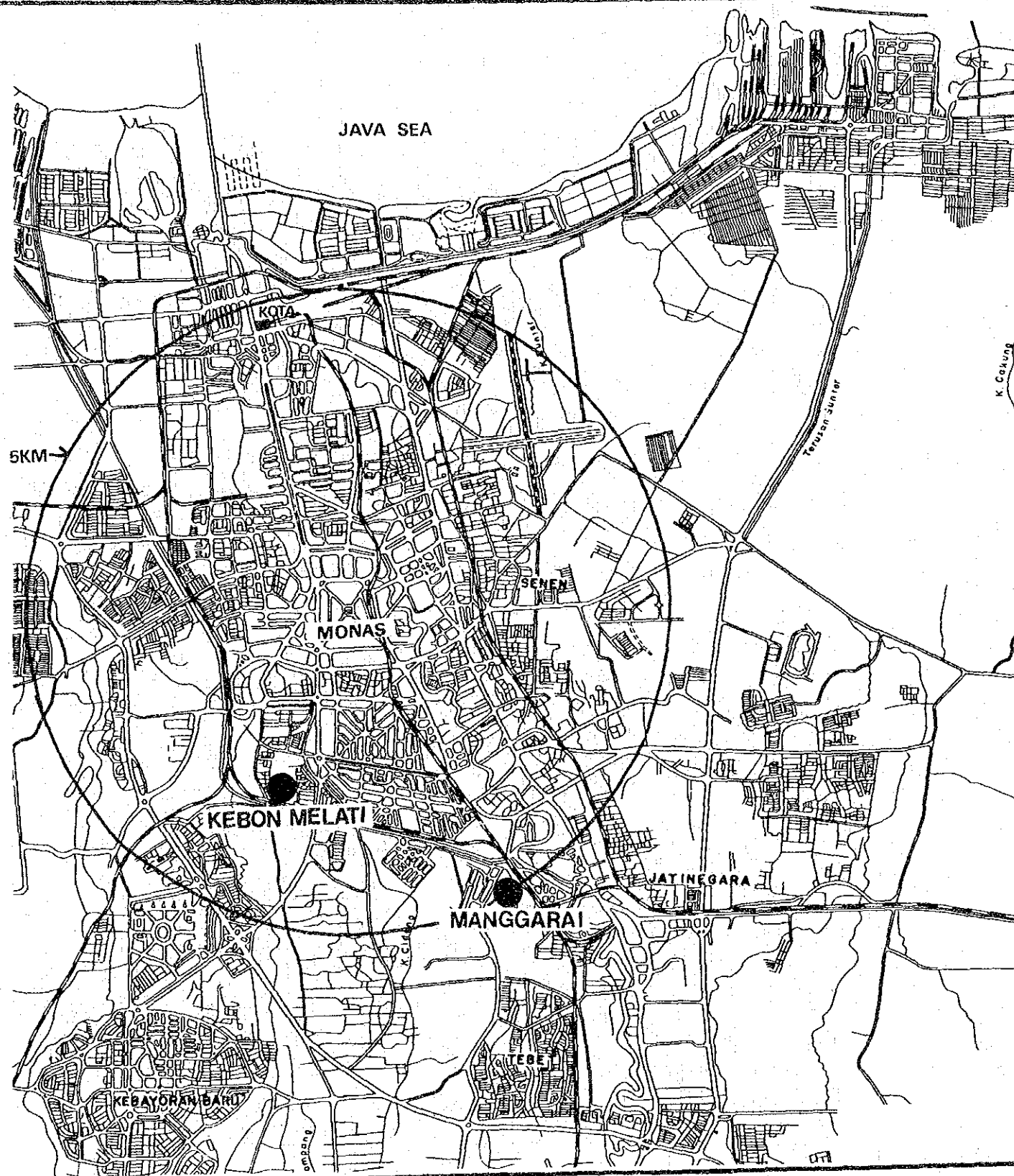
I wish to express my deep appreciation to the officials concerned of the Government of the Republic of Indonesia for their close cooperation extended to the Japanese team.

December, 1983



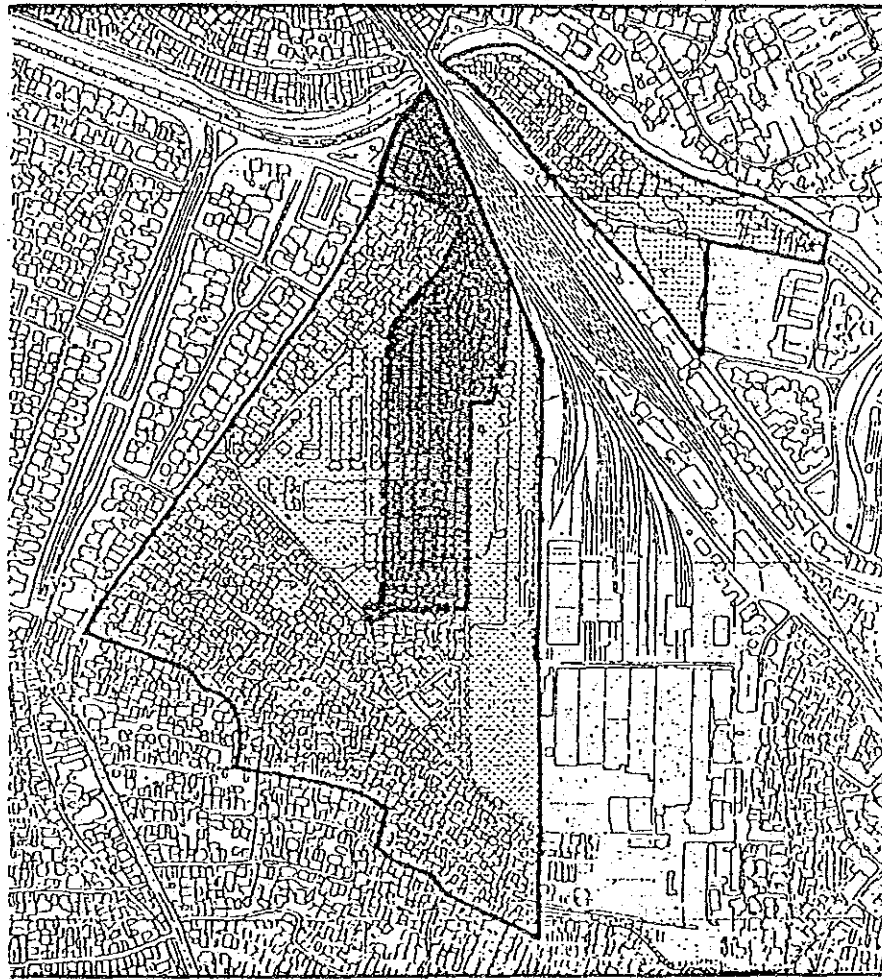
Keisuke Arita
President

Japan International Cooperation Agency



MAP OF JAKARTA

MANGGARAI



PRESENT CONDITIONS

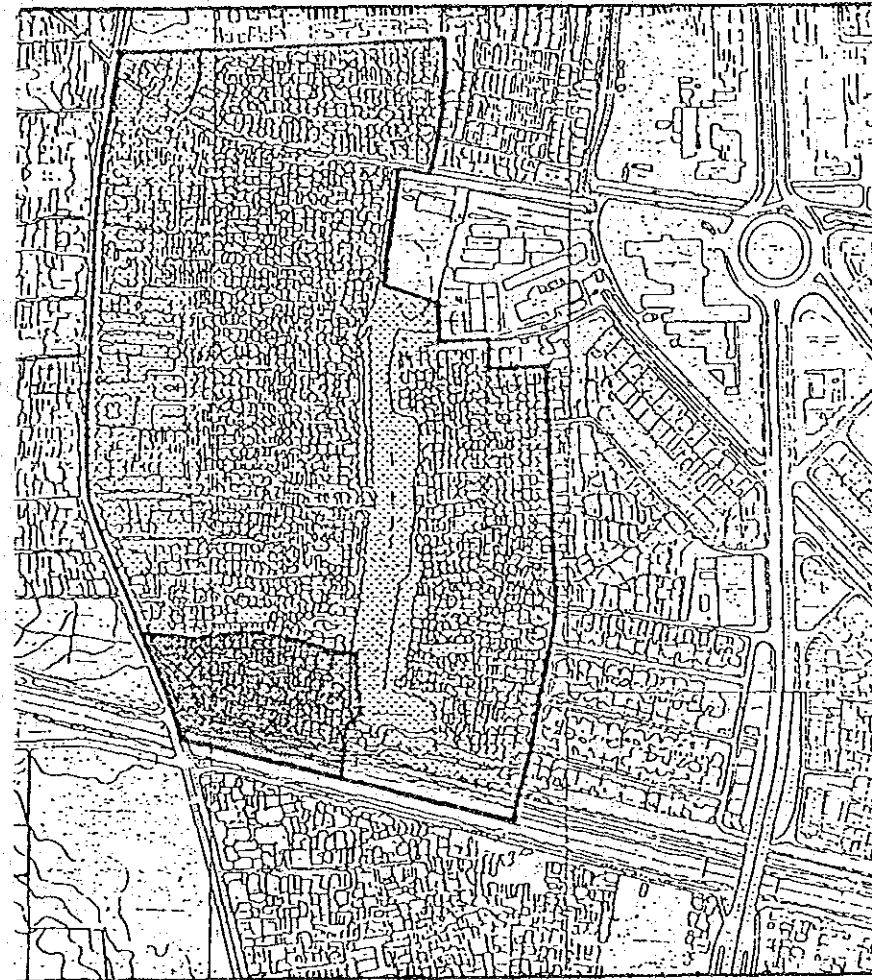
STUDY AREA

- * Location : 4.5 Km Distant from the Civic Centre "National Monument – MONAS"
- * Area : About 43 Ha.
- * Population : Total 27,000
Density 620 person/Ha.

PROJECT SITES

- * Area : About 7.6 Ha.
- * Population : Total 9,900
Density 1,300 Person/Ha.

KEBON MELATI



PRESENT CONDITIONS



STUDY AREA

- * Location : 2.5 Km Distant from the Civic Centre "National Monument – MONAS"
- * Area : About 52 Ha.
- * Population : Total 29,000
Density 560 person/Ha.

PROJECT SITES

- * Area : About 3.9 Ha.
- * Population : Total 2,000
Density 510 person/Ha.

LEGEND:

-  : STUDY AREAS
-  : PROJECT SITES

0 100 200 500M



LOCATION MAP OF THE STUDY AREAS & THE
PROJECT SITES

STUDY ON URBAN RENEWAL HOUSING PROJECT IN JAKARTA
 VOL. I : GENERAL CONSIDERATIONS

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TERMINOLOGY

Added Floor

The floor area to be added to the entitled floor area when the entitled floor area is far less than the floor area before renewal. The added floor must be sold in principle but needs to be subsidized in the form of long-term repayment installments with low interest rate, due to the low affordability of the inhabitants.

Affordability

The word implies, in general, the low-income people's capability of renting or purchasing housing stock, and in particular, such capability as defined as the monetary term of one-third of their income. This figure is regarded as the maximum that can be allocated for renting or purchasing housing stock (when purchasing, payment conditions shall follow the standard requirements of BTN).

Approval by City Planning

Urban renewal is a city planning project. Therefore, a proposed urban renewal project must be checked and approved either by central or local government in terms of its consistency with city planning such as land use, zoning, building regulations, etc.

Before Renewal/After Renewal

The words are used, in general, to express the site conditions before and after implementation of an urban renewal project, and in particular, to express the pre- or post-status on the date legally fixed for conversion of rights in implementing the project by the right conversion method. These words are synonymous with the words "pre-renewal" or "post-renewal" when used as adjective.

Caretaking Association

The association made up by the dwellers for maintenance and administration of the flats and community facilities, in accordance with the condominium law.

Community Facilities

The word "community facilities" is used with a limited meaning to indicate the facilities which are commonly used by a neighbourhood community, such as street, school, park, playground, etc. The community facilities are normally owned and managed by public agencies.

Condominium Law

The law that stipulates the collective ownership of the land and properties attached to the flats (apartment house), including the provisions on the registration of rights, conveyance of rights, mortgage, maintenance and administration, reconstruction, etc. In Indonesia, the law has been drafted and awaits legalization.

Cross-Subsidy

In order to reduce the government's subsidy, residual floor is designed to be rent or sold to outsiders, in order to produce revenue which can be credited to the housing development for resettlers. In this report, cross-subsidy means such transfer of revenue from the rent or sale of residual floor, to the cost-inefficient housing development for resettlers.

Deck

An elevated deck slab provided above public spaces, firstly to attain the grade-separation of pedestrians from the road system for safety and good accessibility, and secondly, to attain effective use of available public spaces, particularly when adequate space is not available.

Defrayment

The word is used to have particular meaning to indicate payments for defrayed costs from the agencies who manage public facilities, to the implementation body. The amount of defrayment can be calculated on the assumption that the respective public facility is to be developed or improved as part of a single project by the managing agency for the public facility.

Entitled Floor and Residual Floor

The total floor area of housing or buildings produced after renewal is allocated to the rightholding inhabitants before renewal and to outsiders. The floor to be allocated to the former is collectively called the "entitled floor" whilst that to the latter is called the "residual floor".

Entitled Rights to Conversion

The entitled rights on the land and/or buildings which are to be converted to the rights after renewal.

Equity Payment

Any difference between the rights before and after renewal is adjusted between the implementation body and each individual resettler by the payment of corresponding amount of money called the "equity payment". The equity payment is calculated based on the unit floor cost estimated at the time of right conversion planning but subject to variation to reflect the cost increase or decrease during the implementation period.

Implementation Body

Public agencies/corporations or private entities, or a combination of both, who initiate, commit, finance, construct and manage the urban renewal project.

Interceptor Drain

The drain intended to collect sewage during the dry season for treatment. The installation programme of this interceptor drain is now underway in Setia Budi and Tebet Areas under the project name of "Jakarta Sewerage and Sanitation Project".

Leaseholder

Persons who live in leased houses and/or on leased land on a longterm basis, and hold the rights for right conversion.

Municipal Roads

Major arterial roads planned by local government to form an urban road network from the view of city planning.

On-Site/Off-Site

The former implies the area inside the housing or building block encompassed by but exclusive of roads or streets, and the latter implies the area outside the housing or building block but within the project site.

Private-Use Floor/Communal-Use Floor

Part of the flats for private use such as the dwelling units, or for communal use such as staircase, corridor, lift, hall, etc.

Productivity Ratio

A relative ratio that implies a productivity of floor according to its use. Normally in Japan, the productivity ratio for commercial use is higher than that for office use and the ratio for office use is higher than that for housing use.

Project Site

The site selected from the study area as a priority action area for implementation of the urban renewal project.

Public Facilities

Public facilities are, in a broad sense, synonymous with social infrastructure and include all the facilities for public use, such as road, railway, communication, drainage, sewer, electricity, telephone, pipes water, gas, school, mosque, clinic, etc.

Renter/Lodger

Persons who rent whole or part of the houses either on a monthly-payment basis or on a contract basis, but hold no rights for right conversion.

Resettlement

The word implies that the inhabitants who live within the project site before renewal, will take the new housing developed by the project.

Right Conversion

Legal conversion of the rights of the inhabitants before renewal, to the rights conveyed to the same after renewal. When the rights before renewal are conveyed to those who will live in multi-storey housing or buildings, a "collective ownership" will be conveyed as the rights after renewal, in compliance with the "condominium law".

Rightholders

The persons or groups (including public agencies) who own the rights to the land and/or buildings which can be valued in accordance with the Agrarian Standards for compensation and entitled to be converted to the rights after renewal.

Shop-Cum-Housing

The flats of which lower storeys, normally first and second floors, are used for shops.

Structure Plan

The Town and Country Planning Act of the United Kingdom defines and stipulates the structure plan as a written statement, illustrated diagrammatically, of the local planning authority's policies and main proposals for change on a large scale. The structure plan deals with long range development policies on a regional-wide basis but in this report the word implies a long range development plan of the study areas largely concerned with the future land use.

Subsidy

Subsidy means the government's financial support for a project, for the reason that the project will contribute to the social welfare or the national economy. This report suggests that the government's subsidy would be given to cover part of the project costs in a way selective and reasonable to ensure public benefits.

CHAPTER

1

INTRODUCTION

1.1 BACKGROUND OF THE STUDY

1.1.1 Initiation of the Study

JAKARTA, the metropolitan capital of the Republic of Indonesia, has greatly improved the living environment and in about ninety percent of the urban low-income neighbourhoods (Kampungs^{*1}), certain improvements to living conditions have been completed by what is called K.I.P. (Kampung Improvement Programme). This KIP was initiated and implemented by the municipality of Jakarta (DKI Jakarta) with the aid of the Central Government.

The aims of the KIP are to improve inadequate environmental conditions in Kampung by providing a basic community infrastructure and thus encourage the inhabitants to improve their own dwellings. Therefore, there is neither direct investment to improve housing per se nor is involvement in a more comprehensive urban renewal intended.

However as a result of leaving the housing improvement to the individual willingness of the people, even after a KIP, much housing has remained unimproved, thus leaving many areas with high density and of poor standard. This necessitates further Governmental action in a subsequent programme to improve housing conditions in the Kampung. The supply of low cost housing has been actively undertaken by the Urban Development Corporation (PERUM PERUMNAS) since 1974, and a new type of high-density housing complex project has been started in Klender and Depok, located in the east and southwest suburbs of Jakarta, but suburban-type housing development has the difficulties of finding low cost sites in suburban areas; causing commuting problems for central business districts (CBD); and high costs of improving related infrastructures which in turn contradict the policy of low cost housing for accommodating the low-income group.

To solve this problem, PERUM PERUMNAS has started urban type high-density housing complex projects within the city, utilising the empty lots in CBD areas such as in Tanah Abang or renewing existing Kampung such as in Kebon Kacang. This urban-type housing development in combination with an urban renewal on an area-wide basis will become increasingly necessary not only to increase decent housing stocks but also to improve urban functions and facilities which are generally inadequate at present.

*1 The term refers to predominantly residential areas which were often rural villages that have been engulfed by rapid urban expansion and incorporated within the city. These "urban villages", which include middle-income as well as low-income families, are characterised by generally inadequate physical infrastructure and social services. However, many of them are viable communities, and the term Kampung is neither synonymous with slums nor squatter settlements where residents have no rights of occupancy. The latter hardly exist in Indonesia since occupancy confers considerable right of possession by "adat" (customary) law.

Apart from the housing policy, urban renewal is also drawing increasing attention amongst various concerned groups, and reportedly, the forthcoming Five Year Development Plan (REPELITA IV) will encourage urban renewal in recognition that it could be an effective tool to achieve equitable distribution of national resources and to stimulate domestic demands and thus activate the national economy.

Against these backgrounds, the Government of Indonesia requested the technical assistance of Japan in implementing urban renewal projects in Jakarta. The Government of Japan accepted the request and appointed the Japan International Cooperation Agency (JICA), as the agency responsible for the implementation of the technical cooperation of the Government of Japan, and directed it to perform feasibility studies for the projects (hereinafter referred to as the "Study").

As a result of the discussions between the two Governments, the scope of work for the Study was agreed upon on February 27, 1982 between the Directorate General of Housing, Building Planning and Urban Development (Cipta Karya), Ministry of Public Works, and JICA. In accordance with the agreement, JICA organized a study team of Consultants appointed by JICA, and sent it to Indonesia on July 12, 1982 to commence the Study.

This report has been prepared by the working group (hereinafter referred to as the "Study Team") made up of expatriate Consultants and of counterparts appointed by the Indonesian Government.

1.1.2 Selection of Study Areas

Before arriving at the agreement on the scope of work on February 27, 1982, a series of discussions were held between the Japanese "Contact Mission" organized by JICA and the Government of Indonesia, regarding the selection of study areas. Of the alternative areas proposed by the Government, Kebon Melati and Manggarai were ultimately selected because of the following aspects.

KEBON MELATI

- This area is located near the above Tanah Abang and Kebon Kacang projects and needs improvement due to its poor living environment as an urban residential area.
- The Melati flood-control reservoir located in the centre of the area (about 3 ha) is seriously polluted due to direct discharge of the sanitary waste from the surrounding area into the reservoir. Discharge of this polluted water to the Banjir Canal to control floods is in turn aggravating water contamination of the Banjir Canal and this presents difficulties to the treatment plant at Pejompongan which takes water

from the Banjir Canal downstream of the reservoir. The proposed urban renewal in this area should contribute towards a reduction in pollution of the reservoir.

- There exists state land around the reservoir which may ease the implementation of the urban renewal project.
- The housing units of Tanah Abang and Kebon Kacang projects may be advantageously utilised for temporary housing for the inhabitants who will be affected by the urban renewal project.

MANGGARAI

- This area is, in the views of city planners, characterised not only as a major junction for railway traffic from all directions but also as a contact point for both rail and road traffic and therefore needs to be redeveloped as another future city nucleus. The urban renewal of this area should involve the station-front development particularly in the west of the station where there are existing bus terminals and the access roads to the major road network of the city.
- In the west of the station are a number of obsolete row houses where a kerosene cooker (Kompur) is produced at present. These home industries are planned to move to a new small industrial complex in the near future and this should provide vacant land for urban renewal.
- In the east of the station are markets (Pasar) and poor standard housing squatted along the Kali Ciliwung, and they cause water pollution of the river. The urban renewal of this area can be a model project for redevelopment of the water front, and thus mitigate the water pollution of the Kali Ciliwung.

1.2 OBJECTIVES AND SCOPE OF THE STUDY

1.2.1 Objectives of the Study

The scope of work agreed upon on February 27, 1982 between the Directorate General Cipta Karya, Ministry of Public Works, Indonesia and JICA, stipulates the objectives of the Study as follows:

- To propose basic concepts for implementing urban renewal projects in Jakarta, in general, and in particular selected study areas in Jakarta;
- To perform feasibility studies for the urban renewal projects to be implemented at the selected project sites in the study areas; and,
- To perform technology transfer to Indonesian counterpart personnel in the course of the Study.

1.2.2 Scope of the Study

The study areas cover a total of about 90 hectares in Kebon Melati and Manggarai, and the project sites for feasibility study of about 10–20% of the study area will be proposed in the course of the Study.

In order to achieve the objectives mentioned above, the Study is to be performed according to the following two stages.

STAGE I – Proposal of basic concept for an urban renewal housing system and selection of sites for the feasibility studies.

- Data collection and analysis including evaluation of on-going renewal projects.
- Study of present conditions
- Identification of problems
- Proposal of basic concept for the urban renewal housing system
- Presentation of structure plan for the study area
- Decision on the sites for the feasibility studies.

STAGE II – Feasibility study on the selected sites in each area.

- Inventory study of the sites
- Preparation of preliminary design
- Estimation of cost and benefit for the project
- Preparation of social, economic and financial evaluation
- Proposal of institutional, legal and financial frame work
- Preparation of implementation programme.

1.3 PERFORMANCE OF THE STUDY

1.3.1 Organization

In order to carry out the Study, JICA organized a study team of Consultants and an Advisory Committee composed of the officials of the Government Agencies of Japan.

The advisory Committee is composed of the following five members:

Mr. Yoshio KIDO	: Chairman
Mr. Yukihiro AOYAGI	: Member
Mr. Hideyo SUZUMURA	: Member *
Mr. Toshinori NOZU	: Member
Mr. Yoshikazu YAMADA	: JICA

* Mr. Keiji SATO substituted for Stage-II Study.

The Study Team is composed of the following twelve expatriate Consultants and four full-time and eleven part-time counterparts.

Expatriate Consultants:

Mr. Itaru MAE	: Team Leader/Civil Engineer (Stage I/II)
Mr. Masashi ISHIZAKA	: City Planner (Stage I/II)
Mr. Shigeyoshi KURIHARA	: Hydrological Engineer (Stage I)
Mrs. Michiko INAGAKI	: Architect (Stage I)
Mr. Murao IWATSUKI	: Architect (Stage I/II)
Mr. Tadaharu NAGAO	: Construction Planner (Stage I/II)
Mr. Takashi INOUE	: Economist (Stage I/II)
Mr. Masaaki NAGAI	: Social Planner (Stage I)
Mr. Masashi HATTORI	: Environmental Specialist (Stage I)
Mr. Hiromi SETO	: Regulation Specialist (Stage I)
Mr. Toru TAKAHASHI	: Urban Renewal Specialist (Stage II)
Mr. Haruo TAKEDA	: Civil Engineer (Stage II)

Full-time Counterparts:

Ir. Agus Harjanta	: Planner
Drs. Sambungan Batubara	: Economist
Ir. Nasrudin	: Civil Engineer
Ir. Budi Prayitna	: Architect

Part-time Counterparts:

Ir. Moegiyono	: Project Manager-Kebon Kacang
Ir. Ario Saputro	: Construction Management
Ir. Marwan	: Construction
Ir. Budi Sugiarto	: Feasibility Study
Drs. Hidayat	: Estate Management
Ir. Harsono	: Land Acquisition
Ir. Sumuyup	: Engineering Design
Ir. Witjaksono	: Development Coordination
Ir. Rai Pratadaja	: City Planning
Drs. Sukardi	: Land Acquisition
Ir. Tosin	: Architect

The organization chart is shown in Fig. 1-1.

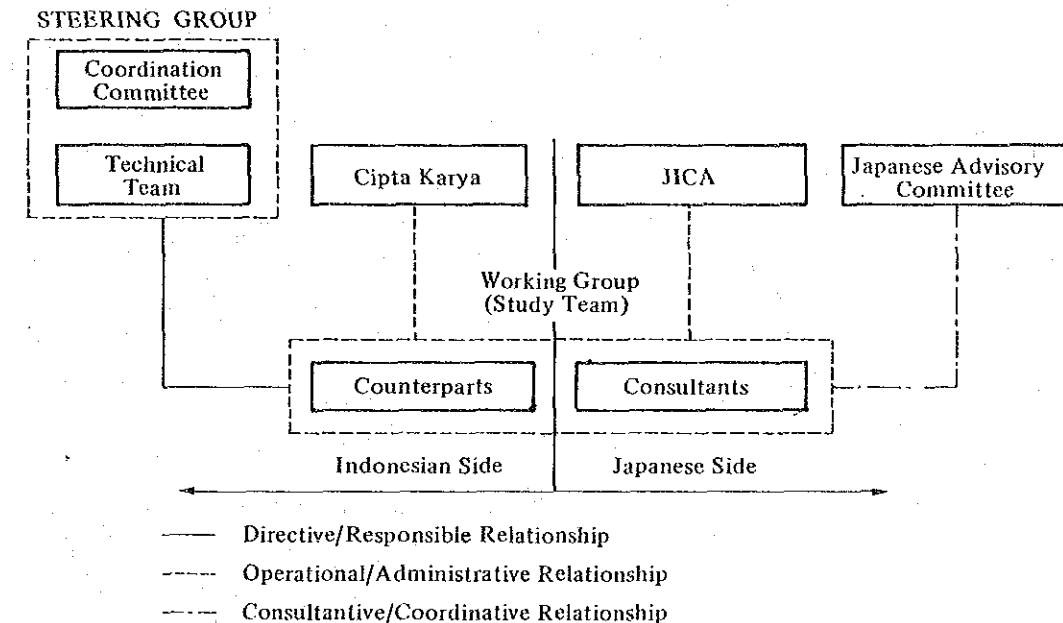


Fig. 1-1 ORGANIZATION CHART

1.3.2 Work Plan and Schedule

The work flow chart is shown in Fig. 1-2 and the work schedule is shown in Fig. 1-3. The actual commencement of the Stage - II Study was delayed up to June 5, 1983 due to the time needed by the Government to decide on the project sites and the subsequent preparatory works needed by JICA for mobilization.

The actual progress of Stage – II Study is shown in Fig. 1–3.

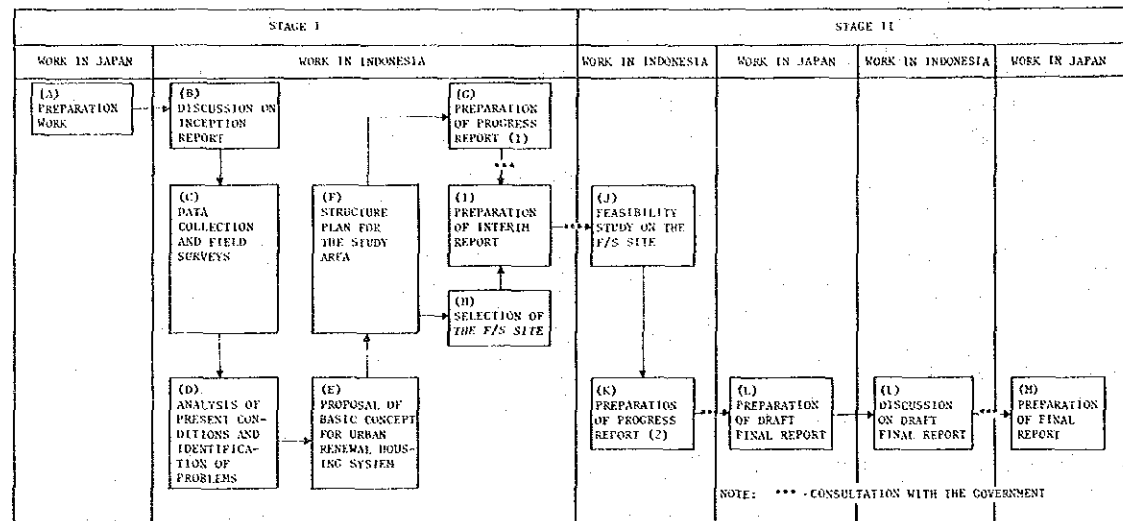


Fig. 1-2 WORK FLOW CHART

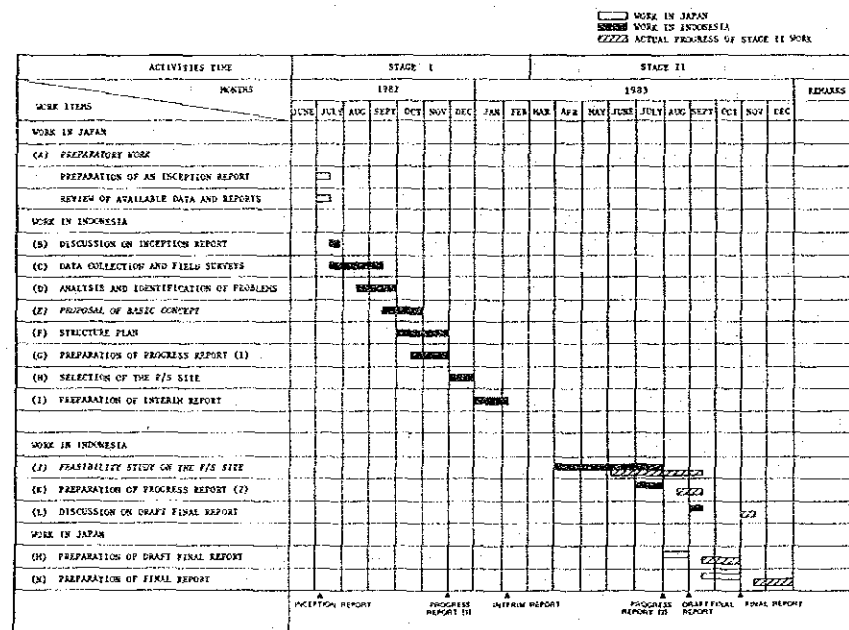


Fig. 1-3 WORK SCHEDULE

1.3.3 Briefs on the Study Progress

Stage – I Study

Immediately after the Study Team's mobilization to Indonesia on July 12, 1982, the Inception Report, which had been prepared by the Study Team before the mobilization, was discussed and agreed between the Technical Team of Indonesia and JICA mission including the Study Team (ref. minutes of meeting – Appendix A).

The Study then proceeded with collection and evaluation of the data and information related to the Study; site investigations to survey physical conditions; socio-economic survey by means of home-interview with randomly selected inhabitants of the study areas; and interview with a number of responsible government officials as well as staffs of private companies, to research the government needs for urban renewal or to collect related information.

These were more or less finished by the middle of September, 1982 and were followed by consideration of the basic concept for urban renewal in Jakarta and preparation of alternative structure plans for the proposed study areas.

The Study Team's preliminary proposals for the structure plans were elaborated through discussions with counterparts and then brought to the second Technical Team Meeting held on October 16, 1982.

On October 27 and November 4, 1982 Japanese Advisory Committee Meetings were held in Tokyo, with the attendance of the Study Team Leader and some staff members, to examine together the interim study results obtained by the Study Team.

Taking into consideration the results of these discussions and based on the findings so far obtained by the Study Team, Progress Report No. 1 was prepared firstly to report the interim study results and secondly to receive official comments on its contents from the related Government Agencies of Indonesia.

To discuss the contents of the Report, on the occasion of the visit of the Japanese Advisory Committee mission to Jakarta on November 29, 1982, the third Technical Team Meeting was assembled on December 4, 1982. After this Meeting the Report was officially submitted to the Government of Indonesia on December 8, 1982.

Following the third Technical Team Meeting, inter-departmental meetings were assembled twice to separately discuss the Study Team's general proposals for Kebon Melati and Manggarai, with the attendance of the representatives from the Directorate General of Highways (Bina Marga), the Ministry of Home Affairs, the State Railways Enterprise (PJKA), the Directorate General of Land Transport and Inland Waterways (Perhubungan Darat) and the Jakarta Flood Control Project, in addition

to the member Agencies of the Technical Team.

All the findings and the results developed further to Progress Report No. 1 were summarised in the Interim Report which was prepared and submitted to the Government of Indonesia at the end of the Stage-I Study.

Stage -- II Study

At the Technical Team Meeting held at the end of the Stage -- I Study, requests were made by the Study Team regarding the Government's decision on the sites and the subsequent physical inventory survey over the sites which should be completed prior to the mobilization of the JICA's Study Team.

In April 1983, JICA received the official notice on the Government's decision on the sites, i.e. Alternative 2 in Kebon Melati and Alternative 3 in Manggarai. Having received the official notice, the Stage -- II Study was formed by JICA and the first batch of the JICA's Study Team, together with the members of the Japanese Advisory Committee, arrived in Jakarta on June 5, 1983. Upon arrival a "kick-off" meeting was held with the representatives of the Coordination Committee and the Steering Committee of the Government (ref. minutes of meeting - Appendix A). One of the most important conclusions of the meeting was mutual confirmation of the ultimate sites which were, in the case of Manggarai, expanded to cover an area for development of the station-front plaza including some commercial functions. This expansion of the site in Manggarai was considered to enhance the economic benefits of the project which may permit "cross-subsidization", and to generate significant impacts over the surrounding area towards future redevelopment as a sub-centre of the city.

In the course of the subsequent studies, and with the acceptance by the Government, the site in Manggarai was further slightly modified to take into consideration the present conditions obtained from the physical inventory survey, as well as the necessity to realise more efficient cross-subsidization within the project.

The physical inventory survey over the selected sites was, despite the previous decision at the Technical Team Meeting, conducted after the mobilization of the JICA's Study Team. The socio-economic survey for the inhabitants was also conducted simultaneously, with the deployment of a number of surveyors from the Directorate of Housing (Perumahan) and with the assistance of the officials from the offices of the Kelurahan involved. The surveys were successfully finished by July 7, 1983.

The Stage -- II Study then proceeded by reflecting the facts collected through the surveys and incorporating various experiences of urban renewal projects in Japan. In the middle of the Study, 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 Study Team (ref. minutes of meeting -- Appendix A). With receipt of the agreement by the Government on the principles of the Study, Progress Report No. 2 that presents all the results of the Stage -- II Study was prepared and officially submitted to the Government on September 14, 1983.

The Study was then followed by the preparation of a Draft Final Report, combining the results of both the Stage -- I and Stage -- II Studies. The Draft Final Report was submitted on November 1, 1983. At the co-meeting of the Steering Committee and the Technical Team held on November 8, 1983, the Government acknowledged and accepted the Draft with some comments (ref. minutes of meeting -- Appendix A). This Final Report was completed for final presentation by incorporating the comments given by the Government.

1.3.4 Study Reports

According to the agreed scope of work, the following reports were submitted to the Government.

INCEPTION REPORT

30 copies of the Inception Report that covered the implementation programme of the Study, were submitted at the beginning of the Study for review and approval of the Government. The contents of the Report were generally accepted by the Government but with some modifications which were officially noted in the minutes of meeting dated July 17, 1982.

PROGRESS REPORT No. 1

30 copies of the Progress Report No. 1 that covered the interim study results, were officially submitted on December 8, 1982 and the comments on its contents, particularly on the proposed structure plans, were requested from the related agencies of the Government.

INTERIM REPORT

40 copies of the Interim Report and 30 copies of the Summary of the Report that covered all the study results of Stage I and recommendations for project sites, were submitted on February 4, 1983, at the end of Stage -- I Study, for acceptance by the Government.

PROGRESS REPORT No. 2

30 copies of the Progress Report No. 2 which covered all the study results of Stage II and the preliminary urban renewal plans for the selected project sites, were submitted on September 14, 1983 and comments from the Government were requested. Although not stipulated in the agreed scope of work, a Summary of the Report was also prepared by the Study Team, and 25 copies of which were submitted together with the copies of the Report.

DRAFT FINAL REPORT

Prior to finalising a Final Report, combining the study results of both Stage I and Stage II, the Draft Final Report was prepared for presentation to the Government, 30 copies of which were submitted on November 1, 1983 together with 30 copies of the Summary.

FINAL REPORT

Lastly, by incorporating comments on the Draft Final Report, this Final Report was completed and will be submitted to the Government sometime January 1984 through JICA.

1.3.5 Composition of Final Report

The Final Report is composed of the following four separate volumes.

VOLUME I : GENERAL CONSIDERATIONS

The main report in which general or common descriptions on the proposed urban renewal projects in Jakarta are contained.

VOLUME II : URBAN RENEWAL PLAN – MANGGARAI

The contents range from the establishment of the structure plan for the study area to the proposal of the preliminary urban renewal plan for the selected project site.

VOLUME III : URBAN RENEWAL PLAN – KEBON MELATI

The contents are similar to Volume II but relate to this site.

EXECUTIVE SUMMARY

The summary of the above Volume I to III for ready reference.

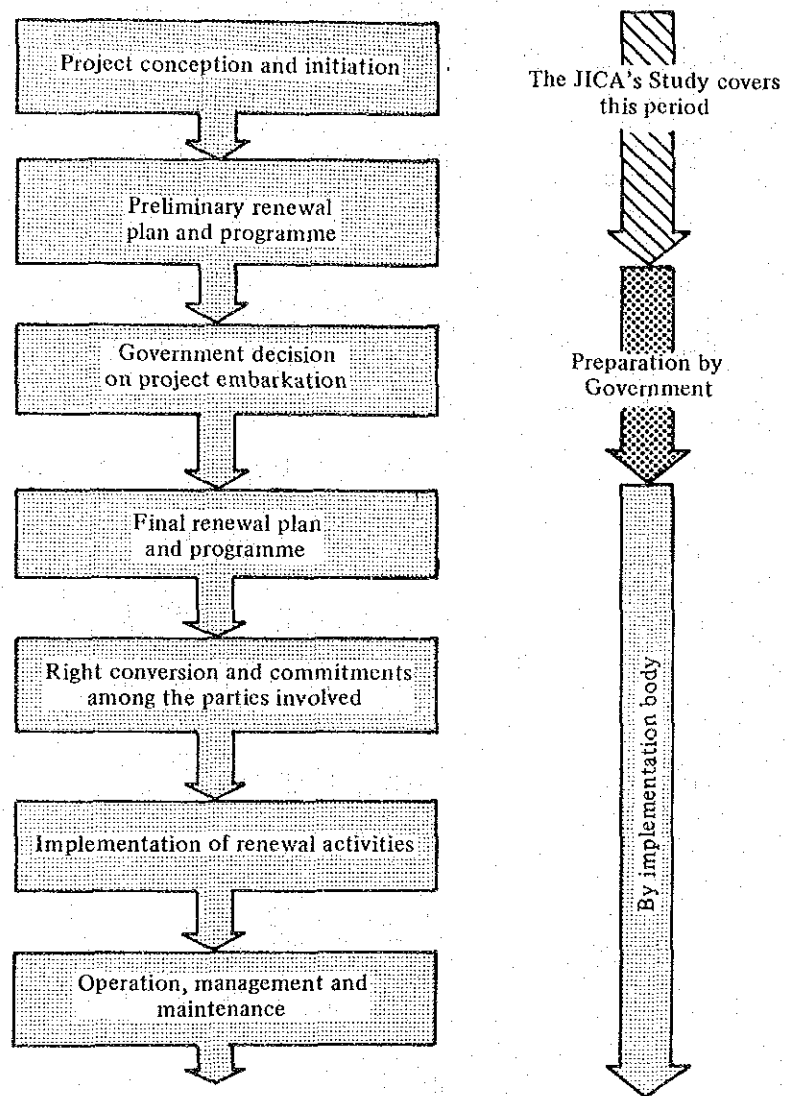
Those who are concerned only with the overall conclusion and recommendation, should refer to the *Executive Summary*, whilst those who are concerned for the urban renewal plan either in Manggarai or in Kebon Melati, should refer to Volume II or III. Volume I serves as a text for those who are interested in the detail background information, basic concepts, proposed systems, appraisal on Kebon Kacang project, etc.

1.4 FUTURE DEVELOPMENT TOWARDS IMPLEMENTATION

The main objective of the Stage-II Study is to provide a "Preliminary Urban Renewal Plan" of the selected sites which may serve as the sound basis for the Government's decision making on embanking the urban renewal project. Before deciding to proceed with the project, the results on the Stage-II Study should be thoroughly re-evaluated by the Government particularly in terms of the consistency with the City Master Plan or development policy, necessity of legal adjustments, financial feasibility, social and political impacts, financial defrayment among the management agencies for development of infrastructure, etc.

The Preliminary Urban Renewal Plan shall include fairly accurate plans and programmes on land acquisition system, right conversion system, cash-flow analysis, physical planning, project scheduling, project organization, etc., yet it still needs to be elaborated through more accurate physical inventory survey (e.g. real estate measurements) and marketing research (e.g. feasibility of commercial developments). This is also true when considering the circumstantial changes of the sites which may occur by the time of actualization of the project.

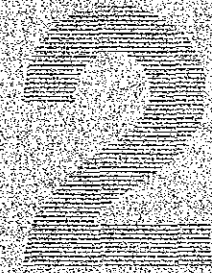
The following Fig. 1-4 shows a work flow which may be followed by the project and the position of the Stage-II Study relative to the series of works.



Note: As to the details, please see Fig. 3-5 of this report.

Fig. 1-4 URBAN RENEWAL PROCESS -- KEBON MELATI AND MANGGARAI

CHAPTER



PRIORITY DEVELOPMENT PROGRAMMES

2.1 FEATURE OF JAKARTA

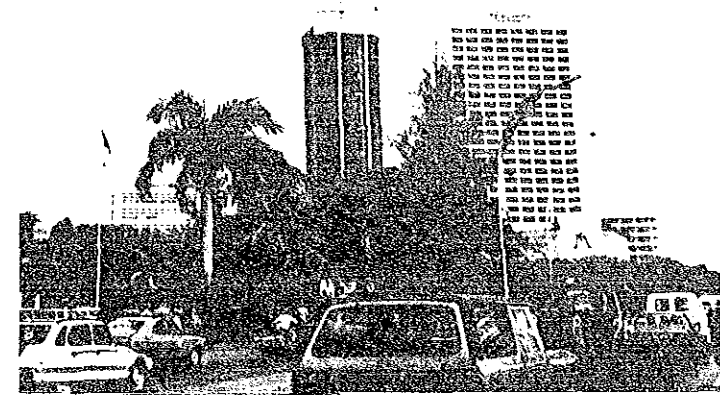
Jakarta, the capital of Indonesia, is located in the west of the Jawa Island and the administrative territory of the city is situated on 106°10'37" south latitude. The population of Jakarta was figured as 6.5 million in 1980. As the city area covers 650 sq.km., the population density is approximately 10,000 persons per sq.km. or 100 persons per hectare. The climate is typically tropical with the average temperature of about 27°C all the year round, and distinctive between the two seasons, namely dry (from April to October) and wet (from November to March) seasons.

The city of Jakarta is predominantly characterised by the existence of overwhelming Kampung which were often rural villages that have been engulfed by rapid urbanization and incorporated within the city.

Due to the incessant inflow of migrants from rural areas and the fact that more often than not Kampung have absorbed such population inflow, more than 60 percent of the population, which mostly belong to the low-income group, are living in Kampung where physical infrastructure and social services have not yet been in an adequate level.

Under the circumstances, the urban renewal in Jakarta must be focussed on the improvement of Kampung in an attempt to reassign the desirable functions in view of city planning. In planning the urban renewal, care should also be directed to the improvement of urban infrastructure, since the infrastructure is the "skeleton" of a city and in this context Jakarta seriously lacks the rigid skeleton of infrastructure.

MODERN FEATURE OF
JAKARTA
(JL. M.H. THAMRIN)



TYPICAL LIFE IN
KAMPUNGS
(MANGGARAI)



THE HOTEL INDONESIA
BEHIND THE HOTEL INDONESIA IS THE
STUDY AREA OF KEBON MELATI.

TANAH ABANG FLATS
COMPLETED BY PERUM
PERUMNAS

MANY MODERN HIGH-RISE BUILDINGS
OF OFFICES, HOTELS, EMBASSIES, ETC.
ALONG JL. M.H. THAMRIN WHICH FORMS
A CBD (CENTRAL BUSINESS DISTRICT)

2.2 NATIONAL POLICY OF HOUSING DEVELOPMENT

The Outlines of the State Policy (GBHN) given by the Parliament in 1978 with respect to REPELITA-III, state the aims of housing policy as follows:

- Development of the people's housing and Kampung improvement for the lower income group.
- Guidance to the people in order to stimulate their participation in the establishment and improvement of their own settlements.
- Spreading of the efforts on housing over the whole country.

In reality, as shown in Fig. 2-1, housing policy is facing an enormous gap between a practically unlimited demand and a still very limited supply capacity.

It has been roughly estimated that a conceptual programme to solve Indonesian housing needs in the year 2000 would require production of a minimum 2.3 million units per year. Only to meet the present urban population growth would need an annual programme of 200,000 new houses.

Under the circumstances, it is obvious that housing policy has to rely mainly on people's own efforts. Therefore, the main objectives of housing policy will be to stimulate and support the people's efforts and this will include the following two elements.

First of all, the people's participation in housing policy will be stimulated so that they can express their needs and wishes on housing, and this will ensure a reasonable personal contribution of labour and expenditures in the execution of the programme as well as in the maintenance of what has been achieved.

Secondly, the organized community of private and semi-public institutions will be invited to take part in the policy of public housing.

In this connection, it is also stressed that in so far as practical a system of cross-subsidization will be introduced, consisting of over-charging plots for more luxurious houses to reduce the plot-prices of low cost housing.

The necessity of preparing effective regulations, amongst others, the still weak mortgage system which hampers the flow of capital towards the housing sector, is also touched upon in GBHN.

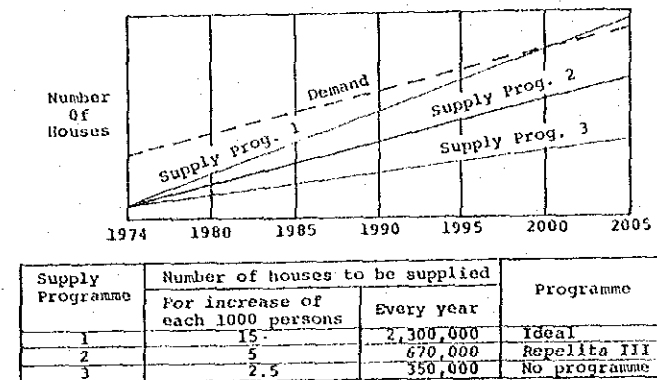


Fig. 2-1 (A) HOUSING SUPPLY NEEDED FOR POPULATION INCREASE

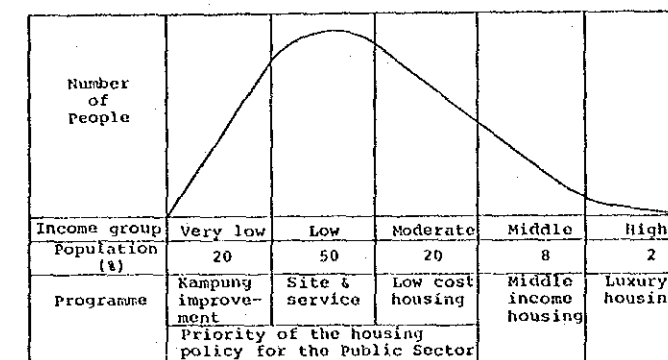


Fig. 2-1 (B) INCOME STRUCTURE AND HOUSING PROGRAMME

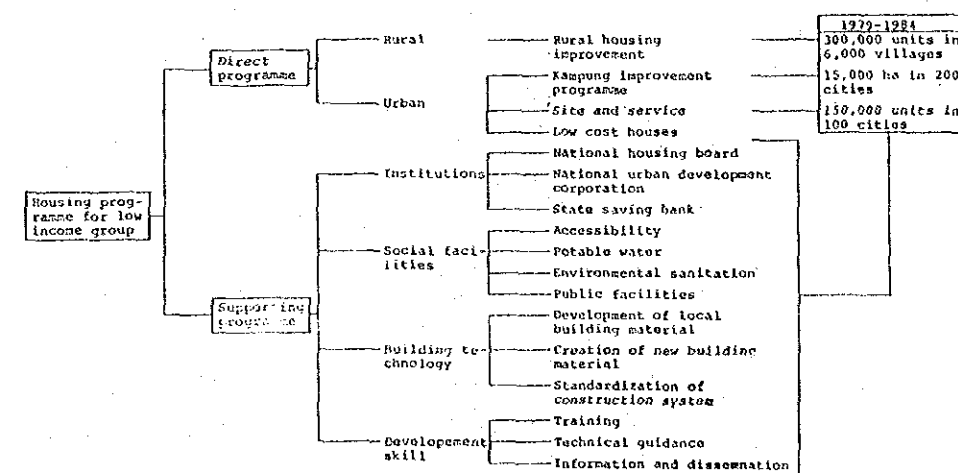


Fig. 2-1 (C) CATEGORIES OF HOUSING PROGRAMME FOR LOW INCOME GROUP

2.3 REGIONAL POLICY OF HOUSING DEVELOPMENT

A feature of the social conditions in Jakarta is that the low income group constitutes the majority of the population (about 62.5%) and most of them cannot afford to share their limited income to have proper houses. In fact, there is a growing number of houses illegitimately occupying land without meeting the requirements of settlement or of physical environment for settlement, and paying no attention to the necessities of the city planning.

To cope with this problem, DKI Jakarta in cooperation with central government, has carried out Kampung Improvement Programme; supplied land in the form of "site and services"; and constructed modest houses for the low and middle income groups in an attempt to assure better living environment.

The actual needs of housing in Jakarta are roughly estimated as 70,000 houses per year, whereas central and local governments together can only supply approximately 20,000 houses per year. Individual development accounts for about 20,000 houses a year, and thus the resulting housing shortage is approximately 30,000 houses a year.

In view of the level of income of the majority of population, housing development inevitably necessitates massive funds which can not be borne by regional government alone. Under the circumstances regional policy on housing development has to heavily rely on the public and low-income housing development which will be implemented by central government.

To cope with the land problem which has become increasingly serious in recent years, efforts are about to be made by both central and local governments to tackle a "land consolidation" programme in urban areas. Urban renewal which may allow re-adjustments of blight and substandard built-up areas, is drawing an increase in attention in conjunction with this land consolidation policy.

2.4 RECENT DISCUSSIONS ON URBAN RENEWAL

In compliance with the Broad Outlines of the National Policy where priority is given to the improvement of the living environment of low-income people, and in the face of the shortage of adequate housing stock that causes social problems, an urban renewal is recently drawing the growing attention of the various circles. This takes the form of discussions on the development of multi-story housing (flats) in urban areas, particularly involving the local governments of the major cities in Indonesia directly responsible for urban problems.

Discussions on the development of flats are mainly focussed on the following aspects.

- As empty lots are becoming almost unavailable in central areas, the development of flats should be carried out in the developed areas where the status quo presents high-density of population and dwelling units, and substandard living environment.
- To realise the proximity of working and living places, the sites for the flats development should be selected in the areas easily accessible to the CBD.
- To curtail the costs for implementation, the sites selected should be in areas where the existing utility services such as piped water, electricity and city gas, are available without the high cost of extending the services to the sites.
- To cope with the low purchasing power of the low-income group, the rent system or the hire-purchase system (the rent system with the option of purchasing) should be carefully examined together with the relevant legal adjustments.
- Comprehensive review and re-arrangements of the Law of Urban Development (1970) may be necessary and should include but not limited to, the condominium (collective ownership) law, the land acquisition related to mortgage system, the procedures of the governor's approval of proposed urban renewal projects, the regulations of the obligation to accord with city planning and to provide necessary community facilities.
- The government guidelines to stipulate the national or local minimum requirements for the development of flats should be established along with the appropriate building codes and construction standards to assure and standardise the quality of flats.
- The flats development should provide residual floor to supply dwelling units not only to the inhabitants involved but also to outside purchasers, particularly those who are obliged to vacate their land due to land condemnation for other public projects. In this connection, the possibility to adopt highrise flats with lifts