

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) EOTABEK 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	Mode- Bad rate
(a) Working places like factories and shops in the housing environment	41%	47%
(b) Shopping convenience	82%	16%
(c) Cleannes in the housing environment	38%	50%
(d) Security and public order	79%	19%
(e) Availability of sanitation facilities	69%	28%
(f) Neighbourhood relations	86%	13%
(g) Availability of places for meeting, praying and social activities	85%	14%

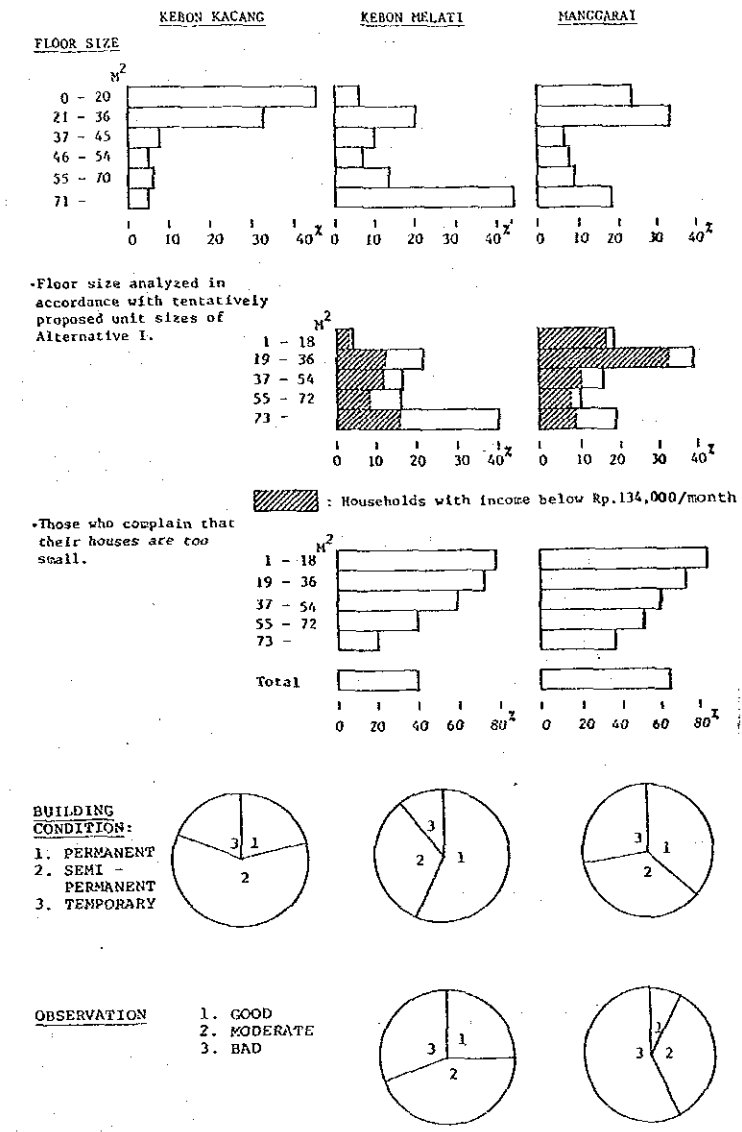
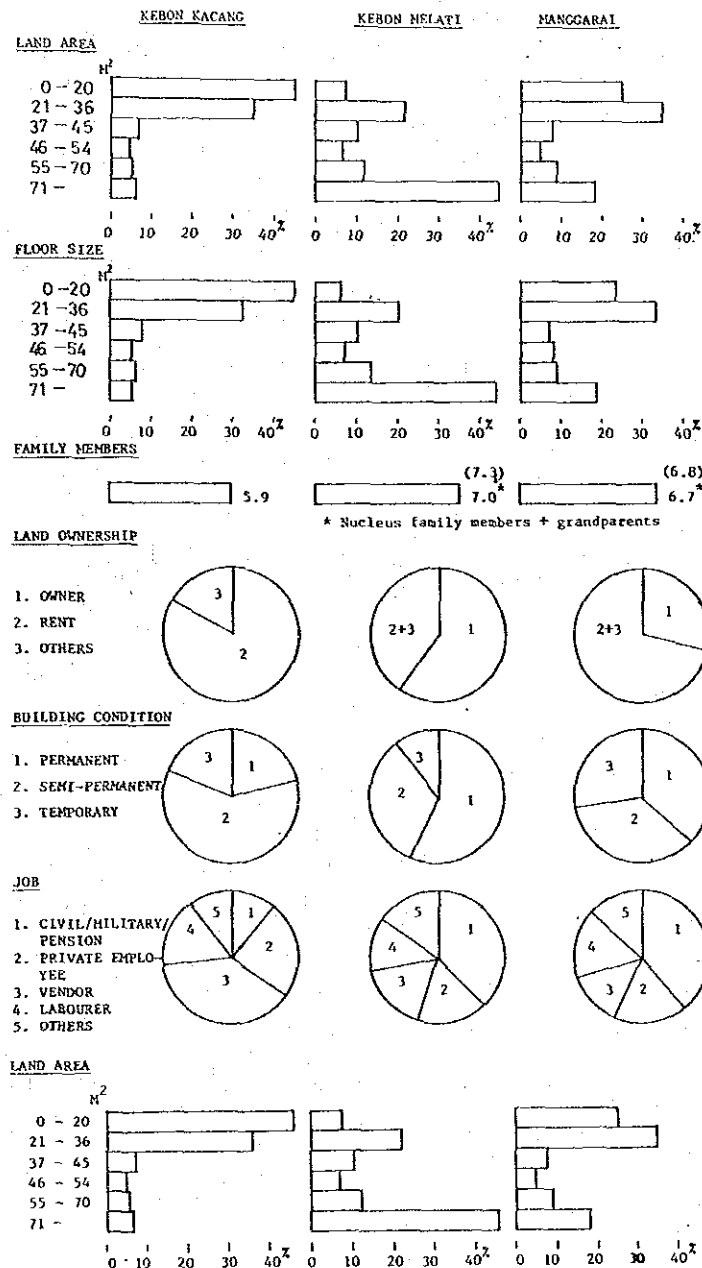
Question	Kebon Melati			Manggarai		
	Good	rate	Bad	Good	rate	Bad
(h) Natural environment (green):	5%	24%	69%	1%	6%	91%
(i) Education environment :	42%	49%	6%	18%	73%	5%
(j) Public nuisance like noise, vibration and bad smell :	29%	49%	21%	8%	54%	35%
(k) Public nuisance like sunshine deprivation, air 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%
<u>Note:</u> - 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%

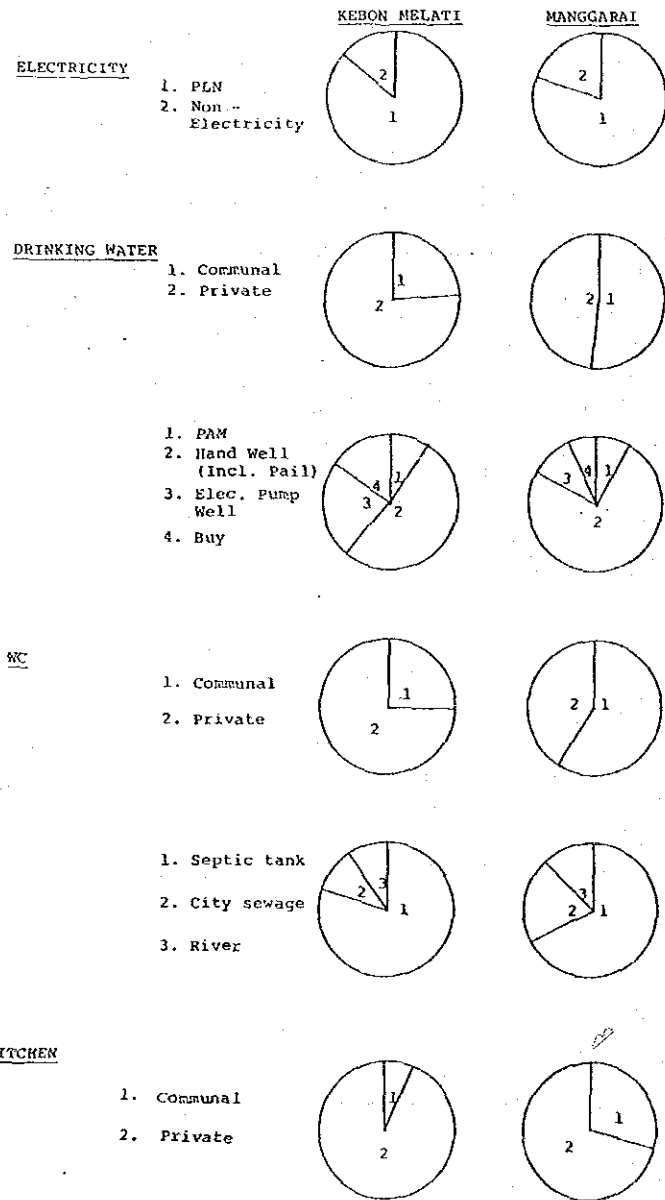
Question	Kebon Melati	Manggarai
26. What's your average monthly expenses ?		
(a) Food		
- up to Rp. 50,000 :	42%	68%
- Rp. 50,000 - 100,000 :	47%	30%
- Rp. 100,000 - 150,000 :	10%	2%
(b) Clothes		
- up to Rp. 5,000 :	49%	57%
- Rp. 5,000 - 10,000 :	17%	14%
- Rp. 10,000 or more :	12%	12%
(c) Education		
- 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

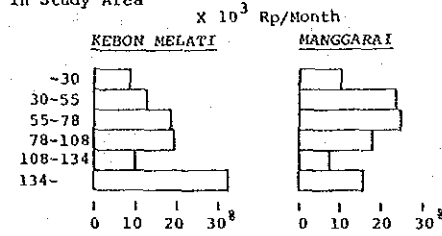
Question	Kebon Melati	Manggarai
29. What floor area do you wish to have ?		
(a) under 20 m ²	4%	2%
(b) 21 - 36 m ²	6%	30%
(c) 37 - 54 m ²	15%	22%
(d) 55 - 70 m ²	26%	13%
(e) 70 m ² or more	37%	16%
30. Information on physical conditions observed by surveyors:		
(a) Location		
- facing main highway	5%	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%



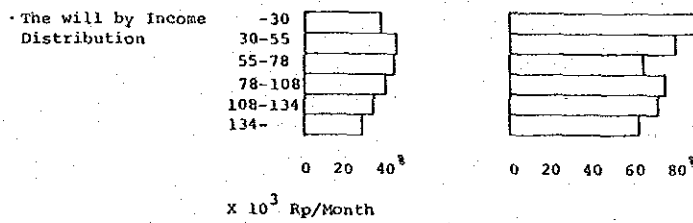
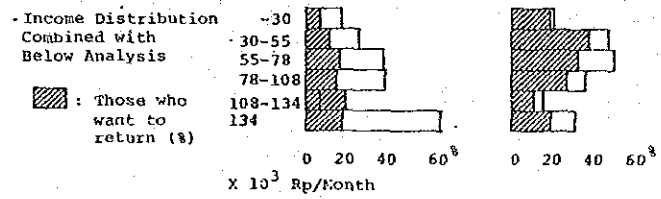
*Facilities



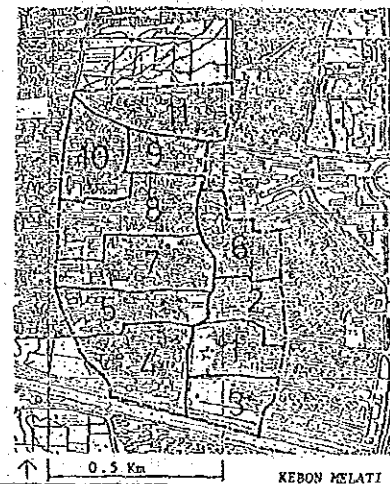
*Income Distribution in Study Area



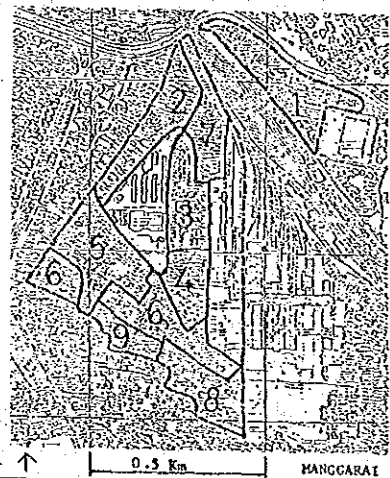
*The will to Return to the Renewed Area and the Income



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	26 %	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	3,100 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	0.1 %	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	Manggarai	Kebon Melati
11. Number of Household by Floor Area		
- 20 sq.m.	33 %	17 %
21 - 30 sq.m.	23 %	18 %
31 - 42 sq.m.	19 %	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 (PAM) ---- Private	1 %	2 %
Pipe Water (PAM) ---- 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 (PLN)	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	Manggarai	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 Wasing Place at Home	24 %	48 %
In Own Bathrooa	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	
	(Good Mod. Bad)		(Good Mod. Bad)	
25. Evaluation on Living Environment				
(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%		10% 30% 52%	
Roads' Condition	15% 53% 32%		21% 28% 51%	
Road Illumination	14% 43% 42%		22% 20% 58%	
Foot Path	10% 35% 48%		23% 30% 47%	
Roadside Trees	2% 6% 92%		0% 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%	
Cleanness	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	14% 33% 53%		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	66%		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	Hanggarai	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 : NANGGARAI (HG - 1)
 Date of the Survey : AUGUST 15th 1983

A. Family Data

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

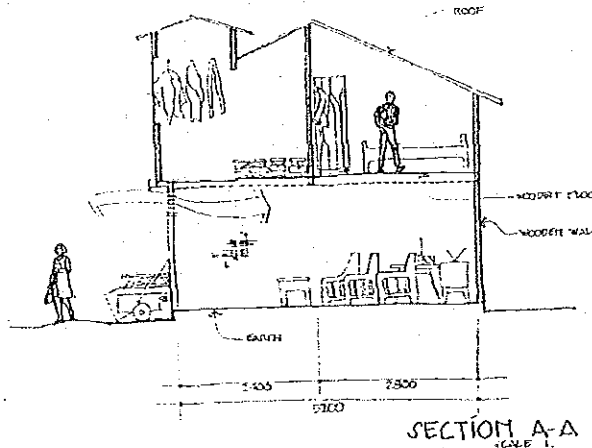
Remarks

B. Housing Conditions

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

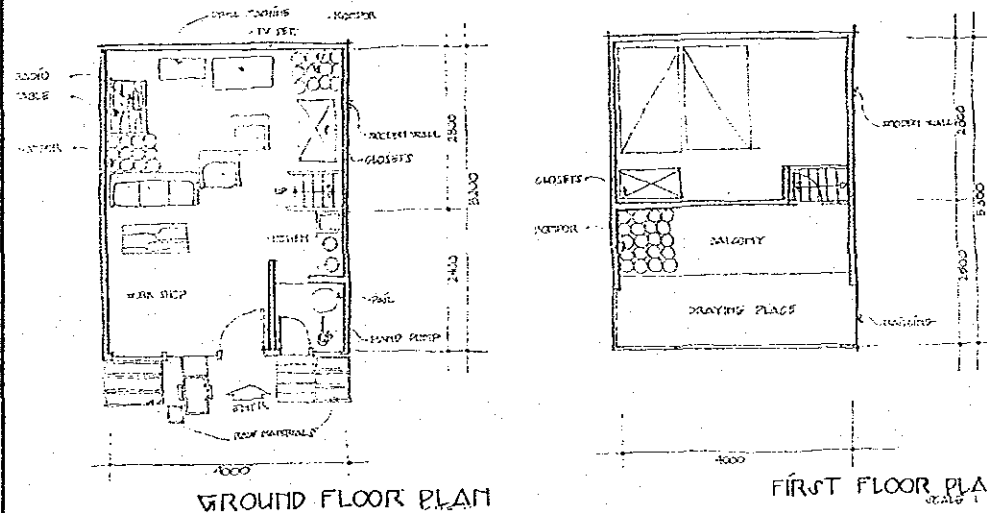
Remarks

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

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

Remarks

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

D. Social Relationship

- Neighbourhood Relationship :
① Good 2. Moderate
3. Bad
- 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	:							B		B'/E		E	G
Wife	:									E			
Child	:												

A. Breakfast B. Workhour
 C. Schoolhour D. Lunch
 E. Time of fan.
 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 (MG - 2)
 Date of the Survey : AUGUST 15th 1983

A. Family Data

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

Remarks

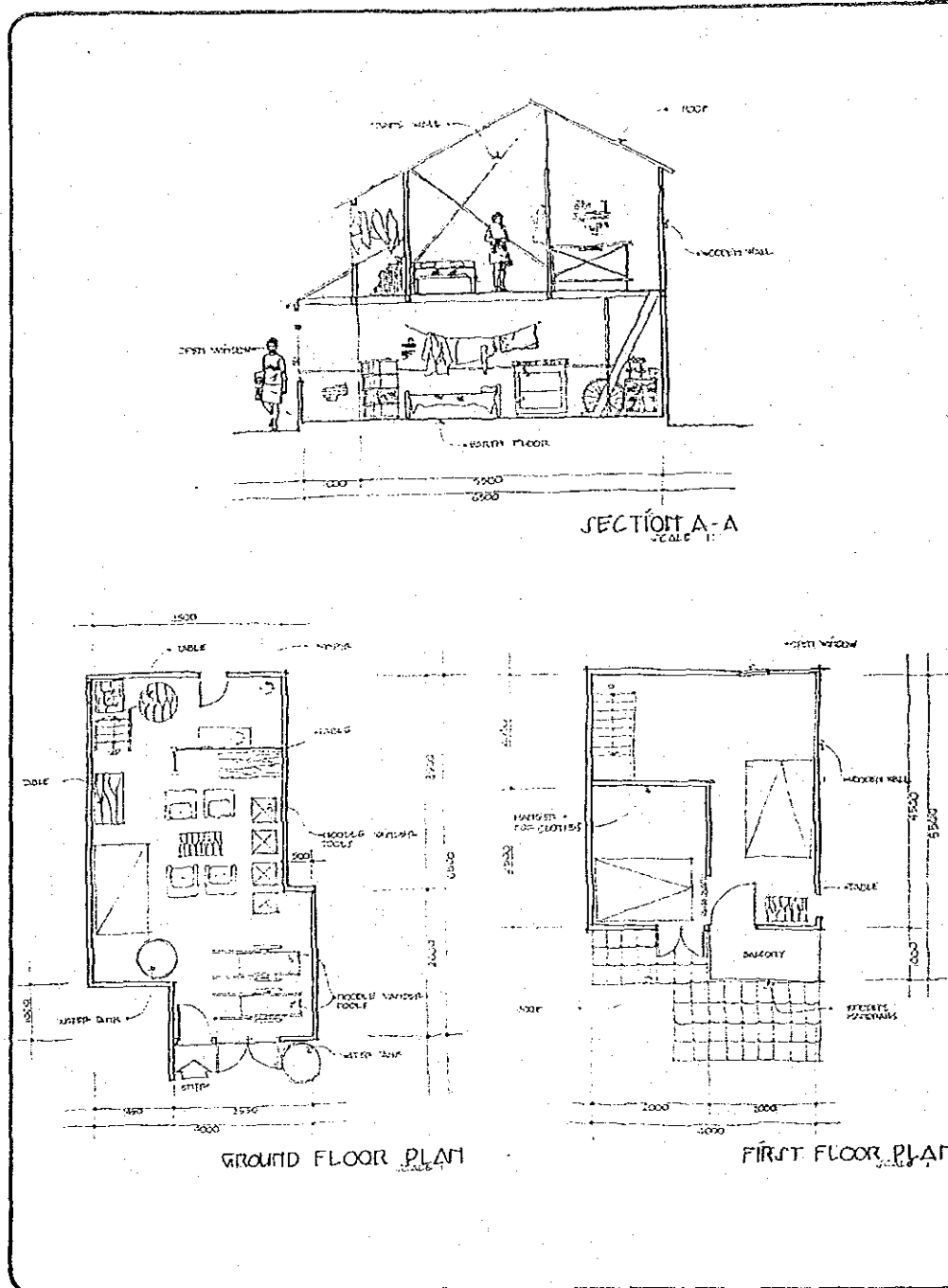
- 3 persons of HH members is lodger

B. Housing Conditions

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

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

Remarks

- BLDG Ownership by other person at Cirebon

D. Social Relationship

- Neighbourhood Relationship :
① Good 2. Moderate
3. Bad
- 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	11
Head	:					E	F		E	G	
Wife	:										
Child	:										

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

- Holiday Activities : • In Sunday &
• Official Holiday

Remarks

E. Opinion about the Renewal Project

- 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 : NANGGARAI (MG - 3)
 Date of the Survey : AUGUST 15th 1983

A. Family Data

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

Remarks

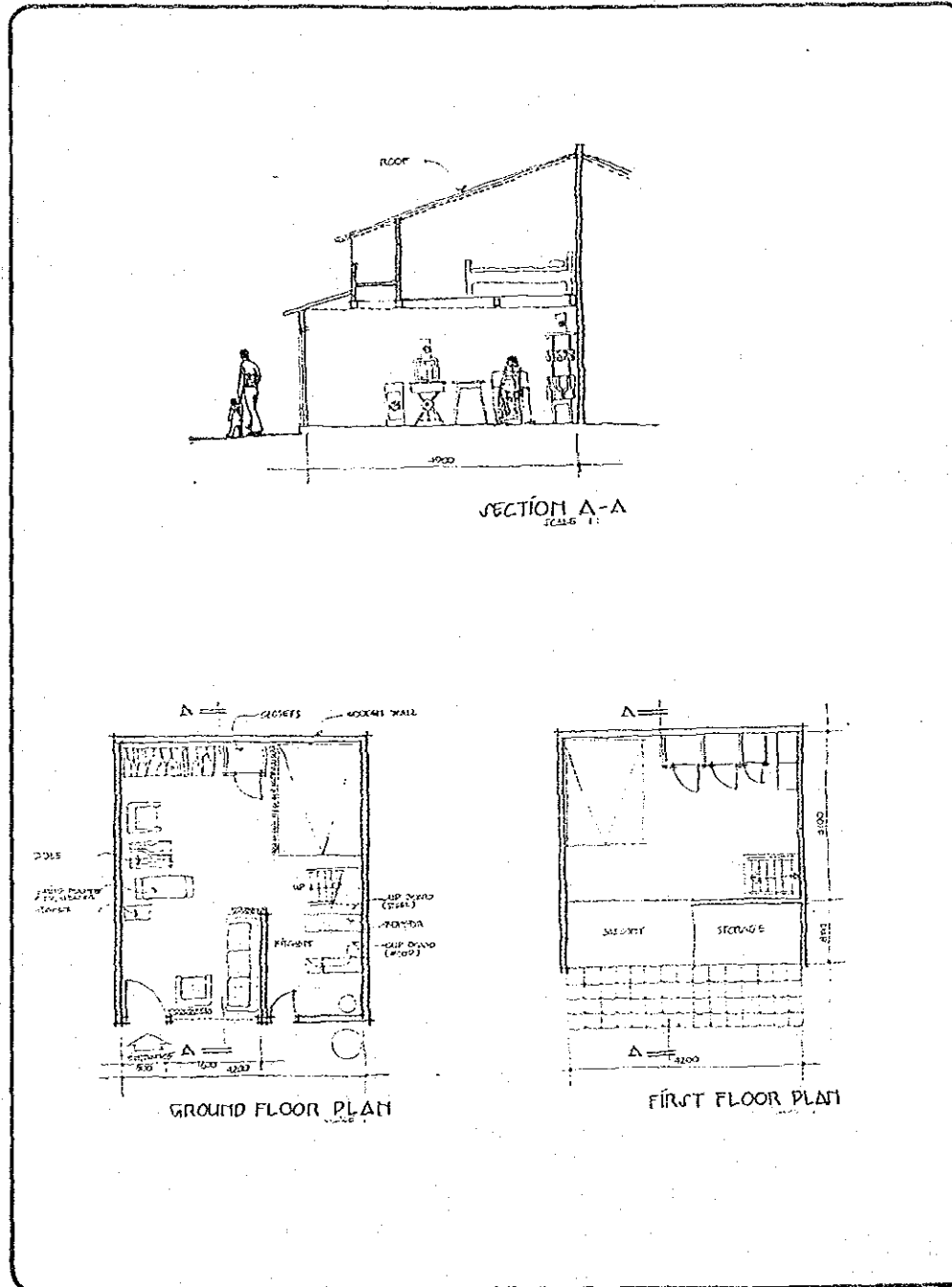
- 2 children work at Pulogadung factory
- income is only from head family and he received credit from bank 150,000.- with installment: 14,000/monthly.

B. Housing Conditions

- BLDG. Condition : 1. Good 2. Moderate
 ③ Bad
- BLDG. Use : ①F living r ②F bed room
- BLDG. Structure : 1. Permanent
 2. Semi-Perma ③ Temporary
- BLDG. Floor : ①F 20.28 + ②F 16.59
 Total Floor 37.17 m²
- Drinking Water : 1. Pipe Water (PAM)
 ② Well 3. Retail buy
- Lighting ① Elec (PLN) 2. Oil Lamp
 3. Gas Lamp
- Toilet : 1. Private 2. Public Toilet
 3. Illegal Public Toilet(River)
- Kitchen Equipment :
 - Water Sink 2. Gas Table
 ③ Kompor 4. Gas Heater
- Home Apparatus :
 - 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

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

Remarks

D. Social Relationship

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

Remarks

- sometimes they are active in Neighbourhood activities

3. Daily Activities :

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

A. Breakfast B. Workhour
 CI. noon lesson C. Schoolhour D. Lunch
 E. Time of fam. 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 : MANCAGARAI (MG - 4)
 Date of the Survey : AUGUST 15th 1983

A. Family Data

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

Remarks

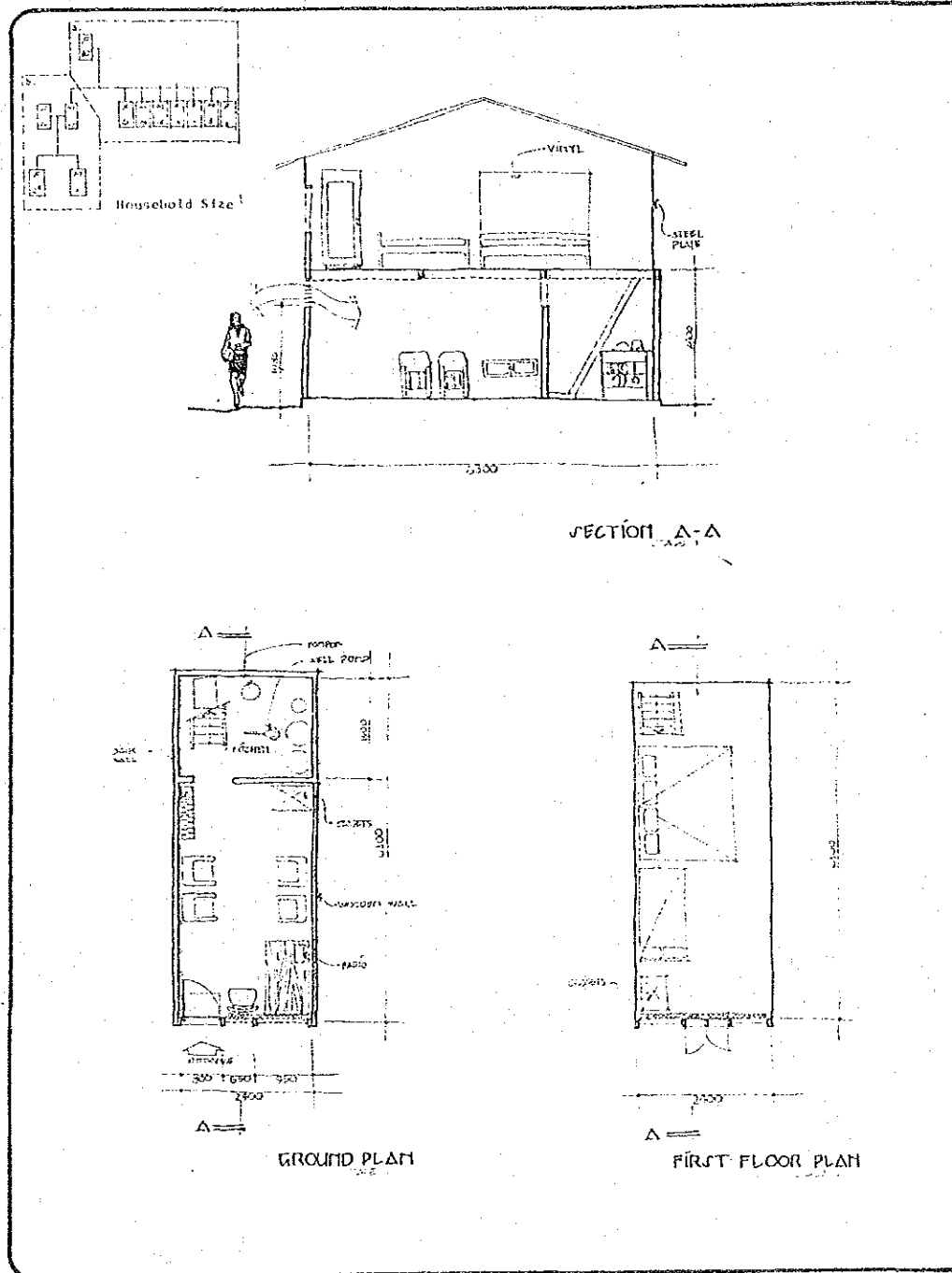
- 1 Household is a child; with Household size : 4 persons
- Collective expenditure: 4,400.-/monthly

B. Housing Conditions

- BLDG. Condition : 1. Good ② Moderate
3. Bad
- BLDG. Use : ①F Living r ②F Bed rooms
- BLDG. Structure : 1. Permanent
② Semi-Perma 3. Temporary
- BLDG. Floor : ①F 15.12 + ②F 15.12
Total Floor 30,24 m2
- Drinking Water : 1. Pipe Water (PAM)
② Well 3. Retail buy
- Lighting ① Elec (PLN) 2. Oil Lamp
3. Gas Lamp
- Toilet : ① Private 2. Public Toilet
3. Illegal Public Toilet(River)
- Kitchen Equipment :
 - Water Sink 2. Gas Table
 - ③ Kompor 4. Gas Heater
- Home Apparatus :
 - TV Set 2. Stereo Set
 - ③ Radio 4. Refrigerator
 - Fan 6. Washing Machine
 - Window cooler ⑧ Other

Remarks

- See at the drawing



C. Land and BLDG. Ownership

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

Remarks

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

D. Social Relationship

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

Remarks

- They are not active in neighbourhood communication

3. Daily Activities :

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

- Holiday Activities : • no holiday

Remarks

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

E. Opinion about the Renewal Project

- 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

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

Remarks

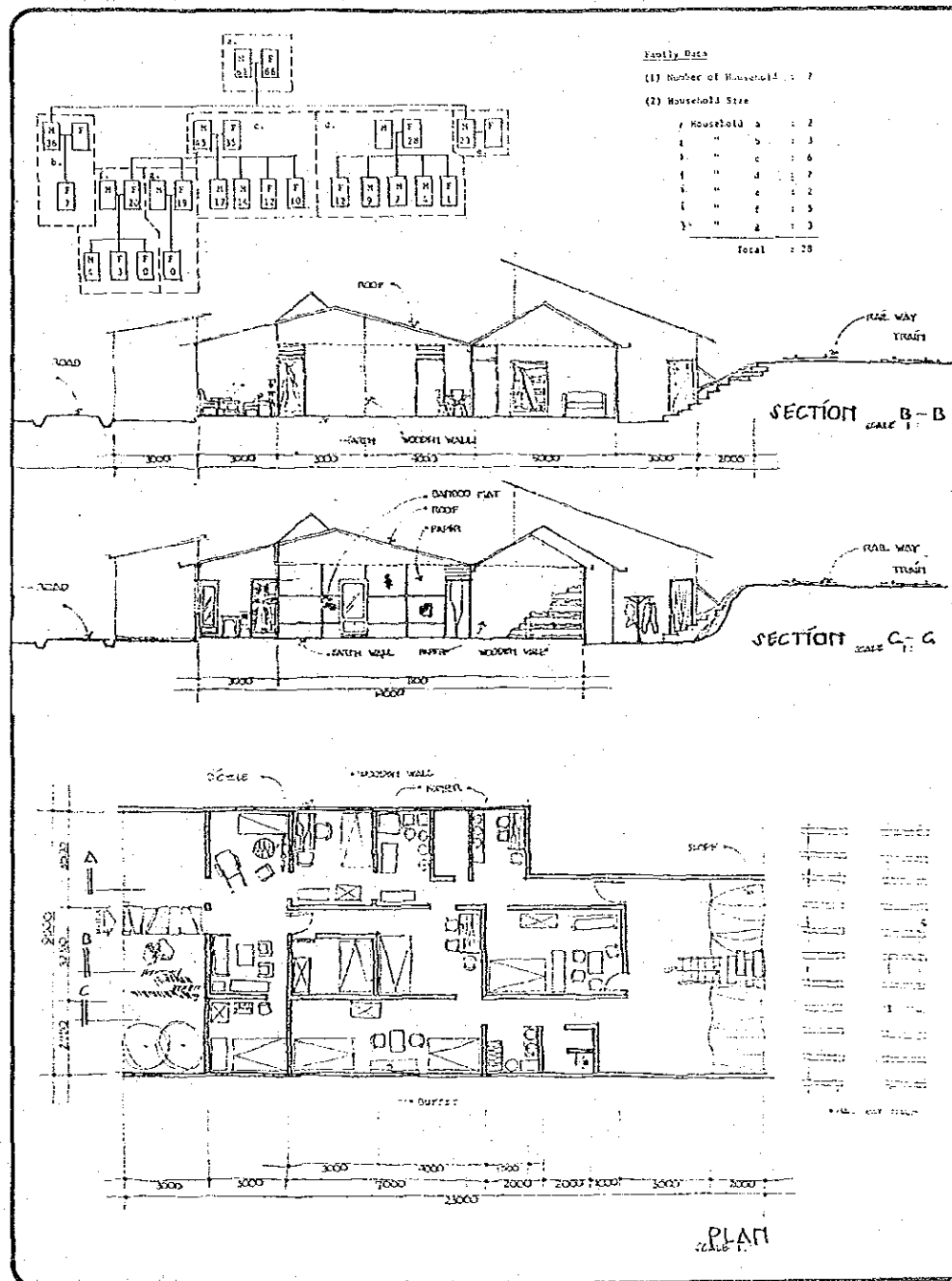
• See at the diagram of family structure

B. Housing Conditions

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

Remarks

• See at the drawing



C. Land and BLDG. Ownership

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

Remarks

• Right of land is hak sewa

D. Social Relationship

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

Remarks

• they are not an active member in

3. Daily Activities :

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

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

- Holiday Activities : • nothing is special

Remarks

E. Opinion about the Renewal Project

- 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

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

Remarks

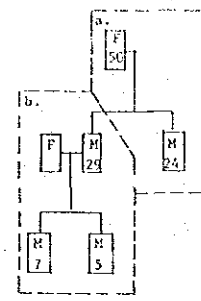
- HH income & expenditure is made by one unit

B. Housing Conditions

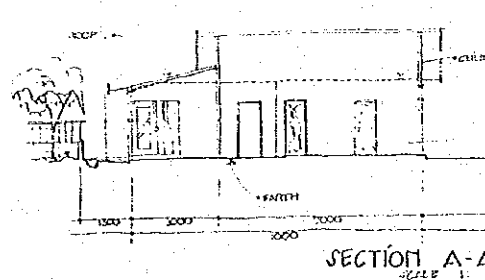
- BLDG. Condition : 1. Good 2. Moderate
3. Bad
- BLDG. Use : ①F House 2F
- BLDG. Structure : ① Permanent
2. Semi-Perma 3. Temporary
- BLDG. Floor : ①F 67 m² + 2F m²
Total Floor 67 m²
- Drinking Water : 1. Pipe Water (PAM)
② Well 3. Retail buy
- Lighting ① Elec (PLN) 2. Oil Lamp
3. Gas Lamp
- Toilet :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

Remarks

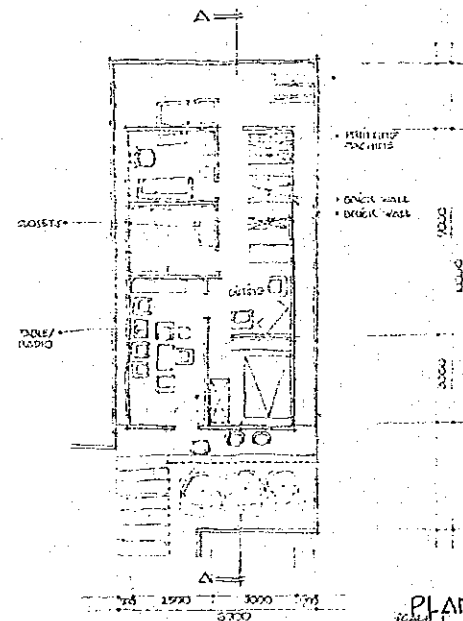
- See at the drawing



Household Size



SECTION A-A



PLAN

C. Land and BLDG. Ownership

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

Remarks

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

D. Social Relationship

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

Remarks

3. Daily Activities :

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

- 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

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

Remarks

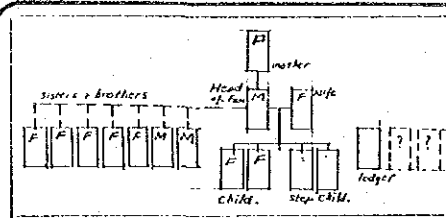
They have 4 children and 9 persons is lodger

B. Housing Conditions

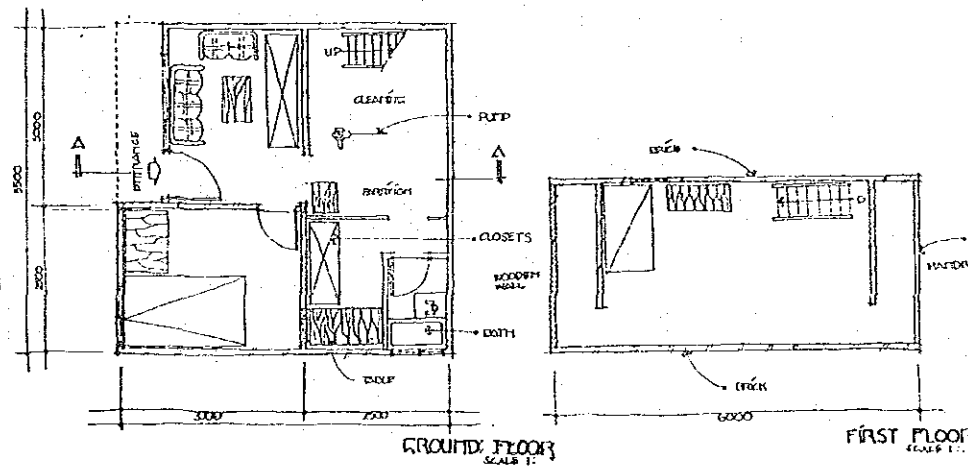
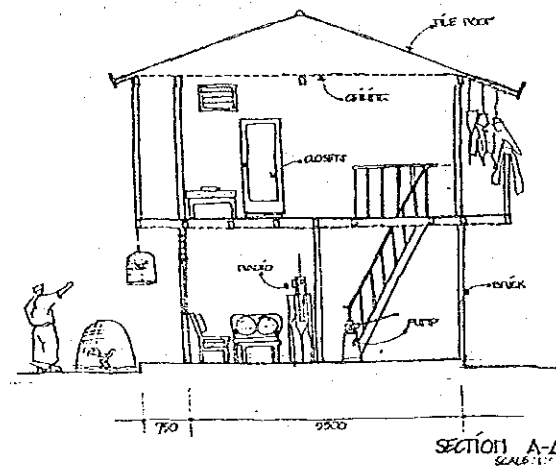
- BLDG. Condition : 1. Good 2. Moderate 3. Bad
- BLDG. Use : 1F house workshops 2F Bed room
- BLDG. Structure : 1. Permanent 2. Semi-Perma 3. Temporary
- BLDG. Floor : 1F 30.25 + 2F 22.5
Total Floor 52.75 m²
- Drinking Water : 1. Pipe Water (PAM) 2. Well 3. Retail buy
- Lighting : 1. Elec (PLN) 2. Oil Lamp 3. Gas Lamp
- Toilet : ① Private 2. Public Toilet ③ Illegal Public Toilet(River)
- Kitchen Equipment : 1. Water Sink 2. Gas Table ③ Kompor 4. Gas Heater
- 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

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

Remarks

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

D. Social Relationship

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

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 G. Go to bed

4. Holiday Activities : no holiday

Remarks

E. Opinion about the Renewal Project

- Agreeable 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

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

Remarks

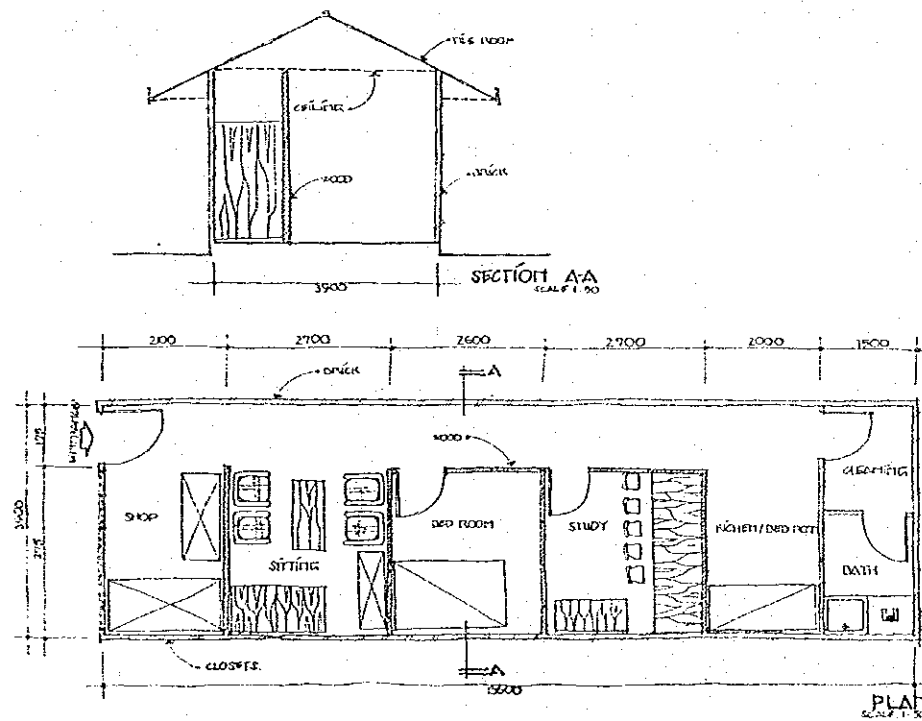
- Every month receive a dispart 45,000.- a product at legacy (estate)

B. Housing Conditions

- BLDG. Condition : 1. Good ② Moderate
3. Bad
- BLDG. Use : ①F shops, house, islamic study room
- BLDG. Structure : 1. Permanent
② Semi-Perma 3. Temporary
- BLDG. Floor : ①F 53 m² + 2F m²
Total Floor 53 m²
- Drinking Water : 1. Pipe Water (PAM)
② Well 3. Retail buy
- Lighting ① Elec (PLN) 2. Oil Lamp
3. Gas Lamp
- Toilet : 1. Private 2. Public Toilet
3. Illegal Public Toilet(River)
- Kitchen Equipment :
1. Water Sink 2. Gas Table
③ Kompor 4. Gas Heater
- 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

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

Remarks

- They have a house at Bogor

D. Social Relationship

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

Remarks

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

3. Daily Activities :

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

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

- Holiday Activities : • no holiday

Remarks

E. Opinion about the Renewal Project

- 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

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

Remarks

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

B. Housing Conditions

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

8. Kitchen Equipment :

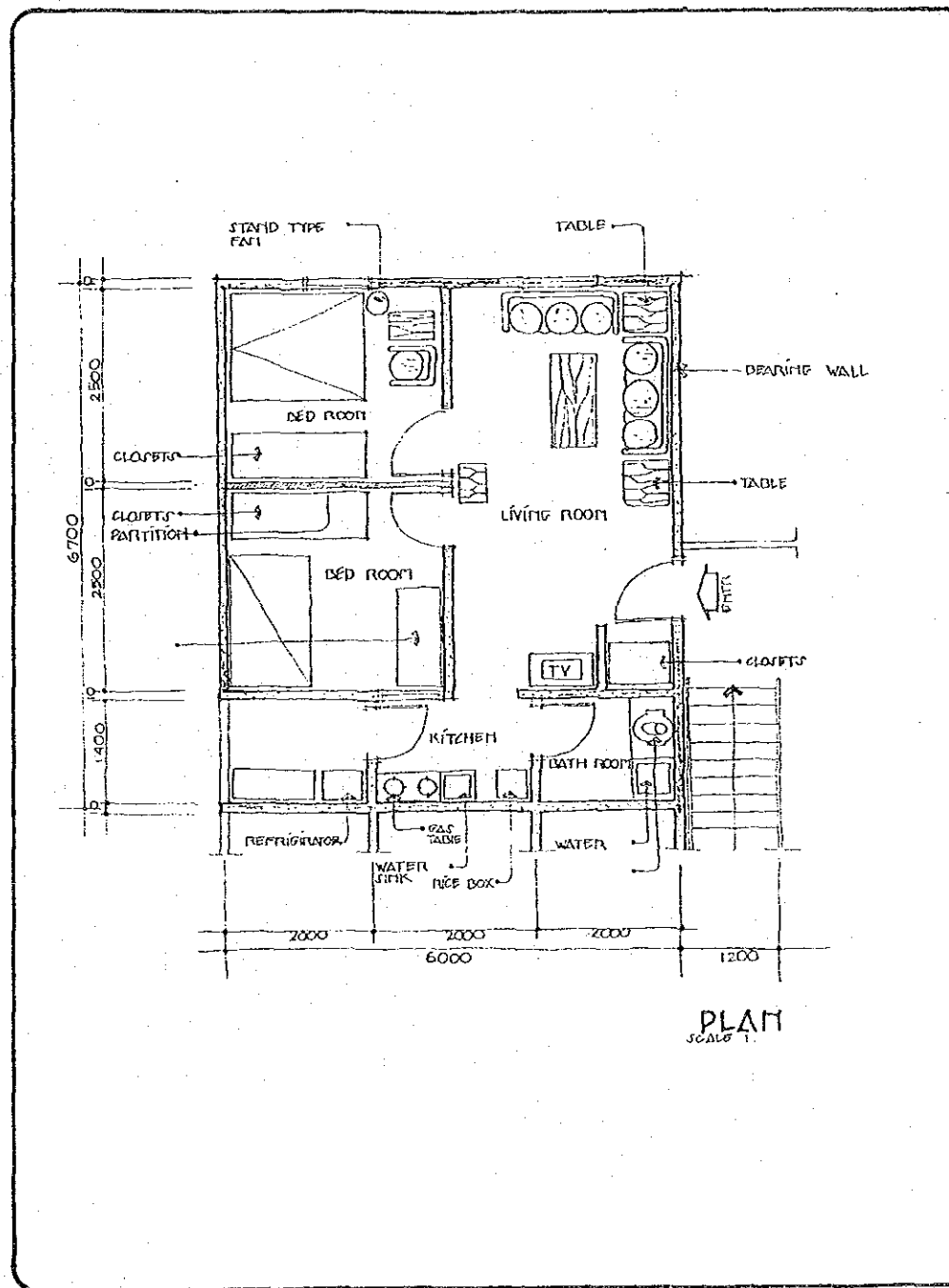
- Water Sink ② Gas Table
- Kompur 4. Gas Heater

9. Home Apparatus :

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

Remarks

see at the drawing



C. Land and BLDG. Ownership

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

Remarks

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

D. Social Relationship

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

Remarks

3. Daily Activities :

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

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

- Holiday Activities : • Recreation with family members

Remarks

E. Opinion about the Renewal Project

- 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

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

Remarks

B. Housing Conditions

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

8. Kitchen Equipment :

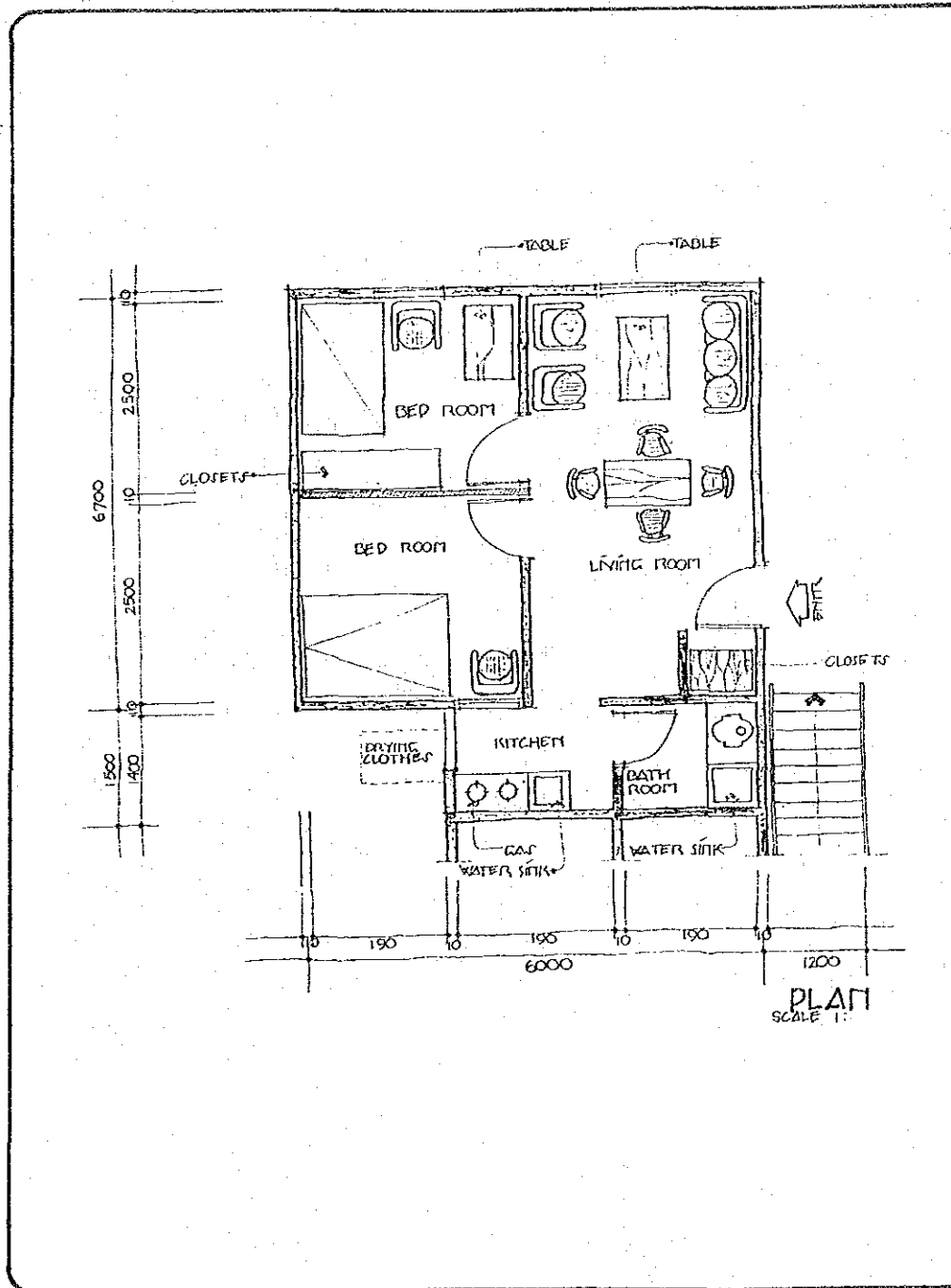
- Water Sink (2) Gas Table
- Kompur 4. Gas Heater

9. Home Apparatus :

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

Remarks

• see at the drawing



C. Land and BLDG. Ownership

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

Remarks

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

D. Social Relationship

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

Remarks

3. Daily Activities :

	A	M	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

- Holiday Activities : • Recreation with family members

Remarks

• At Sunday We go to church with family members

E. Opinion about the Renewal Project

- Aggreeable 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 IIII
2. Household Size : 5 persons
3. Job of Head Family : Particular 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 :

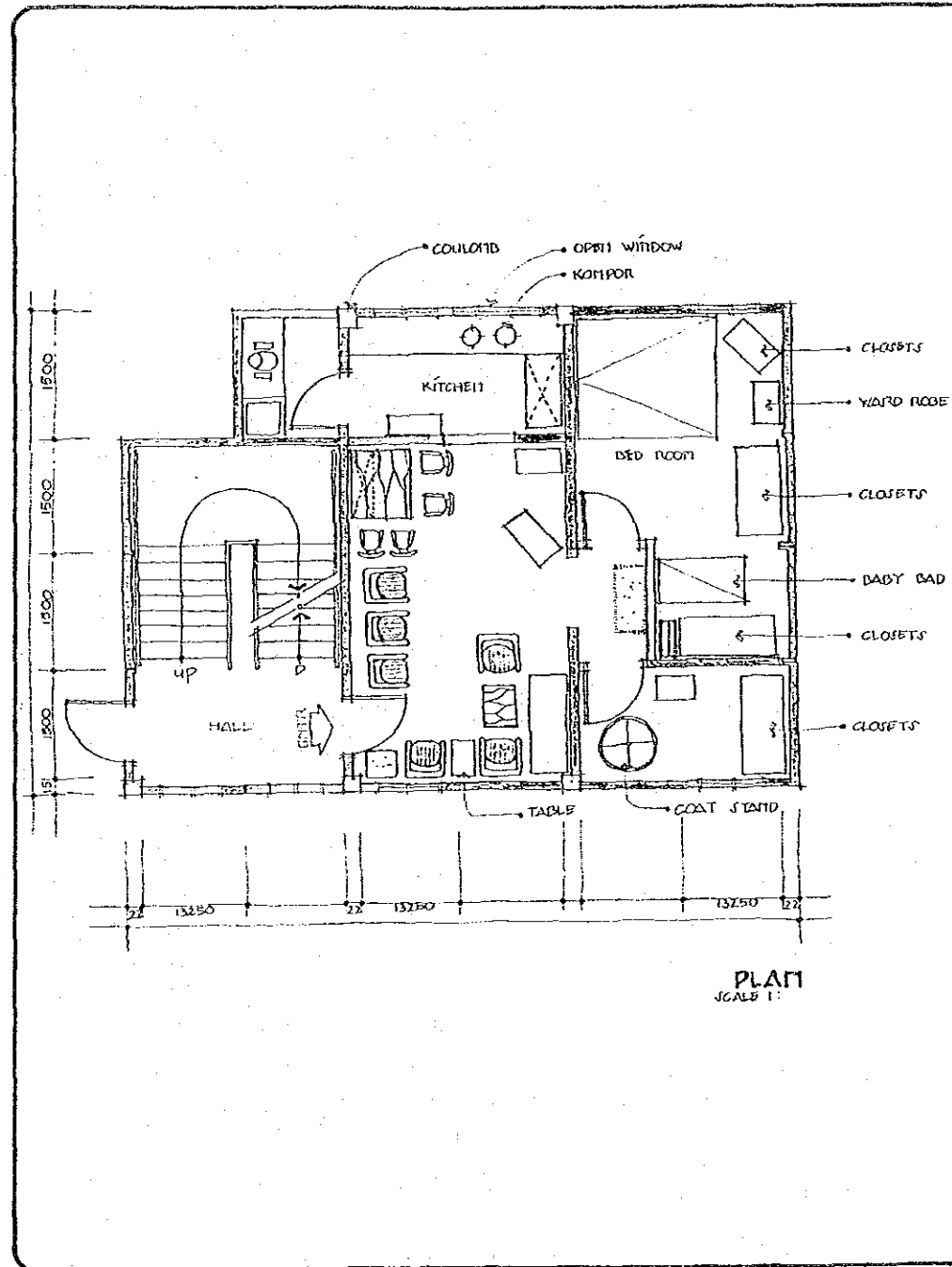
1. Water Sink (2) Gas Table
3. Kompur 4. Gas Heater

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. PJKK (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

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

Remarks

B. Housing Conditions

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

8. Kitchen Equipment :

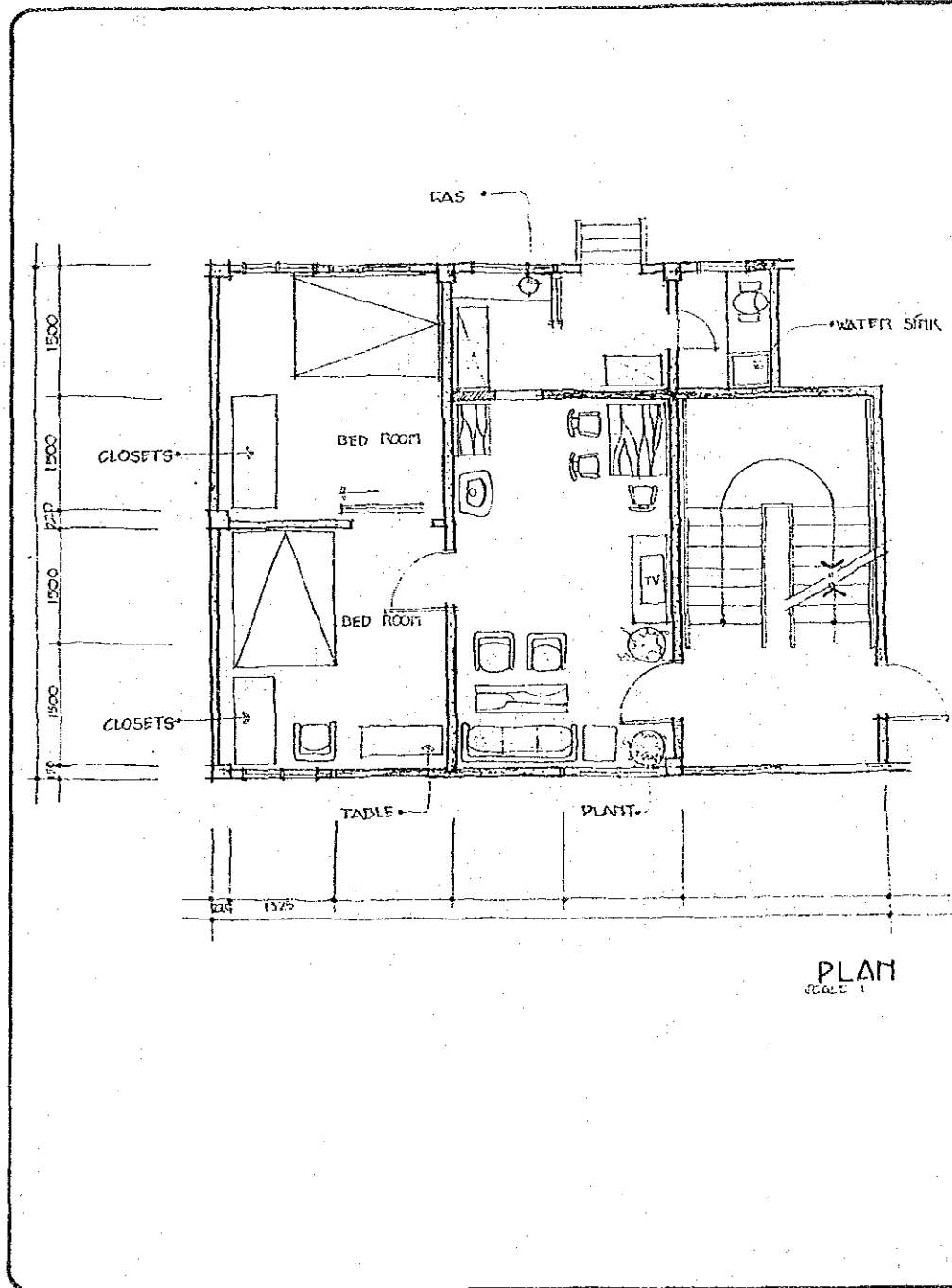
- Water Sink (2) Gas Table
- Kompur 4. Gas Heater

9. Home Apparatus :

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

Remarks

• see at the drawing



C. Land and BLDG. Ownership

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

Remarks

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

D. Social Relationship

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

- Holiday Activities : • Recreation with family members

Remarks

E. Opinion about the Renewal Project

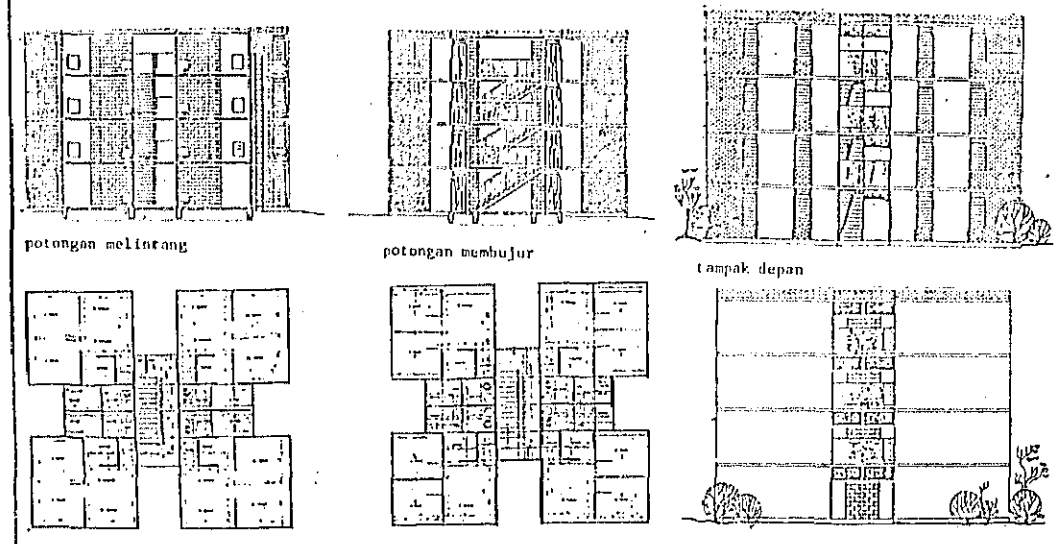
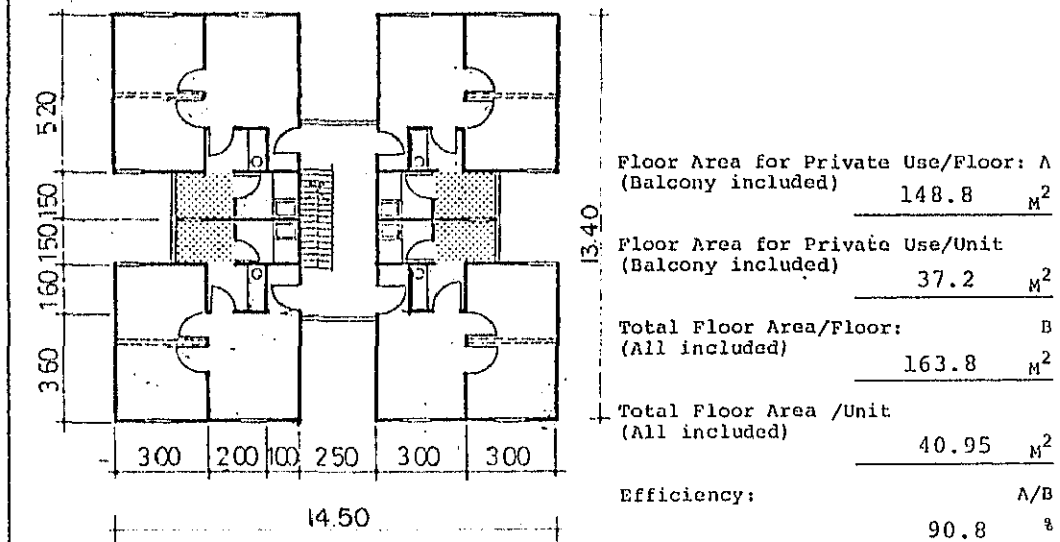
- Agreeable 2. Disagreeable 3. No Idea

Remark

FLAT TYPES IN PERUM PERMNAS PROJECTS

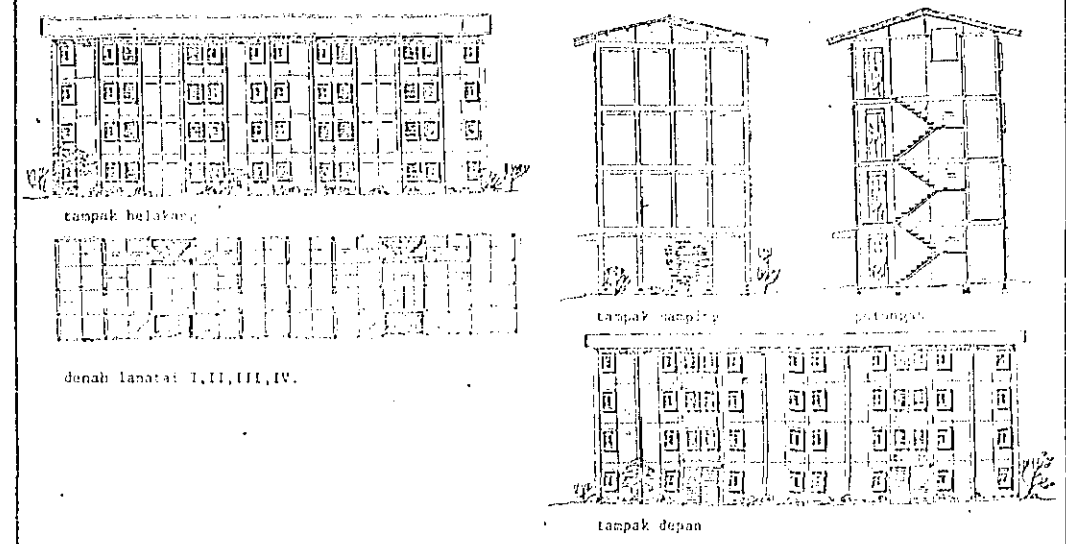
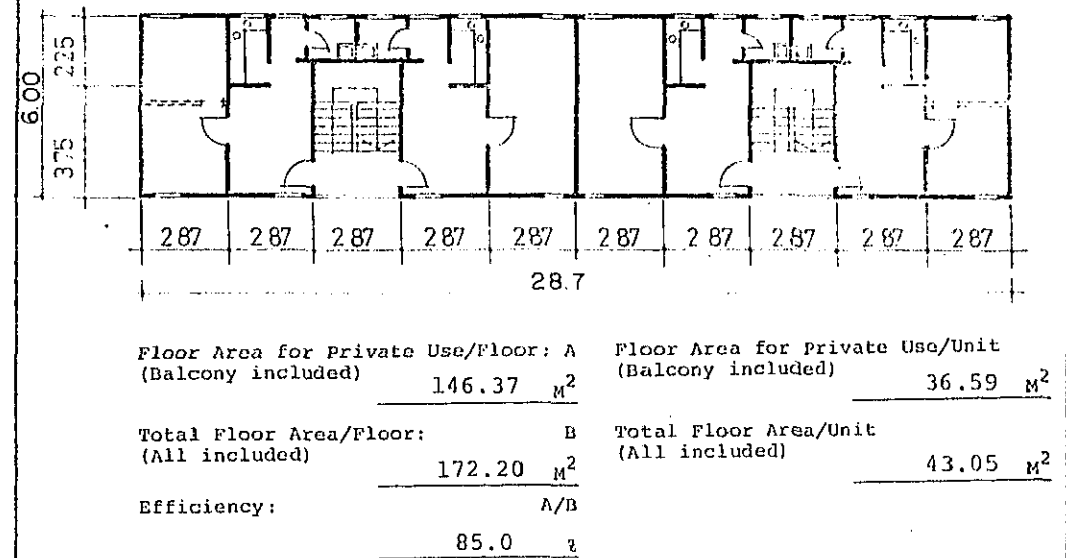
TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 36	PT. PEMBANGUNAN JAYA	PT. PEMBANGUNAN JAYA	RC / PC / STEEL (LIFT-UP)
LOCATION	TANAH ABANG	KLENDER II	ILIR BARAT-PALEMBANG
NUMBER	512 UNITS (32 BLOCKS)	384 UNITS (24 BLOCKS)	496 UNITS (31 BLOCKS)
COST* (RP/M ²) (YEAR)	62,200 (1979)	94,500 (1981)	

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



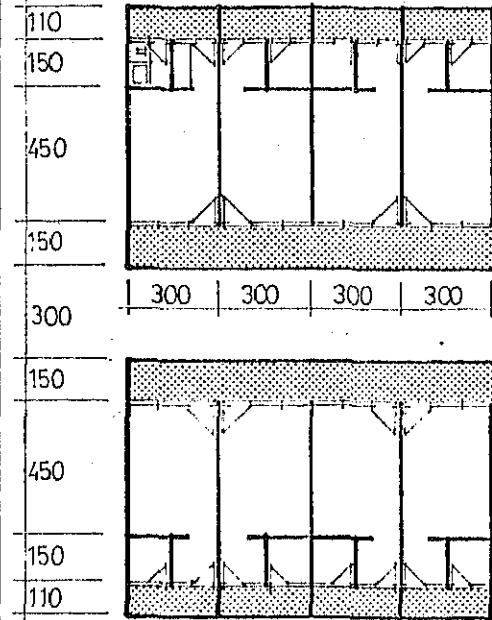
TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 36	PT. WIJAYA KARYA	PT. WIJAYA KARYA	RC / (PC) / STEEL
LOCATION	TANAH ABANG		
NUMBER	448 UNITS (28 BLOCKS)		
COST* (RP/M ²) (YEAR)	50,700 (1979)		

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



TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 21	PT.PUJIADI & SONS	PT.PUJIADI & SONS	RC / PC / STEEL
LOCATION NUMBER	KEBON KACANG (3BLOCKS)	ILIR BARAT	
COST* ₂ (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).



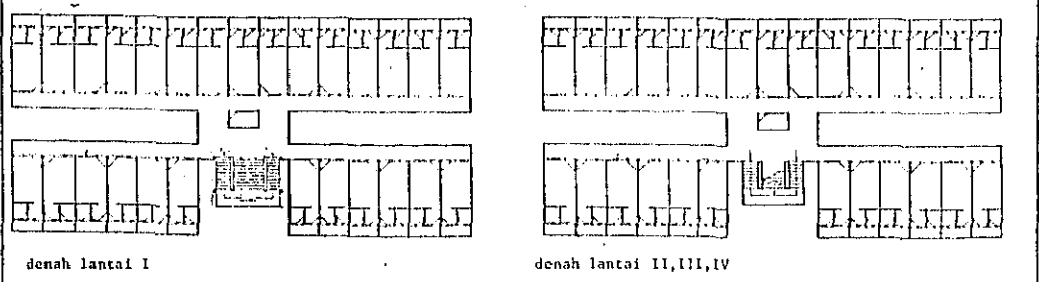
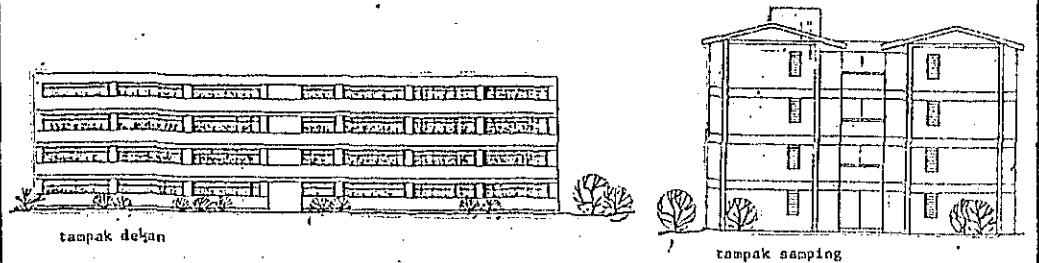
Floor Area for Private Use/Floor: A
(Balcony included) 575.1 M²

Floor Area for Private Use/Unit
(Balcony included) 21.3 M²

Total Floor Area/Floor:
(All included) 764.1 M²

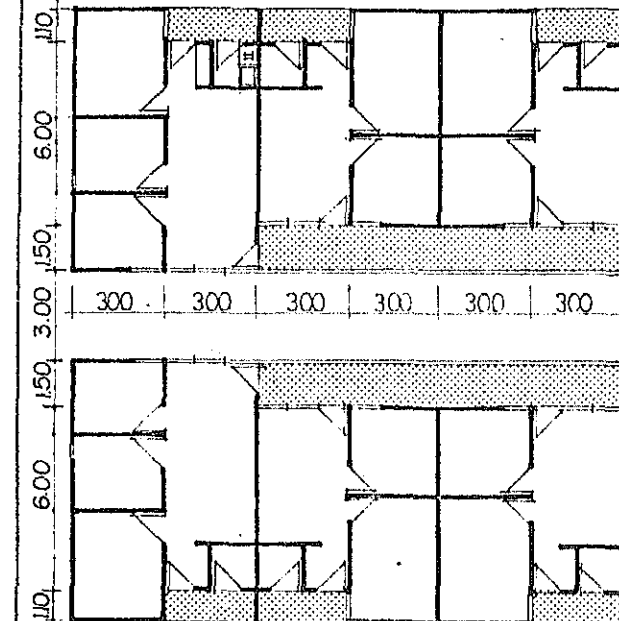
Total Floor Area /Unit
(All included) 28.3 M²

Efficiency: 75.3 %



TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 42/51	PT.HAMDARA GRAHA	PT.HAMDARA GRAHA	RC / PC / STEEL
LOCATION NUMBER	KEBON KACANG (4BLOCKS)		
COST* ₂ (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).



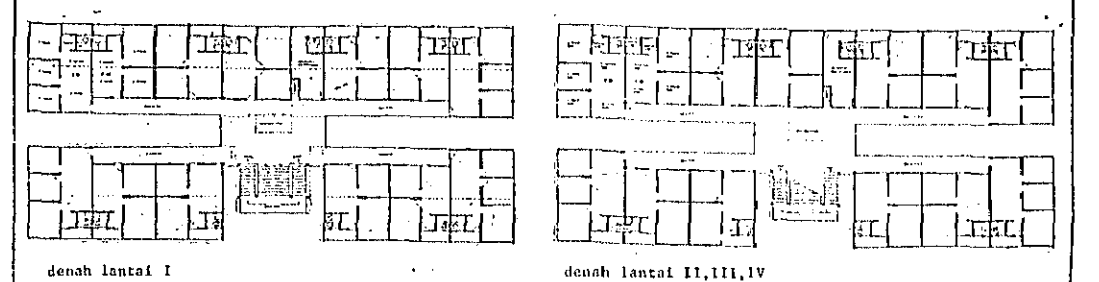
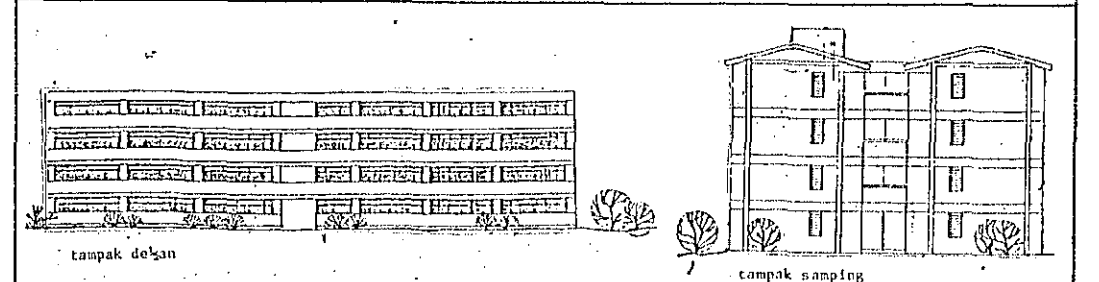
Floor Area for Private Use/Floor: A
(Balcony included) 611.1 M²

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

Total Floor Area/Floor:
(All included) 764.1 M²

Total Floor Area /Unit
(All included) M²

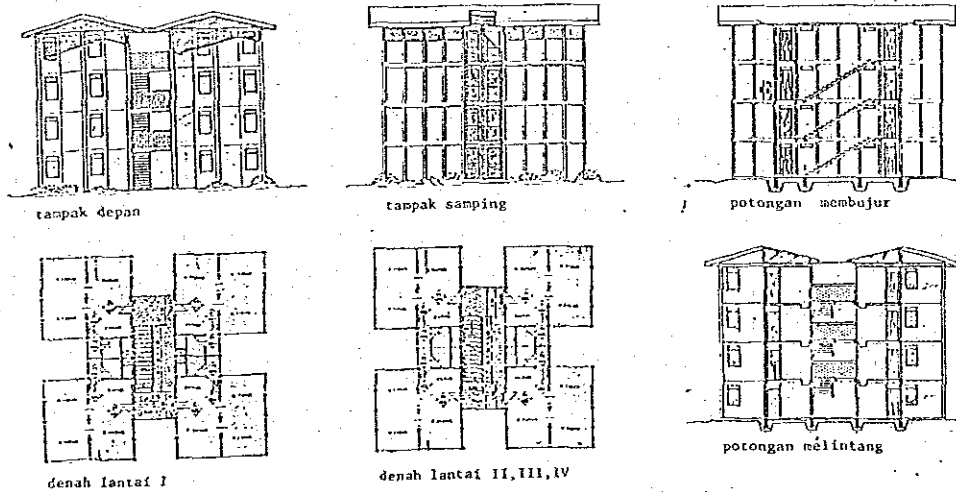
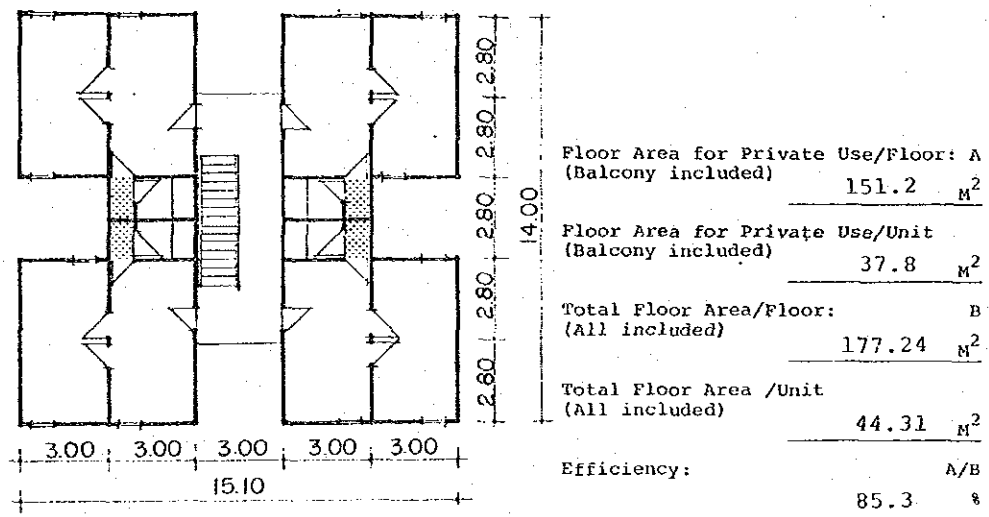
Efficiency: 80.0 %



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

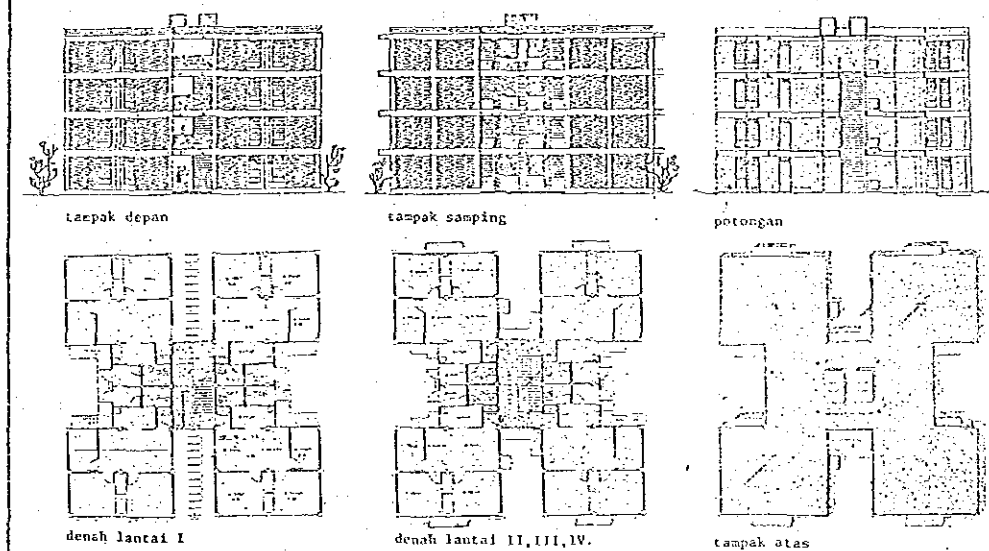
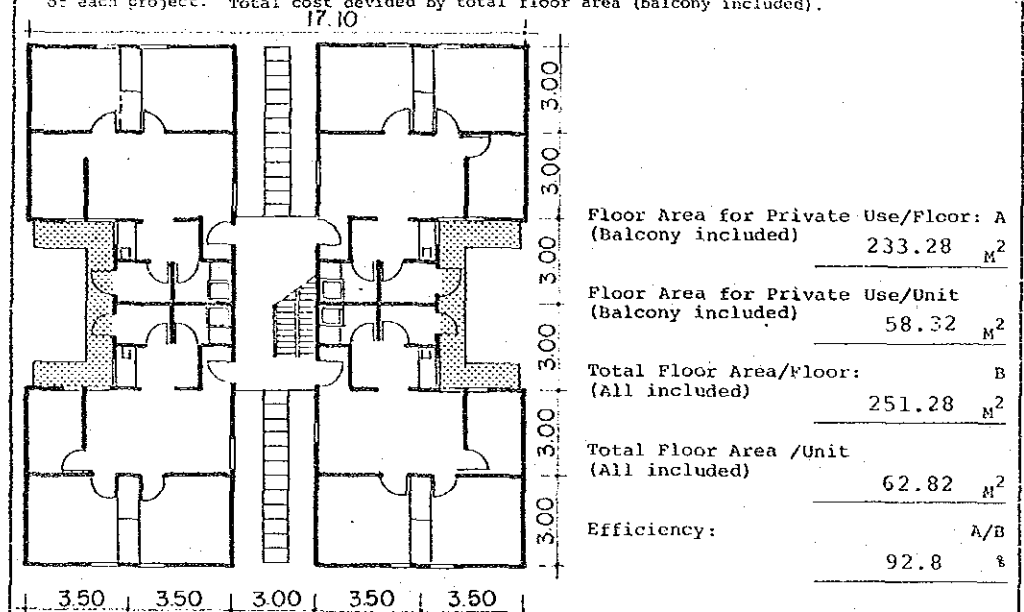
* Incl. overhead, etc. Value used for the calculation of the Basic Unit Price in the F/S report of each project.

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



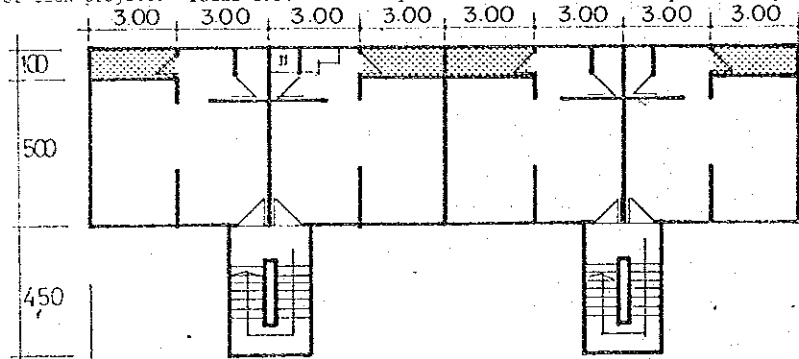
TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 54	PT. DECIMAL	?	RC / PC / STEEL
LOCATION NUMBER	KLENDER II 64 UNITS (4 BLOCKS)		
COST* ₂ (RP/M ²) (YEAR)	93,000		

* 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).

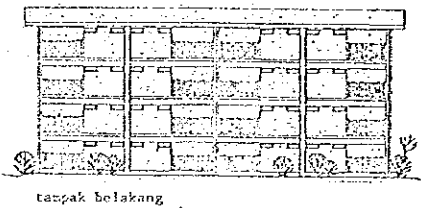


TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 36	PT. DUTA ANGGADA	PT. DUTA ANGGADA	RC / PC / STEEL
LOCATION NUMBER	KLENDER II 448 UNITS (28 BLOCKS)		
COST* (RP/M ²) (YEAR)	73,400 (1981)		

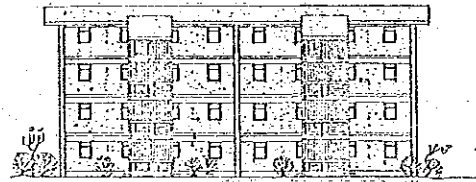
* Incl. overhead, etc. Value used for the calculation of the Basic Unit Price in the F/S reports of each project. Total cost divided by total floor area (balcony included).



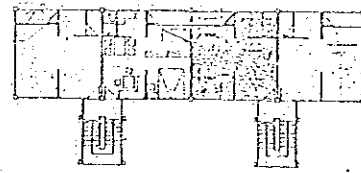
Floor Area for Private Use/Floor: A (Balcony included)	144.0	M ²	Floor Area for Private Use/Unit (Balcony included)	36.0	M ²
Total Floor Area/Floor: (All included)	171.0	M ²	Total Floor Area/Unit (All included)	42.75	M ²
Efficiency:	84.2	A/B			



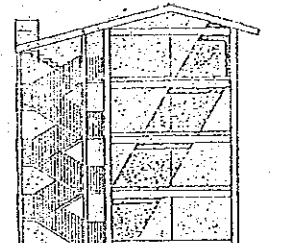
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tampak depan



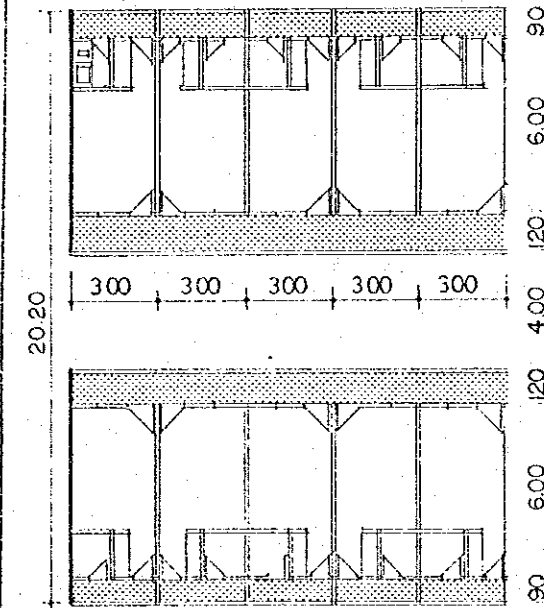
denah lantai I, II, III, IV.



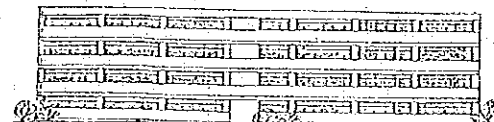
tampak samping

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

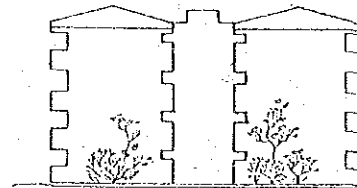
* Incl. overhead, etc. Value used for the calculation of the Basic Unit Price in the F/S reports of each project. Total cost divided by total floor area (balcony included).



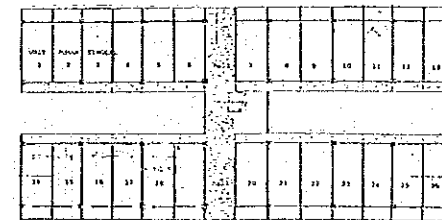
Floor Area for Private Use/Floor: A (Balcony included)	538.2	M ²	Floor Area for Private Use/Unit (Balcony included)	20.7	M ²
Total Floor Area/Floor: (All included)	704.4	M ²	Total Floor Area /Unit (All included)	27.09	M ²
Efficiency:	76.4	A/B			



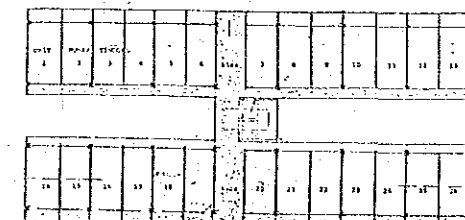
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tampak samping



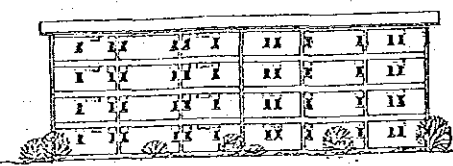
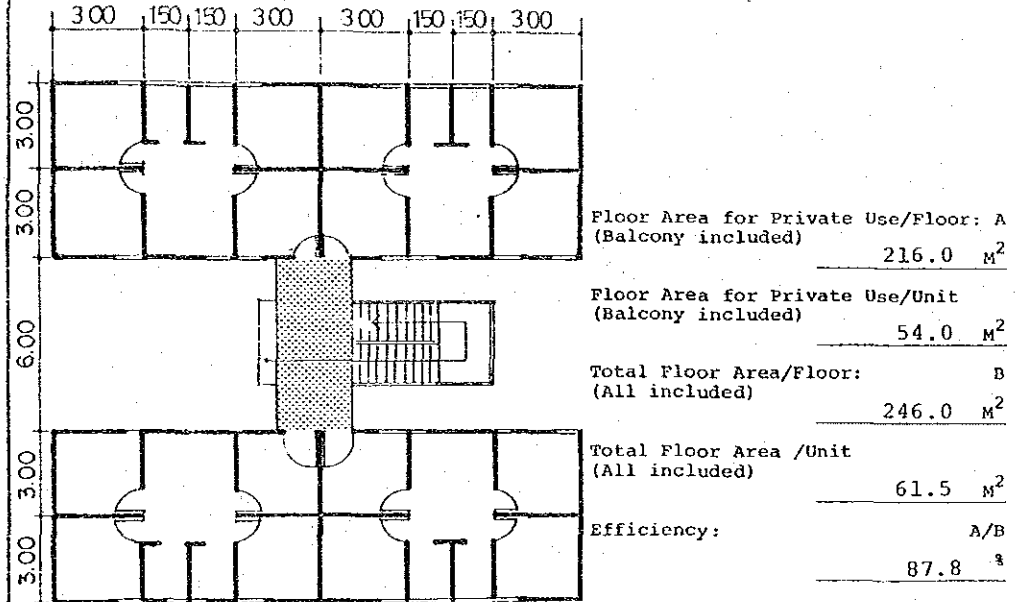
denah lantai I



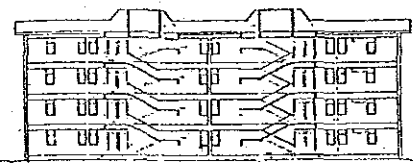
denah lantai II, III, IV.

TYPE	DESIGNER	CONTRACTOR	STRUCTURE
F 54	PT.HANDARA GRAHA	PT.HANDARA GRAHA	RC / PC / STEEL
LOCATION	ILIR BARAT		
NUMBER	416UNITS (13BLOCKS)		
COST* (RP/M ²) (YEAR)	119,700 (1982)		

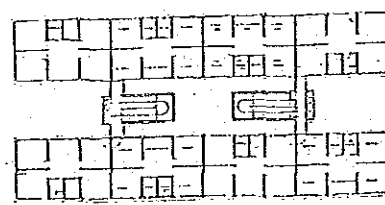
* Incl. overhead, etc. Value used for the calculation of the Basic Unit Price in the P/S report of each project. Total cost divided by total floor area (balcony included).



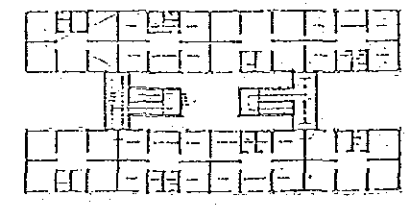
tanpak samping



potongan melintang



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%)
				Not identified		10
				Total		313

WK: PT. Wijaya Karya Type
FJ: PT. Pembangunan Jaya Type

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

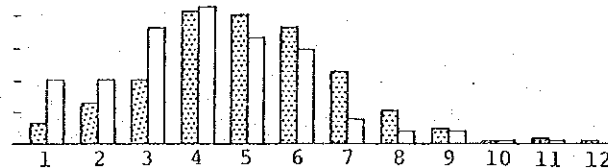
Analysis

* Profile of the Residents

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

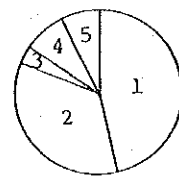
2. Distribution of householdsize

▨ All members
□ Nucleus family



3. Occupation of the head of family

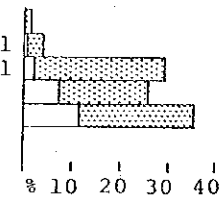
1. Civil Servant
2. Private Employee
3. Army/Navy/Air Force/Police
4. Pensioner
5. Others



4. Education of the head of family

▨ Graduated
□ Not graduated

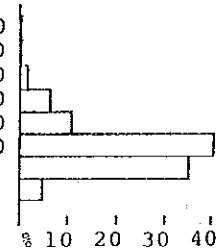
Elementary School
Junior High School
Senior High School
Academy
University



5. Monthly income

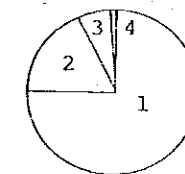
Average: Rp. 209,900.-

1 - 30,000
30,001 - 55,000
55,001 - 78,000
78,001 - 108,000
108,001 - 134,000
134,001 - 200,000
200,001 -
No answer



6. Religion

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

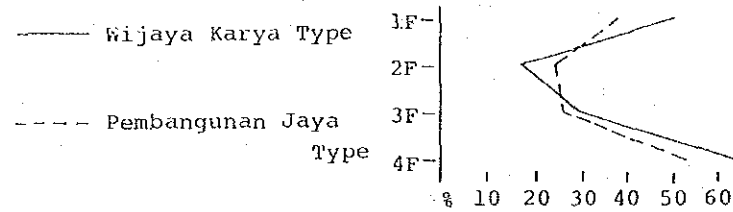


Why applied for flats?

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

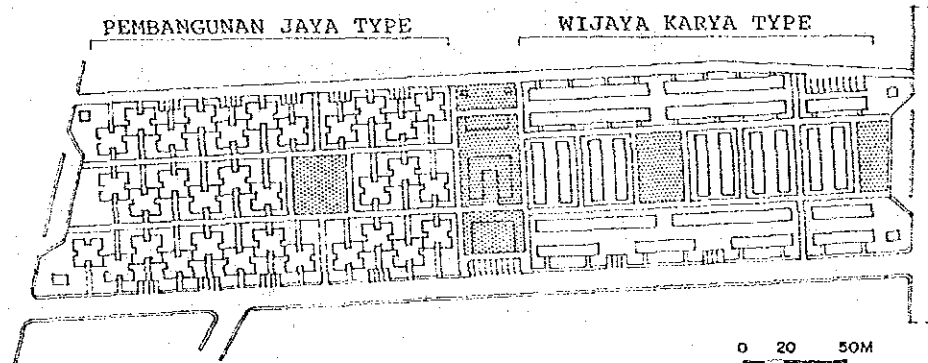
1. The distance between blocks

	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

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

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

2. Project cost

	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
CC1: 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
teaporary	(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
= $56.9 \times 18,000 \text{ m}^2 \times 0.35$
(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 ceetary	(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-N) *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)	= 19,000.000 (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	48,404.1	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				
MN: 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+CS) *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
 MN: 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
D: 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 bid. value	169,501.0	CC2 *(1-c24)
subsidy	-1,135,920.0	-N
share defrayment	-412,306.0	-0
cost for HGB.	-342,240.0	P =-CC1/b22 *p11 *111 *p12
0: 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	110.0	130.0	0.0	
2	100.0	1932.0	1848.0	1193.4	4973.4
3	92.0	92.0	101.2	119.6	0.0
4	92.0	1777.4	1700.2	1097.9	4575.5
total	83.0	83.0	91.3	107.9	0.0
	83.0	1603.6	1533.8	990.5	4127.9
	75.0	75.0	82.5	97.5	0.0
	75.0	1449.0	1386.0	895.1	3730.1
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
total	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) ; $t\# = Z / (b22 * (1 - c13)) = 1.245$
 conversion rate (floor area) ; $y\# = Z / (c32 * (1 - c24)) = 1.522$

b22: site area (before project) = 18000.000 (sqM)
 c32: floor area (before project) = 14720.000 (sqM)
 Z : 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.

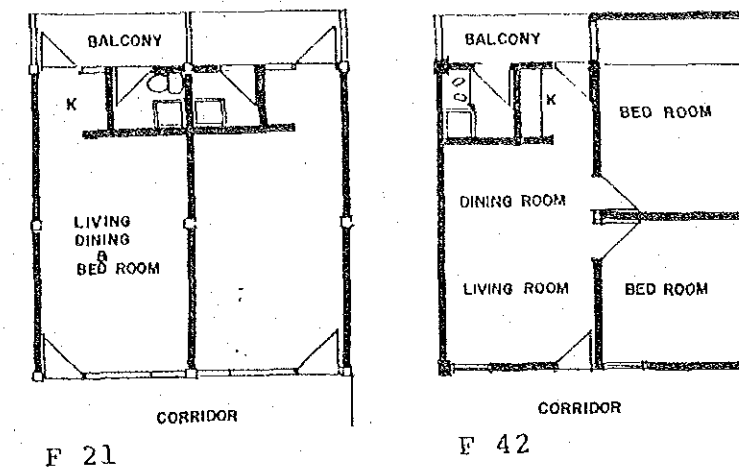


Fig. H-1 UNIT PLAN USED IN THE MODEL STUDY

(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.

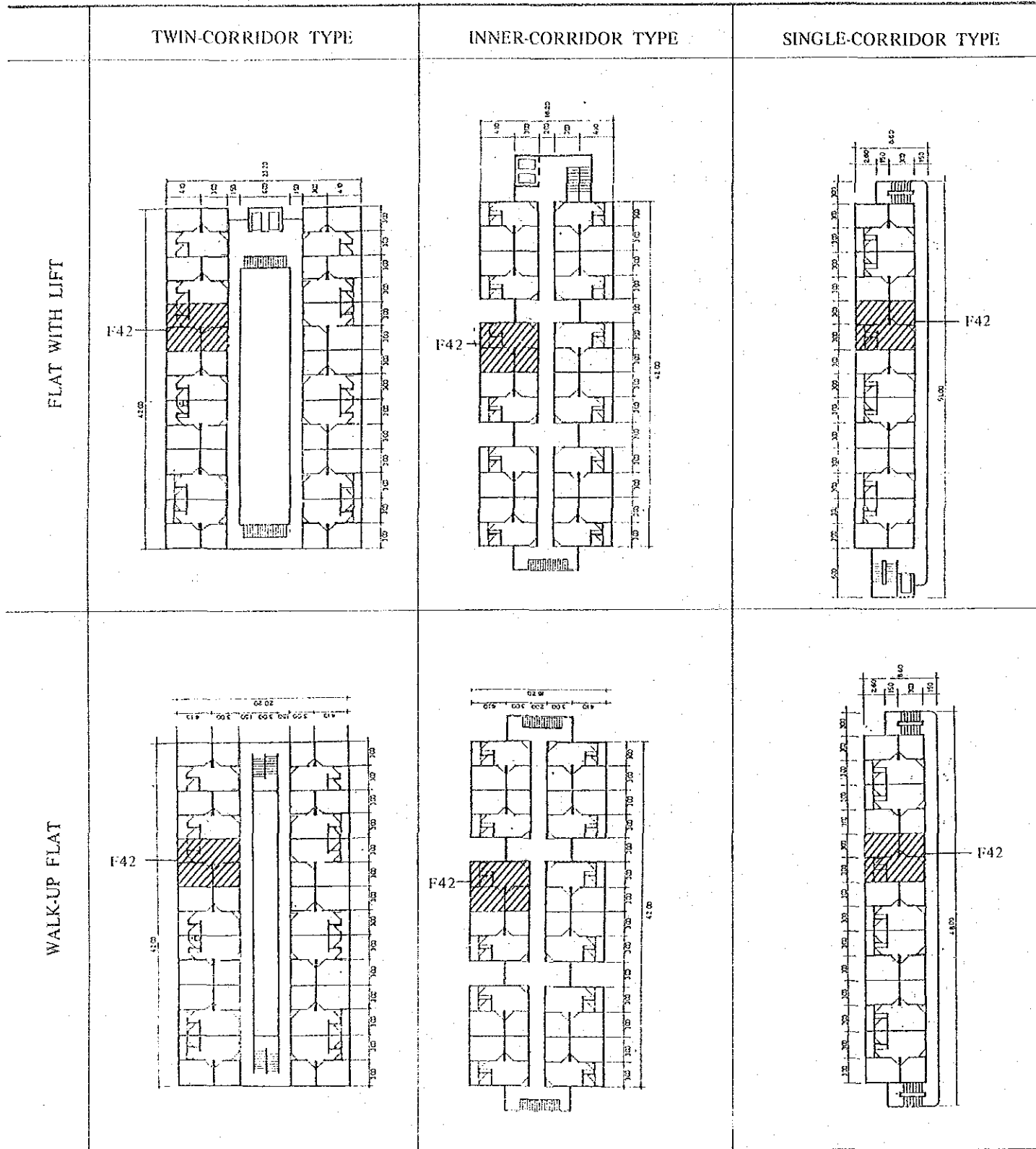
(3) Block Plan

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	Net	Gross
Floor Area Ratio		
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) (3.2%)	630	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) (6.7%)	1,330	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)				
KINDEFGARTEN ** (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

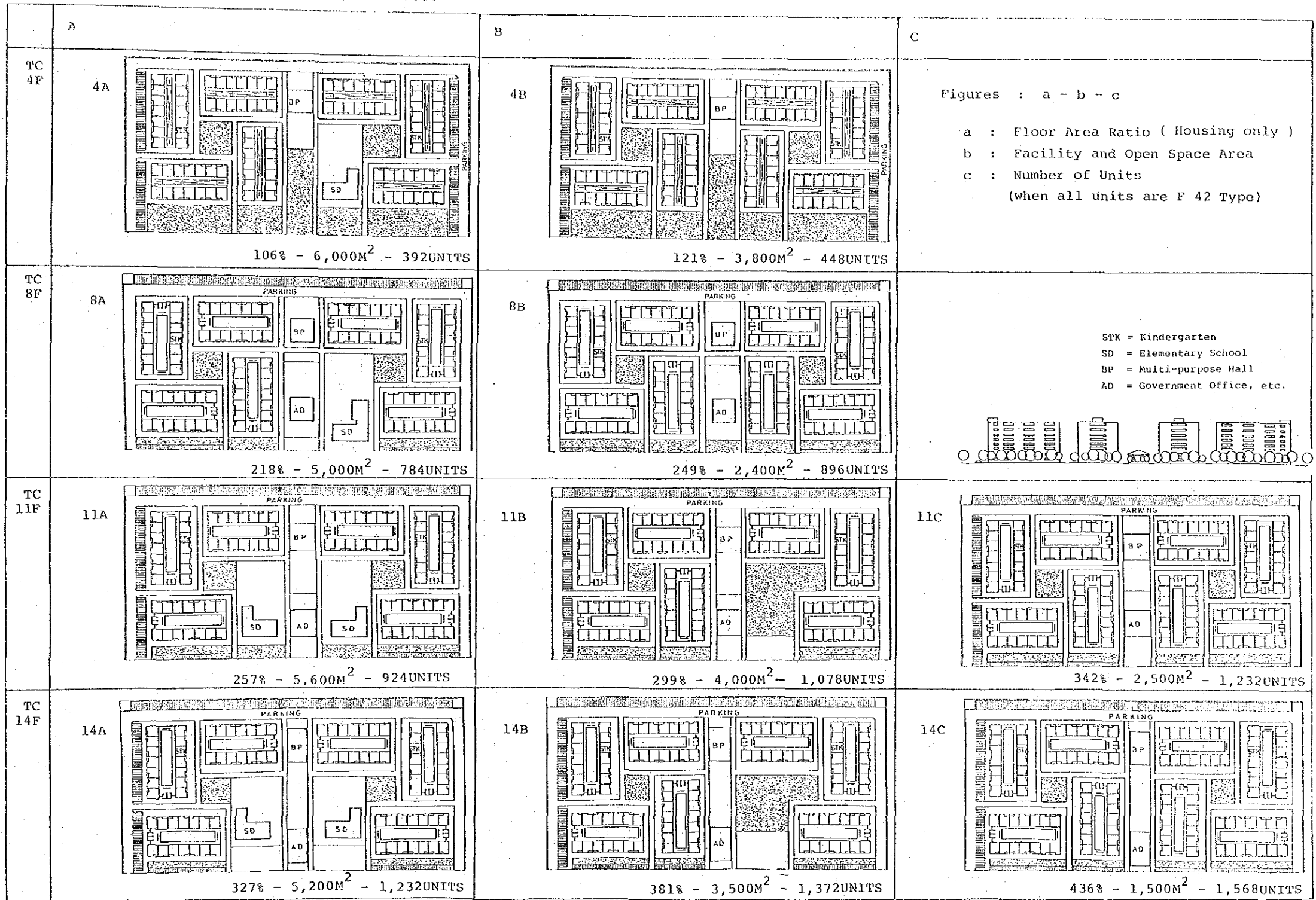


Fig. H-5 LAYOUTS OF INNER-CORRIDOR TYPE BLOCKS

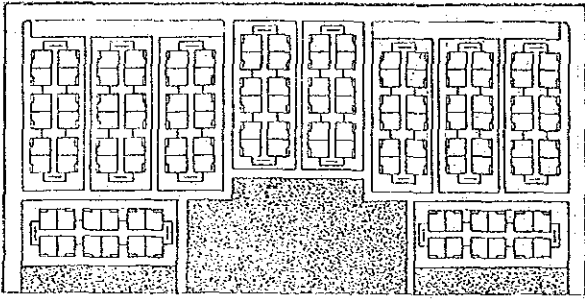
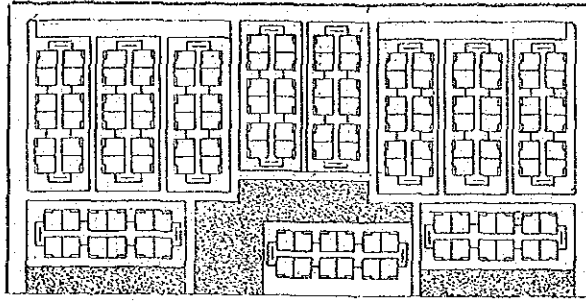
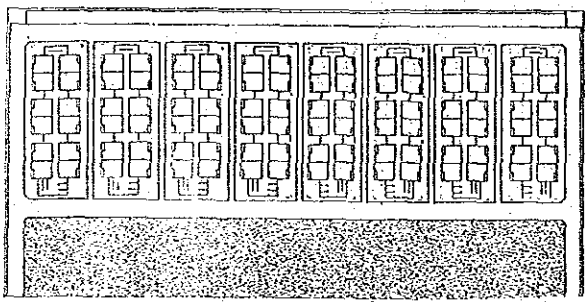
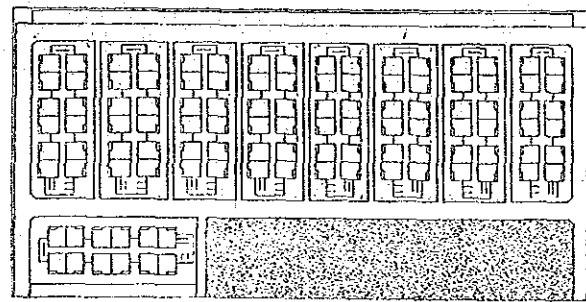
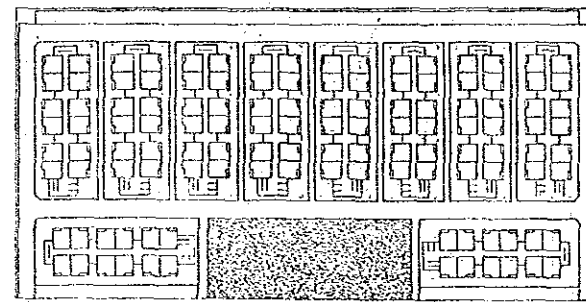
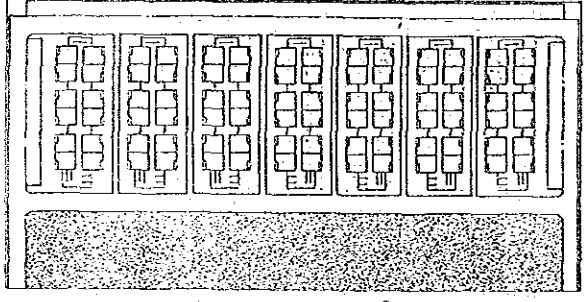
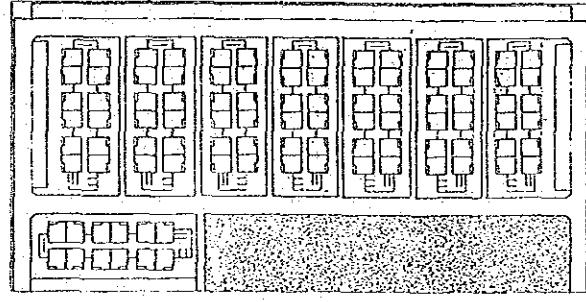
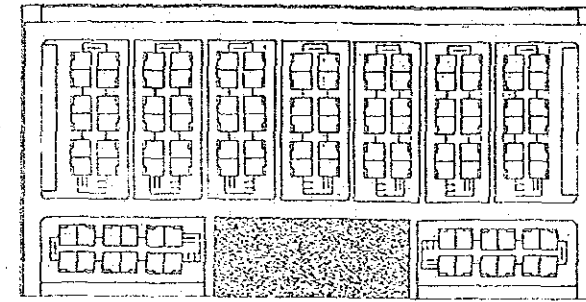
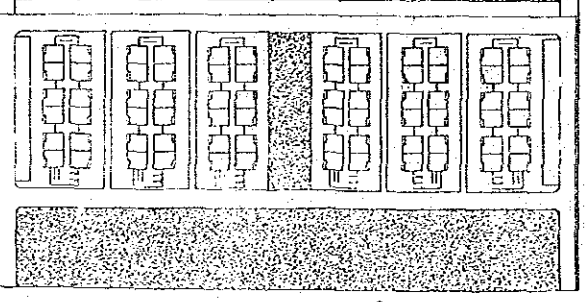
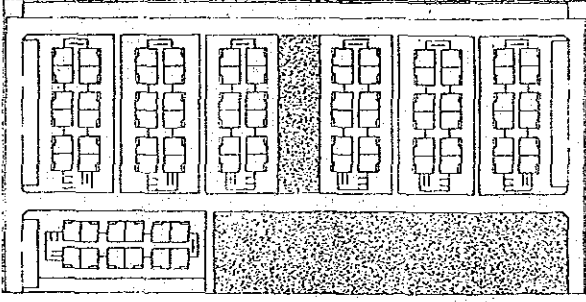
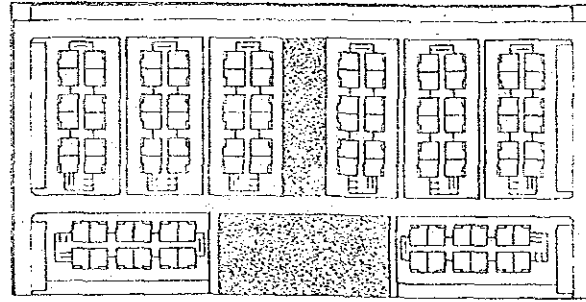
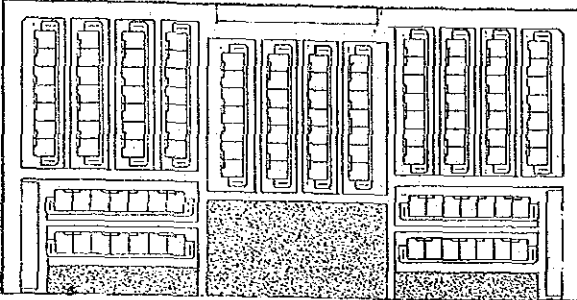
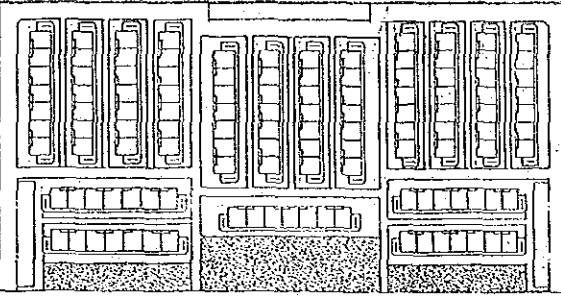
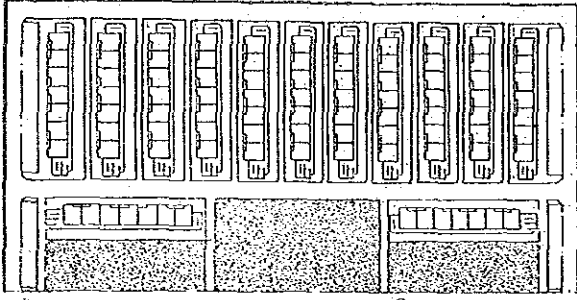
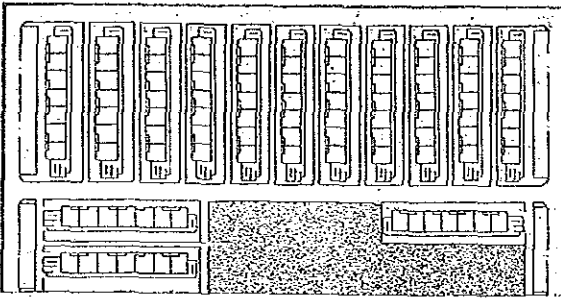
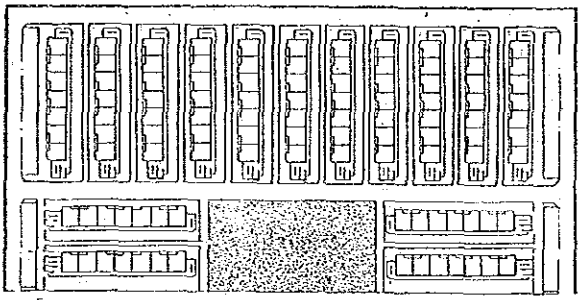
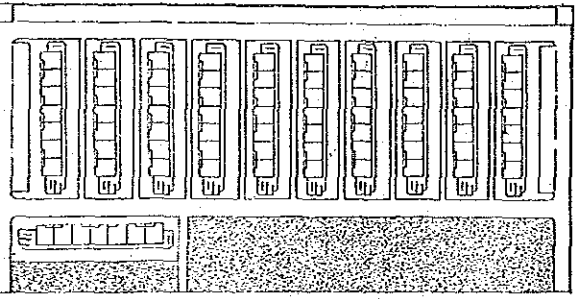
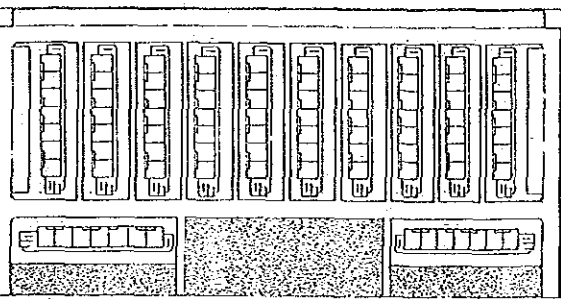
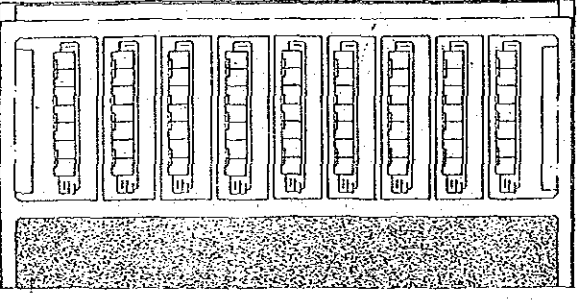
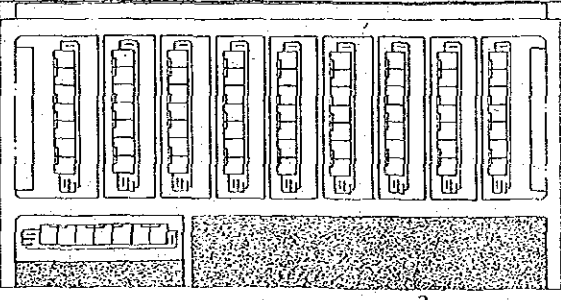
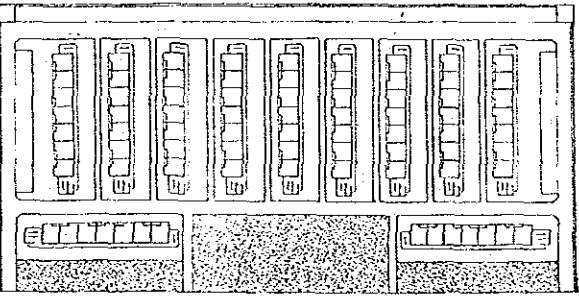
	A	B	C
IC 4F	 <p>133% - 3,700M² - 480</p>	 <p>147% - 2,400M² - 528UNITS</p>	<p>Figures : a - b - c</p> <p>a : Floor Area Ratio b : Facility and Open Space Area c : Number of Units (when all units are F 42 Type)</p>
IC 8F	 <p>226% - 5,200M² - 768UNITS</p>	 <p>254% - 3,200M² - 864UNITS</p>	 <p>282% - 1,800M² - 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).

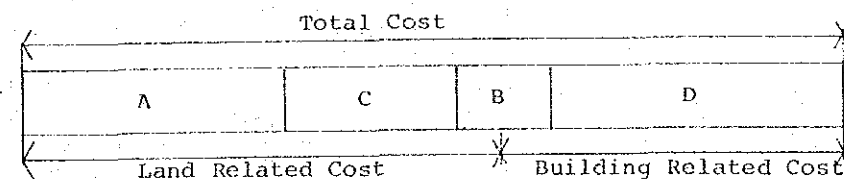
$$\frac{A + B + C}{G} \times H + \frac{D}{I} = \text{Basic unit price (Eq. 1)}$$

- 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.

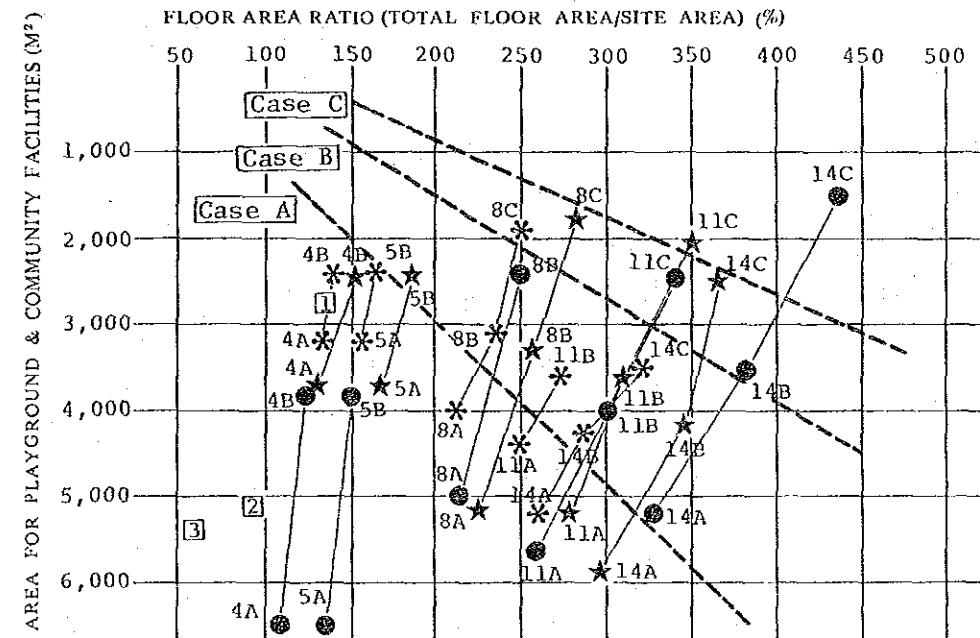
4. ANALYSIS OF RESULTS

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:

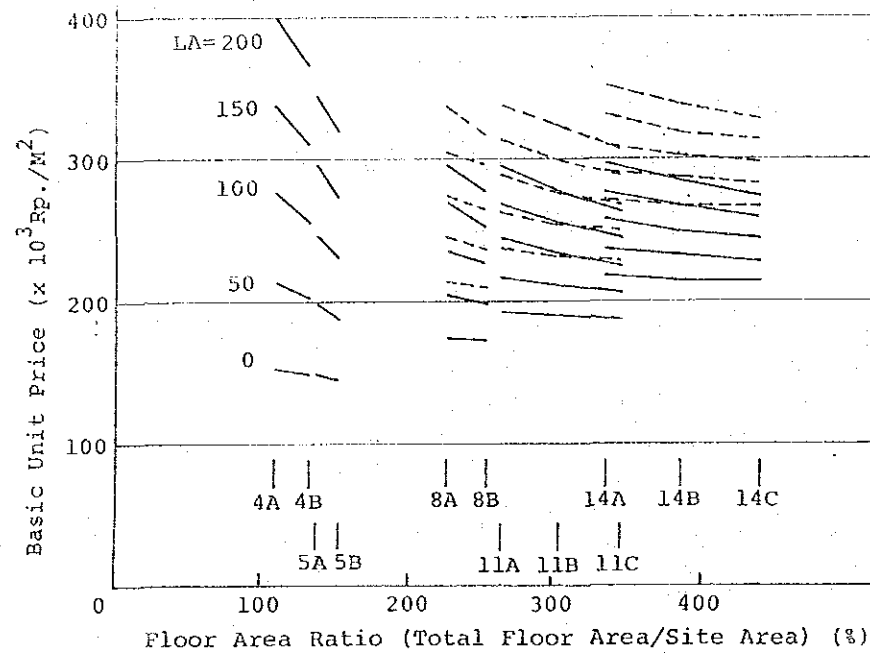
- 1 Kebon Kacang
- 2 Tanah Abang
- 3 Klender II
- Twin-Corridor Type
- ★ Inner-Corridor Type
- * Single-Corridor Type

- 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

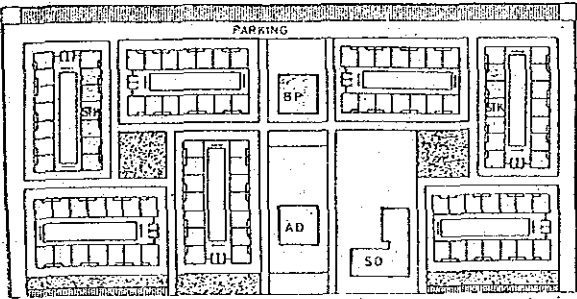
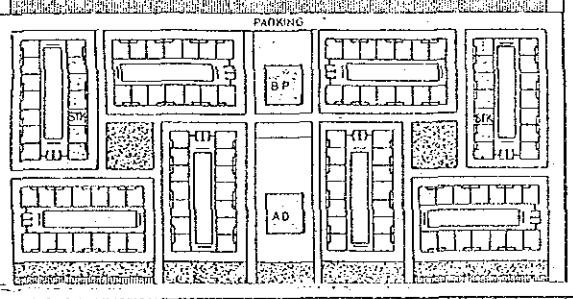
- Unit prices of F21 Type and F42 Type are, on an average of Case A, B and C, as follows. (Land acquisition cost = 100 x 10³ Rp./sq.m)

	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./m ²)	(UNIT LAND ACQUISITION COST=)	0	50	100	150	200	(* 1000 Rp./m ²)					
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	83,111.6	83,111.6	83,111.6	83,111.6	83,111.6	* 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 & MIX USE K=2	174.1	204.7	235.3	265.8	296.4	* 1000 Rp./m ²	FLAT HOUSING K=1 & MIX USE K=2	171.2	197.9	224.6	251.3	278.0	* 1000 Rp./m ²					
(Case 2)							(Case 2)											
(UNIT LAND ACQUISITION COST=)	0	50	100	150	200	(* 1000 Rp./m ²)	(UNIT LAND ACQUISITION COST=)	0	50	100	150	200	(* 1000 Rp./m ²)					
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	9,154,990.0	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 & MIX USE K=2	212.8	243.3	273.9	304.5	335.1	* 1000 Rp./m ²	FLAT HOUSING K=1 & MIX USE K=2	209.9	236.6	263.3	290.0	316.6	* 1000 Rp./m ²					
LAND and BUILDING USE DATA				DETAIL of BUILDING USE DATA				LAND and BUILDING USE DATA				DETAIL of BUILDING USE DATA						
LAND USE DATA				FLAT BUILDING (EL. TOTAL= 14)				LAND USE DATA				FLAT BUILDINGS (EL. TOTAL= 16)						
SITE AREA	20,000.0			HOUSING		COMMERCIAL	SOC. F.	TOTAL	SITE AREA	20,000.0		HOUSING		COMMERCIAL	SOC. F.	TOTAL		
ROAD & FOOTPATH	3,991.2	20.0 %		PRIVATE	PUBLIC	PRIVATE	PUBLIC		ROAD & FOOTPATH	4,038.6	20.2 %	PRIVATE	PUBLIC	PRIVATE	PUBLIC			
PARKING FOR HOUSING				1	3,365.4	1,568.7	0.0	0.0	511.2	5,445.3		1	3,919.2	1,792.8	0.0	0.0	511.2	6,223.2
FOR COMMERCIAL FAC.				2	4,174.8	1,270.5	0.0	0.0	0.0	5,445.3		2	4,771.2	1,452.0	0.0	0.0	0.0	6,223.2
TOTAL	1,268.5	6.3 %		3	4,174.8	1,270.5	0.0	0.0	0.0	5,445.3		3	4,771.2	1,452.0	0.0	0.0	0.0	6,223.2
PLAYGROUND	3,998.4	20.0 %		4	4,174.8	1,270.5	0.0	0.0	0.0	5,445.3		4	4,771.2	1,452.0	0.0	0.0	0.0	6,223.2
SOCIAL FACILITIES - 1 (SD)	1,800.0			5	4,174.8	1,270.5	0.0	0.0	0.0	5,445.3		5	4,771.2	1,452.0	0.0	0.0	0.0	6,223.2
- 2 (BP)	700.0			6	4,174.8	1,270.5	0.0	0.0	0.0	5,445.3		6	4,771.2	1,452.0	0.0	0.0	0.0	6,223.2
- 3 (AD)	800.0			7	4,174.8	1,270.5	0.0	0.0	0.0	5,445.3		7	4,771.2	1,452.0	0.0	0.0	0.0	6,223.2
TOTAL	3,300.0	16.5 %		8	4,174.8	1,550.5	0.0	0.0	0.0	5,725.3		8	4,771.2	1,772.0	0.0	0.0	0.0	6,543.2
COMMERCIAL FACILITIES				TOTAL	32,589.0	10,742.2	0.0	0.0	511.2	43,842.4		TOTAL	37,317.6	12,276.8	0.0	0.0	511.2	50,105.6
HOUSING FLAT & MIX USE BLDG.	9,811.2																	
MAISONETTE - 1 (M36/60)																		
- 2 (M72/90)																		
TOTAL	9,811.2	49.1 %																
OTHERS	265.5	1.3 %																
BUILDING USE DATA								BUILDING USE DATA										
FLAT BUILDING	43,842.4			FLAT BUILDING		49,825.6			FLAT BUILDING		49,825.6			FLAT BUILDING		50,625.6		
MAISONETTE (M36/60) - 1				MAISONETTE (M36/60) - 1					MAISONETTE (M36/60) - 1					MAISONETTE (M36/60) - 1				
(M72/90) - 2				(M72/90) - 2					(M72/90) - 2					(M72/90) - 2				
COMMERCIAL BLDG.				COMMERCIAL BLDG.					COMMERCIAL BLDG.					COMMERCIAL BLDG.				
SOCIAL FAC. BLDG.				SOCIAL FAC. BLDG.					SOCIAL FAC. BLDG.					SOCIAL FAC. BLDG.				
- 1 (SD)	650.0			- 1 (SD)		400.0			- 1 (SD)		400.0			- 1 (SD)		400.0		
- 2 (BP)	400.0			- 2 (BP)		400.0			- 2 (BP)		400.0			- 2 (BP)		400.0		
- 3 (AD)	400.0			- 3 (AD)		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 %		BUILDING COVERAGE (RATIO)		6,623.2	33.1 %		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 %		TOTAL FLOOR AREA (RATIO)		50,625.6	253.1 %		TOTAL FLOOR AREA (RATIO)		50,625.6	253.1 %	

MODEL CALCULATION OF FINANCIAL ANALYSIS

1. Present and Planned Conditions

	Before the renewal (B.R.)	After the renewal (A.R.)
Project area	1.0 ha	1.0 ha
Public facilities area (Road)	1000 m ²	3000 m ²
Building lot area	9000 m ²	7000 m ²
Coverage area	7000 m ²	5000 m ²
Coverage ratio	77.7%	71.4%
Building floor area	7000 m ²	30000 m ²
Floor area ratio (FAR)	77.7%	428.6%
Building use	House, shop, etc.	House 20,000 m ² shop 10,000 m ²

2. Assumed Conditions

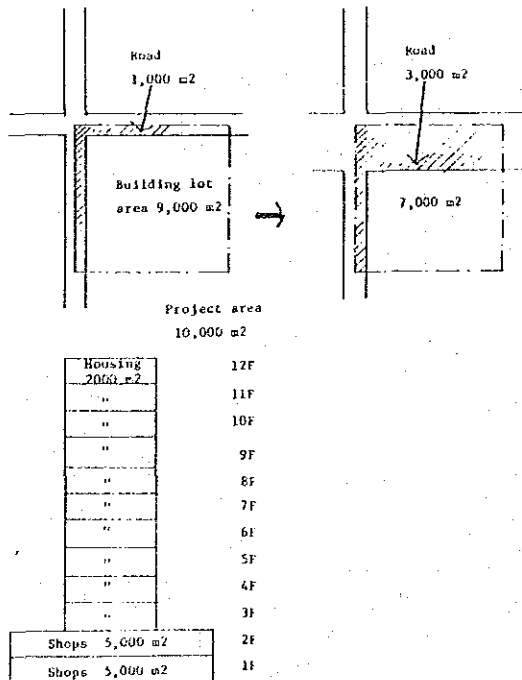
(1) Number of right-holders:

Land owner	20
Building owner	40
(Excluded land over)	
No right-holder	40
(Kontrak, Numpang)	

- (2) Resettlement rate 75%, dislocation rate 25%
 (3) Unit land value Rp.300,000/m² (on the average)
 (4) Building construction cost

x (Rp. 1000)

	House	Shop
Architectural works	84 /m ²	108 /m ²
Equipment facilities	36 /m ²	72 /m ²
Total	120 /m ²	180 /m ²



3. MODEL CALCULATION

(1) PROJECT COST

x (Rp. 1000)

A) Land value

a) Total land value

Standard unit land value x building lot area
 300 x 9,000 m² = 2,700,000 2,700,000 -(1)

(or)

Unit land value by ownership x Building lot area

Ownership	Rate	Unit Value	Area	Value
Standard land value	100%			(1)
Hak Milik (with certificate)	100%			
Hak Milik (without certificate)	90%			
Hak Usaha	80%			
Hak Guna Bangunan (with certificate)	80%			
Hak Guna Bangunan (without certificate)	70%			
Hak Pakai (certificate for 10 and 6 years)	60%			
Hak Pakai (without certificate)	50%			
Hak Pakai (certificate for 3 yrs.)	50%			
Hak sewa (on private land)	60%			
Hak sewa (on state land)	40%			
Garapan (on private land)	40%			
Garapan (on state land)	25%			
Total				
State share				

b) Land acquisition cost (dislocation rate 25%)
 2,700,000 (1) x 25% 675,000 -(2)

B) Building value

x (Rp. 1000)

a) Total building value

Unit value by structure x Floor area by structure
 + Unit value by equipment x Number of equipment
 + Official installation price (Electricity, Telephone, water supply)

Structure/Equipment/Others	Unit Value	Area/ Number	Value
Permanent -1 (with certificate)			
Permanent -2 (without certificate)			
Semi-permanent -1 (with certificate)			
Semi-permanent -2 (without certificate)			
Temporary -1 (with certificate)			
Temporary -2 (without certificate)			
Fence -1 (Iron fence)			
Fence -2 (Brick/Stone fence)			
Fence -3 (Bambu fence)			
Well -1 (Stone well)			
Well -2 (Pump well)			
Well -3 (Dig well)			
Septic tank (Brick)			
Septic tank (Dig)			
Electricity			
Water supply			
Telephone			
Total			(3)

(or)

Average building unit value x Total floor area
 30 /m² x 7,000 m² 210,000 -(3)

b) Building compensation

210,000 (3) x (Dislocation rate 25%) 53,000 -(4)

C) Other Compensation

a) Cemetery

Item	Unit Value	Quantity	Value
Moving the cemetery office			
Religious ceremony			
Sub-total			(5)

b) Trees

Item	Unit Value	Quantity	Value
Fruit trees (producing)			
Fruit trees (not producing)			
Banana trees			
Vegetable			
Bamboo tree			
Sub-total			(6)

c) Business

Item	Unit Value	Quantity	Value
With certificate (permanent)			
With certificate (semi-permanent)			
With certificate (temporary)			
Without certificate (permanent)			
Without certificate (semi-permanent)			
Without certificate (temporary)			
Sub-total			(7)

x (Rp. 1000)

d) Compensation for government

Unit cost x Number of household
 80 x 100 8,000 -(8)

e) Sub-total (5) + (6) 8,000 -(9)

D) Total Compensation Cost (2) + (4) + (9) 736,000 -(10)

E) Land Preparation Cost

a) Demolishment Cost

By structure	Unit cost	Floor area	Cost
Permanent	7 /m ²	7,000 m ²	49,000
Semi-permanent	6		42,000
Temporary	5		35,000
Sub-total			126,000 -(11)

b) Grading cost

Unit cost x Building lot area (before project)
 4 /m² x 9,000 m² 36,000 -(12)

c) Sub-total (11) + (12) 78,000 -(13)

F) Construction Cost

a) Building construction cost

	Unit cost	Floor area	Cost	
Part of housing	120 /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. 10000)

b) On-site infrastructure

Unit cost x (Building lot area - coverage area)
20 /m² x 2,000 m² 40,000 -(17)

c) Off-site infrastructure (Public facilities)

Average unit cost x Land area concerned
30 /m² x 3,000 m² 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)

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 /m² 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. 10000)

d) Legalization to local government

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

e) Sub-total (20) + (21) + (22) + (23) 284,000 -(24)

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)

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 0 -(30)

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

J) Contingency

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

* (Rp. 10000)

K) Interest

{ Project cost (10) + (13) + (19) + (24) + (27) + (31) + (32) - Subsidy (43) - share defrayment (52) }
x Interest x Project year x H.F. *
(6207 - 94) - 774 x 0.135 x 2.0 x 1/4 303,000 -(33)

* H.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) + (36) + (37) + (38) 189,000 -(39)

B) Land Preparation Cost

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

H.F. = Modification Factor

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

* (Rp. 10000)

b) Grading cost (12) x 2/3 x H.F.
16,000 x 2/3 x $\frac{1}{10}$ 11,000 -(41)

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

d) Compensation

(i) Building compensation (3) x 2/3 x H.F.
210,000 x 2/3 x 7/10 98,000 -(43)

(ii) Other compensation (8) x 2/3 x H.F.
8,000 x 2/3 x 7/10 4,000 -(44)

(iii) Sub-total 102,000 -(45)

e) Sub-total (40) + (41) + (42) + (45) 182,000 -(46)

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 H.F.
2,000 m² x 20 /m² 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 84,000 -(49)

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

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

e) Sub-total (47) + (48) + (49) + (50) 531,000 -(51)

* (Rp. 10000)

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)

(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 m² - 1,000 m²) x 300 600,000 -(54)

b) Building compensation cost

Building unit value x floor area
30 x 1,500 m² 45,000 -(55)

c) Other compensation cost

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

d) Sub-total (54) + (55) + (56) 647,000 -(57)

B) Construction Cost

a) Construction - 1

Average unit cost x Land area concerned
(Refer (1) - (F) - c)
30 x 3,000 m² 90,000 -(58)

(Rp. 1000)

b) Construction & 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	37,000	(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 management authorities	774,000	Land preparation	78,000
Sales of reserved floor	4,789,000 (63)	Compensation	736,000
		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 F.F.M.A.
 $6,510,000 - 947,000 - 774,000 = 4,789,000$

(Rp. 1000)

(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.)	$2,700,000 \div 9,000 \text{ m}^2 \times 1.2 \times 7,000 \text{ m}^2 \times (1-0.8) = 504,000$	(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	$6,510,000 \text{ th} + 2,025,000 \text{ th} + 158,000 - 947,000 - 774,000 - 504,000$	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		
			Housing $\beta_1 = 6$	Shops $\beta_2 = 10$	Total
12	Housing 1,600 m ²	$\alpha_{12} = 7$	$\alpha_{12} \beta_1 = 42$	-	67,200
11	"	"	" = 42	-	"
10	"	"	" = 42	-	"
9	"	"	" = 42	-	"
8	"	"	" = 42	-	"
7	"	"	" = 42	-	"
6	"	"	" = 42	-	"
5	"	"	" = 42	-	"
4	"	"	" = 42	-	"
3	Housing 1,600 m ²	$\alpha_3 = 7$	" = 42	-	"
2	Shops 4,000 m ²	$\alpha_2 = 4$	-	$\alpha_2 \beta_2 = 90$	360,000
1	Shops 4,000 m ²	$\alpha_1 = 16$	-	$\alpha_1 \beta_2 = 160$	640,000
Total			672,000	760,000	1,432,000

Floor productivity = $\alpha_{ij} \times d_{ij} \times \beta_j$
 d_{ij} = Private floor area by storey and building use
 α_{ij} = Floor productivity ratio by storey
 β_j = 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 (D_{ij}) = $\frac{\text{Floor cost (C}_{ij})}{\text{Private floor area (d}_{ij})}$

$$\frac{\sum \alpha_{ij} d_{ij} \beta_j}{\sum \alpha_{ij} d_{ij}}$$

(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

(Rp. 1000)

A) Right Holder's Floor Area

Entitled values to right conversion (69)
 Unit floor price (unit floor cost)
 $\frac{\text{Land value pre-renewal of resettler's (64)} + \text{Building value pre-renewal of resettler's (65)}}{\text{Unit floor price (D}_{ij}) (65)}$
 $\frac{2,025,000 + 158,000 - 504,000}{\text{Unit floor price (D}_{ij})}$
 $\frac{1,679,000}{\text{Unit floor price (D}_{ij})}$

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

(Rp. 1000)

	Private floor area	Unit floor price	Price
Shopping Floor	1,000 m ²	451.7 (1F) *	451,700 (70)
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

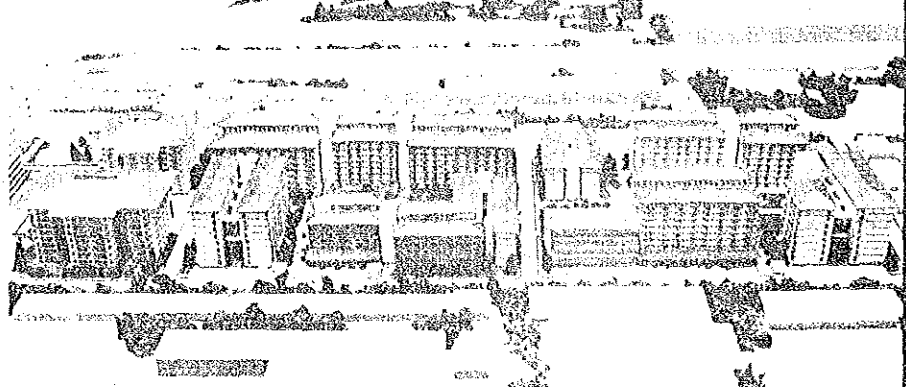
a) For pre-renewal land area
 $\frac{\text{Entitled floor area (71)}}{\text{Pre-renewal land area of resettler's (71)}}$
 $\frac{7,470 \text{ m}^2}{9,000 \text{ m}^2 \times (1 - 0.25)} = 1.11$

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

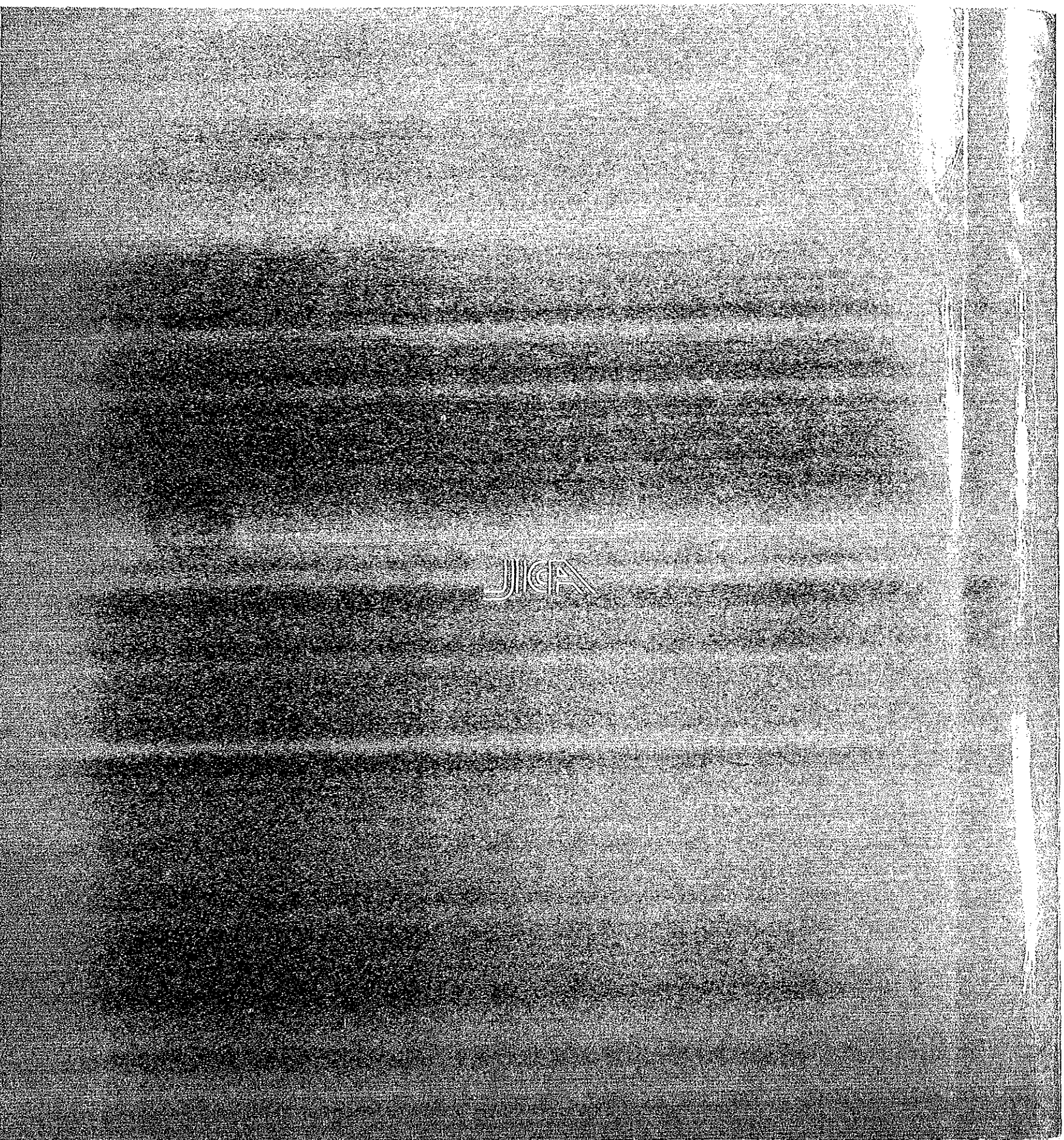
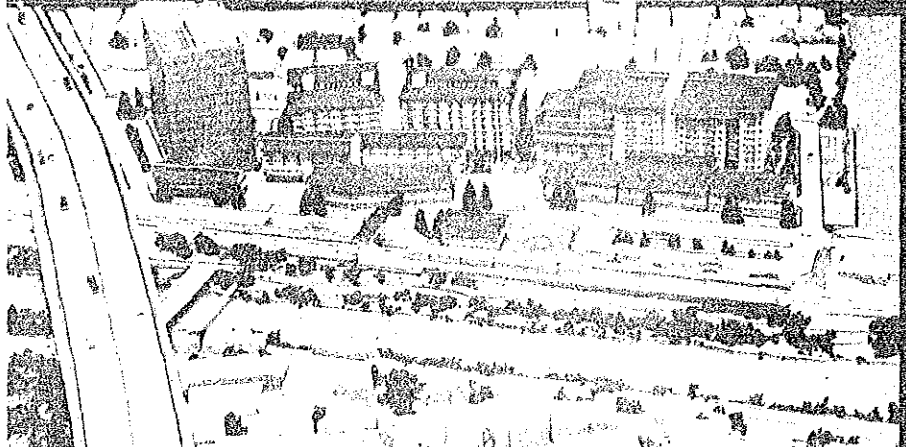
These results show that right holders obtain floor area more than pre-renewal conditions.



CARAI



ION M



JICA