

Master Plan and Feasibility Study  
for  
Construction of Urban Housing Development Center  
in  
The Republic of Indonesia



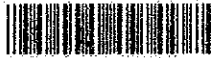
Japan International Cooperation Agency

SSF  
07/01  
90-36(4/4)

RY



JICA LIBRARY



1083151191

21303



**Master Plan and Feasibility Study**  
**on**  
**Kemayoran Urban Housing Development Project**  
**in**  
**The Republic of Indonesia**

**Manual for**  
**Urban Housing Renewal**

**March, 1990**

**Japan International Cooperation Agency**

国際協力事業団

21303

## TABLE OF CONTENTS

	Page
CHAPTER I INTRODUCTION .....	1
1. GENERAL INTRODUCTION .....	1
2. CASE STUDY CONDUCTED FOR METHODOLOGY DEVELOPMENT .....	6
3. OUTLINE OF RIGHT CONVERSION SYSTEM .....	11
CHAPTER II MANUAL FOR RIGHT CONVERSION RENEWAL METHOD .....	17
1. BASIC FRAMEWORK .....	18
2. EXISTING CONDITION SURVEY OF PROJECT AREA .....	21
3. PHYSICAL PLANNING .....	28
4. RIGHT CONVERSION PLAN .....	31
5. PROJECT IMPLEMENTATION PROGRAMME .....	40
CHAPTER III MANUAL FOR SCRAP, BUILD AND TRANSITIONAL RESETTLEMENT RENEWAL METHOD .....	43
1. ESTABLISHMENT OF BASIC FRAMEWORK .....	44
2. SITE SURVEY .....	50
3. PREPARATION OF FINANCIAL SCHEDULE .....	56
4. PHYSICAL PLANNING .....	58
5. DEVELOPMENT OF OPERATIONAL MEASURE .....	61
6. ACTIVITIES OF TRANSITION PERIOD UNTIL DEMOLITION .....	63

**CHAPTER I**  
**INTRODUCTION**



## CHAPTER I INTRODUCTION

### 1. GENERAL INTRODUCTION

#### 1.1 BACKGROUND

This Manual has been prepared in accordance with the study results of the Master Plan and Feasibility Study on Kemayoran Urban Housing Development and Renewal Project which was conducted by the Study Team of Japan International Corporation Agency (JICA) with the Indonesian Counterparts, starting from June 1988 to March 1990, based upon the Scope of Work for the Project agreed by the governments of Indonesia and Japan on April 14, 1988.

Objectives of the Study shown in the Scope of Work are as follows:

- 1) Formulation of integrated development plan for Housing and Neighborhood Facility Area in Kemayoran ex-airport area.
- 2) Study of methodology development for urban renewal in Indonesian metropolitan area.
- 3) Conduct of feasibility study on urban housing development and urban renewal.
- 4) Provision of audio-visual materials for dissemination of urban renewal.
- 5) Implementation of technology transfer to the Indonesian counterpart personnel in the course of the study.

This issuance of this Manual is related to the above objectives 2) and 5). Case studies of urban housing renewal for six sites are described, and four methods of renewal have been proposed. Among the four methods, two methods have been elaborated, generalized, and converted to this Manual. The two methods are the RIGHT CONVERSION RENEWAL METHOD (shown in CHAPTER II) and SCRAP, BUILD AND TRANSITIONAL RESETTLEMENT RENEWAL METHOD and (CHAPTER III).

## 1.2 OBJECTIVE AND USE OF MANUAL

In the course of formulating this Manual, opinions and information have been exchanged between the JICA Study Team and the Indonesian Counterparts coordinated by the JICA Housing Experts, which can be considered as one of the activities of technology transfer. It is aimed that, after the completion of the JICA Study, this Manual together with the Final Report of the JICA Study is to be studied by officials of concerned public sectors or their technical staff who participate in housing or urban renewal projects.

This Manual is one of the materials to initiate methodology development of urban housing renewal by Directorate of Housing, Directorate General of Human Settlements, Ministry of Public Works and relevant agencies or institutions concerned involving other sectors relating to urban renewal.

It is also expected that this Manual will be experimentally used for actual renewal projects although some adjustments may be necessary, similar to the studied Case Study Sites described hereinafter in order to examine the proposed methods for further development of methodology.

## 1.3 OBJECTIVES OF URBAN HOUSING RENEWAL

Economic activities of the urban area are obstructed due to a deterioration of the urban function. The following positive impacts can be expected by execution of urban renewal.

- 1) Increase of social capital
- 2) Increase of tax revenue
- 3) Optimum use and distribution of human and natural resources
- 4) Improvement of urban sanitary environment
- 5) Distribution of social infrastructure

The following problems particular to the housing sector shall be solved as an integral part of the urban renewal, contributing to the improvement of deteriorated urban functions.

- 1) Provision of fire-proof urban houses
- 2) Decrease of ill-conditioned traditional houses
- 3) Provision of neighborhood facilities and utilities
- 4) Improvement of social and living environment

#### 1.4 NECESSARY CONSIDERATION FOR RENEWAL

- 1) Roles of government, private sector and inhabitants

- (1) Roles of government

- To be an executing body of projects
- To authorize renewal method
- To formulate institution and systems of subsidy
- To offer examples of actual projects for which government was executing body
- To offer protection policy, strategy and measures for the weak and small right holders
- To guide and control private sectors and inhabitants on execution of projects
- To settle disputes between inhabitants and executing bodies
- To provide information of renewal systems or projects for promotion of community participation
- To give incentives to private sectors for maximizing their financial potentiality and encouraging their involvement

- (2) Roles of private sector

- To be an executing body of projects
- To participate in provision of public facilities
- To finance the executing body and developer
- To comply with statutes, ordinances and relevant guidelines issued by the government

(3) Roles of inhabitant

- To participate in all the stages of survey, planning, construction and management as much as possible
- To confirm and register land tenure and other rights with authorities
- To improve and maintain living environment
- To participate in projects as an executing body by establishing a cooperative or as interested parties

2) Finance

(1) Financial incentives by government for renewal projects in Japan

The following incentives are provided for renewal projects in Japan in accordance with characteristics of projects. These are not firmly established in Indonesia, but shall be considered to be promoted in the establishment of renewal methods. This Manual is formulated complying with these incentives.

- Subsidy (Grant in aid)
  - . Consulting fee, site survey cost
  - . Cost for public facilities and common utilities construction
  - . Administration cost
- Low interest loan
  - . Building construction cost
  - . Land acquisition cost
  - . Cost to business arising from relocation of existing/previous business place
  - . Purchase cost for reserved floor

- Tax exemption/reduction
  - . Income tax when selling reserved floor
  - . Corporation tax
  - . Real estate acquisition tax
  - . Business tax (enterprise)

(2) Governmental financial resources for renewal project in Indonesia

Financial resources for housing projects expected to contribute to urban renewal are:

- Housing loan for low and middle income groups by BTN
- Housing loan by Papang Sujatera
- KCIU (Kemayoran Complex Implementation Unit) fund for construction cost of low income group housing, proposed in conjunction with the JICA Study

In addition KIP project, under a new scheme offers a loan by BPD as a financial resource. BUKOPIN offers loans for businesses.

This Manual is formulated complying with these resources.

## 2. CASE STUDY CONDUCTED FOR METHODOLOGY DEVELOPMENT

Case studies described in this Section were conducted through the JICA Study at six sites which are directly and indirectly involved in the Kemayoran ex-airport development.

### 2.1 SUMMARY OF SIX CASE STUDIES

#### 1) Case Study, Site A

##### (1) Characteristics of Site:

The site is located in Kemayoran Project area. It is a residential area, and some houses are to be demolished because of new road construction. Some ill-conditioned houses are present outside the new road area.

##### (2) Renewal Method:

Residential area improvement method

To resettle the inhabitants of houses to be demolished because of the new road construction or the ill-condition of the buildings into joint ownership fireproof houses (flat), and improve living environment without drastically changing existing spatial structure.

#### 2) Case Study, Site B (Refer to CHAPTER III)

##### (1) Characteristics of Site:

The site is owned by the government (transferred to KCIU) and located in Kemayoran Project area. Both population and building densities are extremely high and the majority of the inhabitants belong to the very low income group and include many unemployed people.

(2) Renewal Method:

Scrap, build, and transitional resettlement method

1. To scrap the houses illegally occupying the site to attain effective land use as a part of the Project but preventing social problems caused by simply dislocating inhabitants.
2. To organize developers and enterprises concerned with the Project for providing job opportunities to the inhabitants.
3. To resettle inhabitants in Transitional House and provide vocational training for improving skill, increasing income, and capability to afford dislocation.
4. To build new and required facilities after dislocation of inhabitants.

3) Case Study, Site C

(1) Characteristics of Site:

The site is in a typical residential area, common in Jakarta. There are many ill-conditioned houses, roads are narrow and public facilities including open spaces are extremely insufficient. Road widening is planned by the Municipality and some houses are to be demolished.

(2) Renewal Method:

Residential area improvement model method

Making use of the opportunity appearing from the road widening project, the inhabitants' cooperative shall construct joint ownership fireproof houses, and some additional units for sale to recover the project cost.

4) Case Study, Site D (Refer to CHAPTER II)

(1) Characteristics of Site:

The site faces the trunk road which connects the existing commercial district and the Kemayoran Project area. The potential for commercial/business use is very high. Roads are narrow and many ill-conditioned houses are seen in the residential area which is not facing the trunk road.

(2) Renewal Method:

Right conversion renewal method

1. To establish a cooperative of private developer/enterprise and inhabitants who are right holders in the site. The cooperative shall be the executing body guided by the Municipality on the project execution.
2. To intensify land use particularly for commercial/business activity, building a multi-storey building consisting of commercial/business floor area, housing units and public facilities.
3. To convert rights of right holders from existing ones to new building floors. Reserved (additional) floors are to be sold to meet the project cost.

5) Case Study, Site E

(1) Characteristics of Site:

The site is located in a fairly developed residential area but the density of houses is very high and refuge and open spaces are limited should an urban disaster occur.



The Municipality plans to provide a refuge path in the site.

(2) Renewal Method:

Residential area improvement model method

The inhabitants' cooperative, assisted by the municipality shall build joint ownership fireproof houses including some units for sale to recover the project cost.

The Municipality's project will require the demolition of some other houses, the inhabitants of which can resettle in the newly built houses.

Thus, living environment is improved especially from view point of prevention of urban disaster.

6) Case Study, Site F

(1) Characteristics of Site:

The site is a part of a housing sprawl area which lies between Kemayoran Project area and high standard real estate, and infrastructure is not yet developed. A large farm land is seen adjacent to the site.

(2) Renewal Method:

Land readjustment renewal method

An executing body is organized on the initiative of the Municipality and includes private developers, housing corporation, KCIU, and inhabitants. The land is consolidated in such a manner as to create the area for roads, public facilities, housing lots, and others to be sold for meeting the project cost. Revenue by selling land can be used for providing housing supply to poor or small right holders/inhabitants.

## 2.2 CLASSIFICATION OF STUDIED METHODS

### 1) Residential area improvement model method

See Case Studies, Site A, Site C and Site E.

Applicable to a residential area where inhabitants desire to rebuild houses, roads are narrow, open spaces are insufficient, and there are plans by the public sector for public work projects.

### 2) Right conversion renewal method

See Case Study, Site D

Applicable to a highly dense built-up area along a major road where the existing houses are ill-conditioned and there is a high potential for commercial/business use.

This method is generalized and elaborated in CHAPTER II.

### 3) Land readjustment renewal method

See Case Study, Site F.

Applicable to an area where housing sprawl is continuing, and provision of roads, public facilities and infrastructure is urgently required.

### 4) Scrap, build, and transitional resettlement method

See Case Study, Site B.

Applicable to a site within the boundaries of a large scale urban development or renewal project. The site is illegally occupied by low income groups who can not afford to dislocate when the project starts.

This method is generalized and elaborated in CHAPTER III.

### 3. OUTLINE OF RIGHT CONVERSION SYSTEM

#### 3.1 GENERAL

##### 3.1.1 Principle

1) Practical use of right-conversion system

The project applies the right-conversion system in exchange for compensation for land and building. Previous (present) right on land and/or buildings are to be converted to certain floor area of renewed buildings. Herein, right holders are not necessarily forced to move out and discontinue their living/business.

2) Sale of reserved floors to meet project cost

A part of the buildings constructed in the project is granted to the rightful person. Excess floors are reserved to be sold for meeting the project expenses. The schematic explanation is shown in the next page.

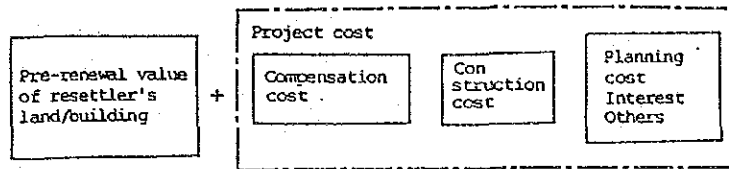
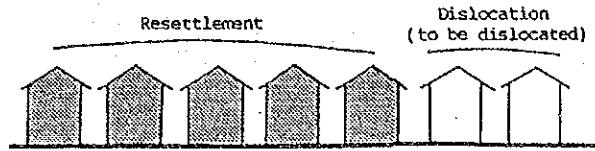
3) Practical participation of private sector

The executors of the project are not only public bodies such as local municipalities and the housing/urban development corporation but also a union of the right holders. The private developers are allowed to participate in the project as union members.

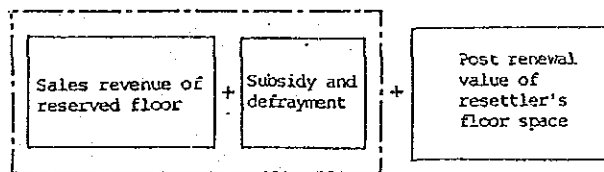
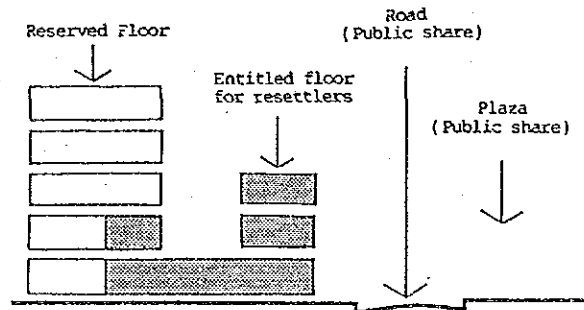
4) Contribution to provision of public facilities

The right conversion system for urban renewal aims to provide public facilities and spaces which are hardly realized in a disorderly developed urban area. Readjusted physical conditions may enable the provision of such facilities.

Project cost is balanced by sales revenue of reserved floor and subsidy.



BEFORE RENEWAL



AFTER RENEWAL

### 3.1.2 Situation in Japan

#### 1) Identification of applicable areas according to the urban planning law

- (1) The project area shall be located in a high-utilization district.
- (2) The rate of fireproof buildings in the project area shall not be more than 30% in terms of floor-area.
- (3) The land use in the project area shall be in extreme disorder.
- (4) The high extent of land utilization in the project area shall contribute to complete renewal of urban functions.

#### 2) Institutional aspects

- (1) Renewal project method called "Urban Renewal Project" by the right conversion system is regulated by law and institutional regulations.

- (2) Various subsidy systems are provided

- Subsidy to cover consultants fee, survey cost and public facilities construction
- Low interest loan for building and housing construction
- Preferential tax treatment

- (3) Executing body

- Right holders' cooperative as a corporation status
- Individual
- Governmental organization, (housing/urban development corporation)
- Local government/municipality

## 3.2 CONDITIONS FOR APPLICATION OF RIGHT CONVERSION SYSTEM IN INDONESIA

### 3.2.1 Situation in Indonesia

A comparison of the situation prevailing in Indonesia and that in Japan follows:

- 1) Urban renewal by the right conversion system is not adopted at present.
- 2) Building floor area ratio is low.
- 3) Existence of mixed building use is low.
- 4) Sense of attachment to land by right holders/inhabitants is not strong.
- 5) Unit land price is lower than unit building cost.
- 6) Income of most inhabitants is low.
- 7) Loan interest rate is high, and loan period is short.

### 3.2.2 Conditions for Realization of the Right Conversion System

The following conditions are to be settled for realization of the system, and the RIGHT CONVERSION RENEWAL METHOD shown in CHAPTER II is applied.

- 1) Conditions of appropriate site
  - (1) Potential area for commercial and business activity
  - (2) Density of built-up area is high
  - (3) Building floor area ratio, by codes, is high
  - (4) Existence of mixed building use is high.

- (5) Land price is considerably high
- (6) Inhabitants who intend to dislocate are few

2) Legislative Conditions

The following legislative preparation is necessary:

- (1) Legal establishment of the system
- (2) Adoption of Condominium Law
- (3) Organization of a cooperative of right holders as a corporation to act as an executing body.
- (4) Formulation of procedure for reaching a consensus
- (5) Establishment of asset evaluation systems based on existing land acquisition systems.
- (6) Simplification of land ownership and adoption into the system

3) Subsidy system

- (1) Legal establishment of subsidy and its systems by authorities concerned
- (2) Subsidy for provision of public facilities, to cover consultant fee and survey cost.
- (3) Exemption of registration taxes for land and building ownership
- (4) Reduction measures for corporation tax, income tax, land and building tax and PBB

### 3.3 OTHER CONDITIONS

The following conditions shall be considered in the project formulation:

- (1) Survey of existing conditions by right holders and NGO
- (2) Consensus among inhabitants and concerned authorities
  - Requests on public facilities by inhabitants
  - Right evaluation
  - Compensation for dislocation
- (3) Feasibility and marketing for selling reserved floor



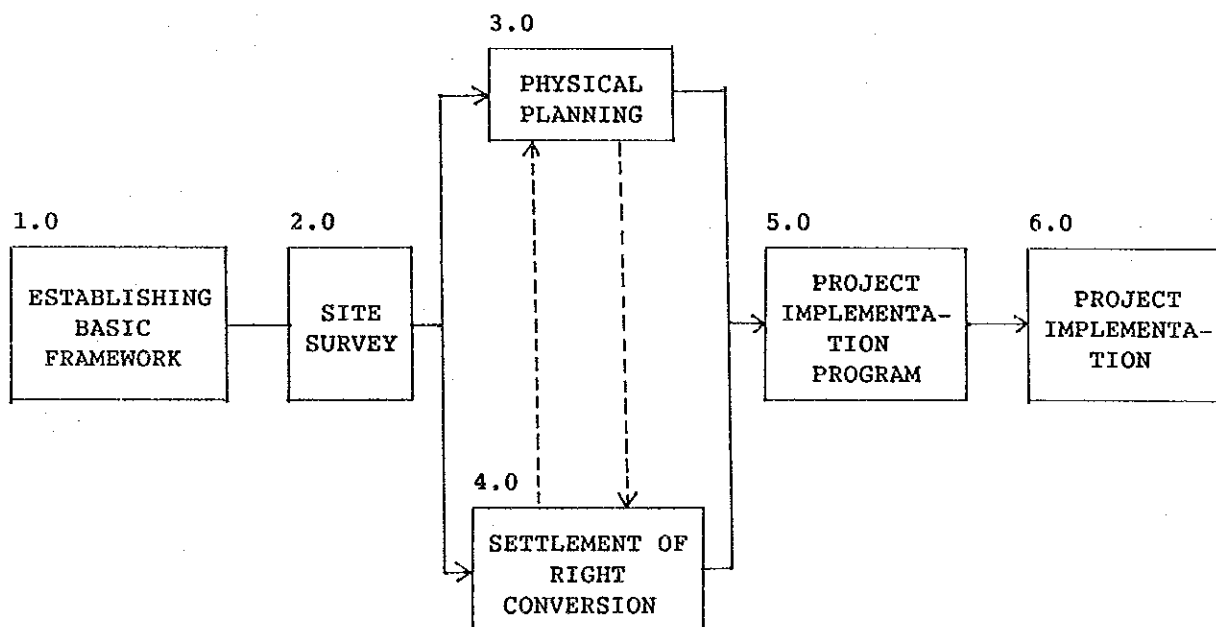
## **CHAPTER II**

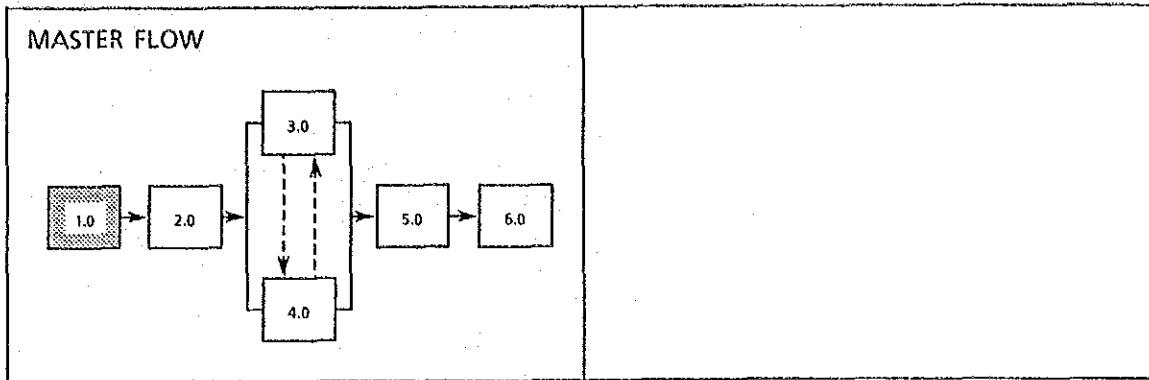
# **MANUAL FOR RIGHT CONVERSION RENEWAL METHOD**

## CHAPTER II MANUAL FOR RIGHT CONVERSION RENEWAL METHOD

The implementation flow of a project using the right conversion renewal method is shown below. The activity of 1.0 Basic Framework is firstly carried out to establish the prerequisites. Then, 2.0 the Site Survey conducted the executing body, assisted by NGO, is very important to identify the right status of inhabitants. The activity of 3.0 Physical Planning is carried out to correlate to the activity of 4.0 computation and adjustment of right conversion to be settled. When physical plans are prepared closely reflecting computation of right conversion, 5.0 project implementation program is to be prepared. 6.0 project implementation commences with the construction of temporary accommodation, shops and others and ends with the resettlement.

Details of each activity are shown in the following pages.





1. BASIC FRAMEWORK

1.1 PROJECT SITE

Proposed project site is to be deemed appropriate by the Municipality.

1.2 SIZE OF SITE

One or two RT units

1.3 EXECUTING BODY

Any of the following organizations, independently or jointly, can be an executing body of the project.

- 1) Cooperative of right holders
- 2) DKI Jakarta Municipality
- 3) P.D. Sarana Jaya
- 4) Perum Perumnas
- 5) Private developer or enterprise
- 6) Craft Union

#### 1.4 URBAN PLANNING CONDITIONS

The following conditions governed by urban planning are required to be confirmed:

- 1) Conditions by building code
  - Land use
  - Height restriction
  - Building floor area ratio and building coverage ratio
  
- 2) Existing plans
  - Municipal Master Plan
  - Wali Kota Master Plan
  - KIP designated area
  - Designated as priority development/renewal area
  - Location and size of public facilities

#### 1.5 FINANCIAL RESOURCES

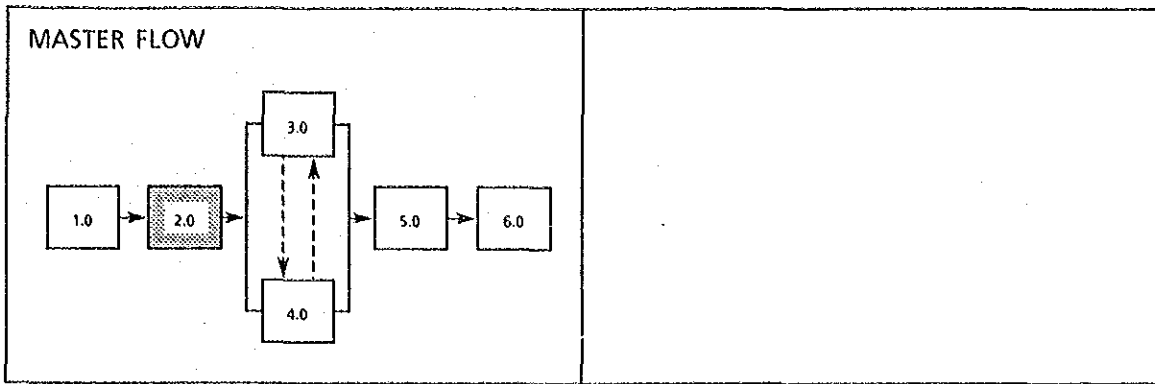
If the executing body is a cooperative, the following resources are considered.

- 1) Right holders' own capital
  
- 2) Cooperative members' fund (reserved floor area buyers such as developer, supermarket, office, hotel and etc.)
  
- 3) Government agencies' financing (such as BTN and etc.)
  
- 4) Private banks' financing
  
- 5) Subsidy from public sectors

#### 1.6 EXECUTION OF PRE-FEASIBILITY STUDY

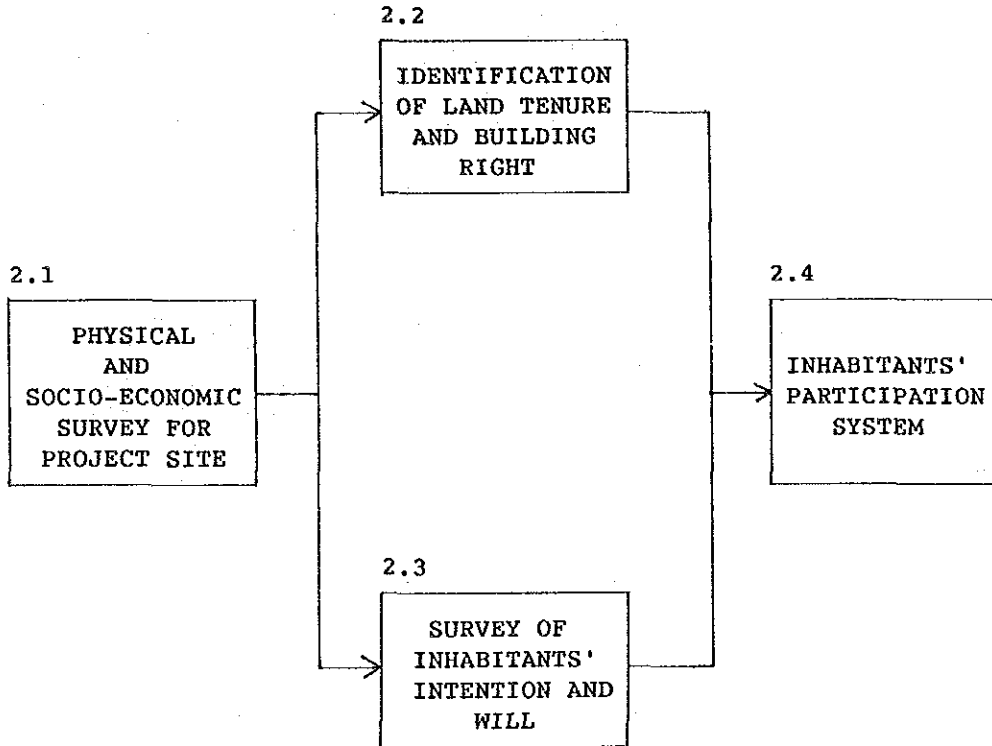
Based on the prepared basic physical plan, the following are to be studied.

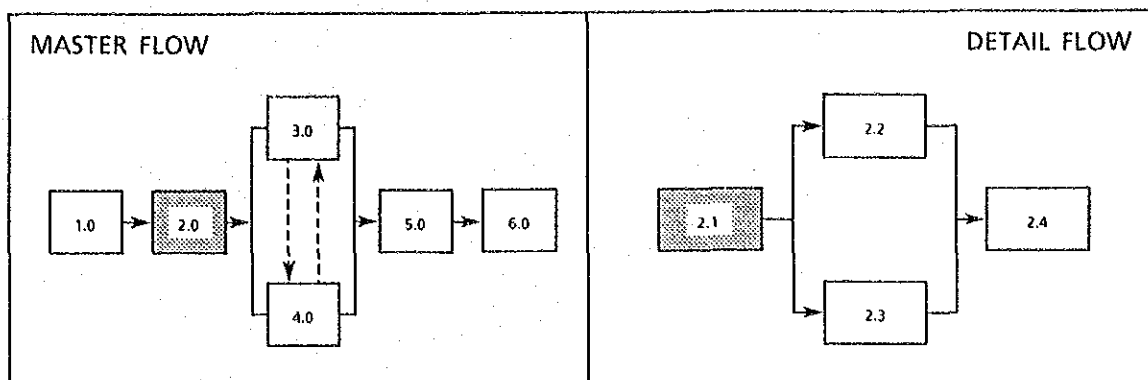
- (1) Project cost
  - Demolition cost
  - Building construction cost
  - Infrastructure cost
  - Temporary accommodation and facility cost
  - Administration cost
  - Interest of loan
  - Tax and duties
  
- (2) Preliminary financing plan
  - Loan
  - Own capital
  - Subsidy
  - Sale of reserved floor
  
- (3) Study on selling price of reserved floor
  - Commercial floor
  - Office floor
  - Residential floor



2. EXISTING CONDITION SURVEY OF PROJECT AREA

The working flow of site survey is shown below.





## 2.1 OUTLINE OF SURVEY ITEMS

CATEGORY	ITEM	DESCRIPTION
LIVING ENVIRONMENT SURVEY	1 LIVING CONDITION	POPULATION, HOUSEHOLD, FAMILY COMPOSITION, POPULATION IN SCHOOL
	2 HOUSING CONDITION	NO. OF UNITS BY TYPE, FLOOR AREA BY FAMILY AND INDIVIDUAL
BUSINESS SURVEY	3 WORKING SITUATION	NO. OF WORKERS, COMPOSITION OF WORKERS BY SEX, NAME OF OWNER AND COMPANY, NO. OF OFFICES BY EACH INDUSTRIAL SECTOR, BUSINESS TYPE
SITE AND BUILDING	4 LAND USE	BOUNDARY BETWEEN GOVERNMENT BUILDING AND PRIVATE, LAND PARCEL, SURVEY SITE AREA
	5 BUILDING USE	USE, BUILDING STRUCTURE, BUILDING AGE, BUILDING AREA, FLOOR AREA
	6 FIXTURE	LOCATION AND NO. OF TELEPHONE POLES, FENCE
PUBLIC FACILITY	7	TRAFFIC FACILITY, OPEN SPACE, RIVER AND CANAL, MEDICAL FACILITY, WELFARE FACILITY
REAL ESTATE SURVEY, LAND AND BUILDING TENURE	8 LAND TENURE	NAME OF RIGHT HOLDER, LEASE HOLDER AND OCCUPANT, CLASSIFICATION OF RIGHT, LAND AREA BY RIGHT HOLDER, LAND USE
	9 BUILDING RIGHT	NAME OF RIGHT HOLDER, LEASE HOLDER AND OCCUPANT, FLOOR AREA, BUILDING AREA, USE OF BUILDING
	10 ASSETS	LAND PRICE, BUILDING PRICE, PROPORTION OF OCCUPANCY BY EACH RIGHT HOLDER
	11 MARKET	FLOOR PRICE, LEASE PRICE, RENT, DEPOSIT PROJECTION OF FLOOR AND LAND PRICE
URBAN PLANNING SITUATION	12	LAND USE, FLOOR AREA RATIO, BUILDING COVERAGE RATIO, PLANNING ROAD, UTILITY PLANNING, PARK AND GREEN, OTHER PUBLIC FACILITIES

Remarks:

1) Outline of land tenure and building right

(1) Land Right

- a. Hak Milik
- b. Hak Guna Usaha
- c. Hak Guna Bangunan
- d. Hak Pakai
- e. Hak Sewa
- f. Tanah Garapan

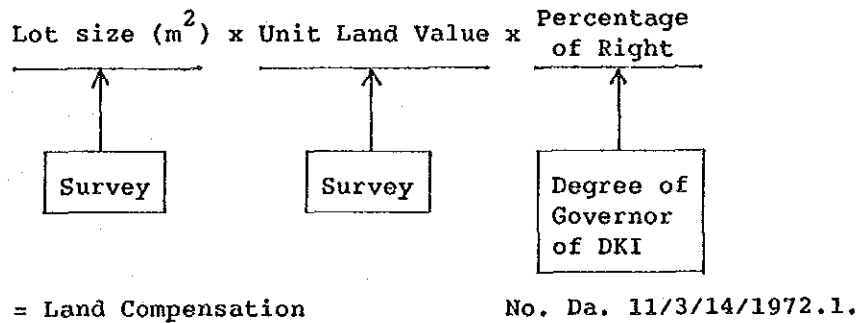
(2) Building Right

- a. Pe Milik
- b. Sewa
- c. Kontrak
- d. Numpang

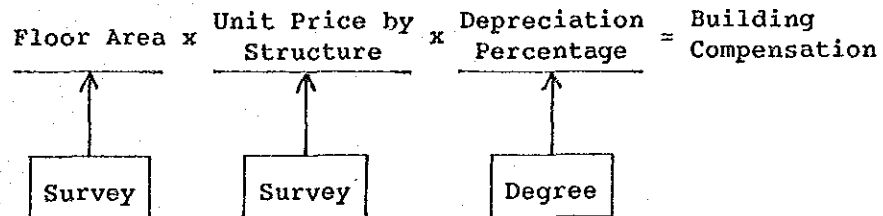
(3) Condominium Right

- a. Hak Milik Atas Satuan Rumah Susun

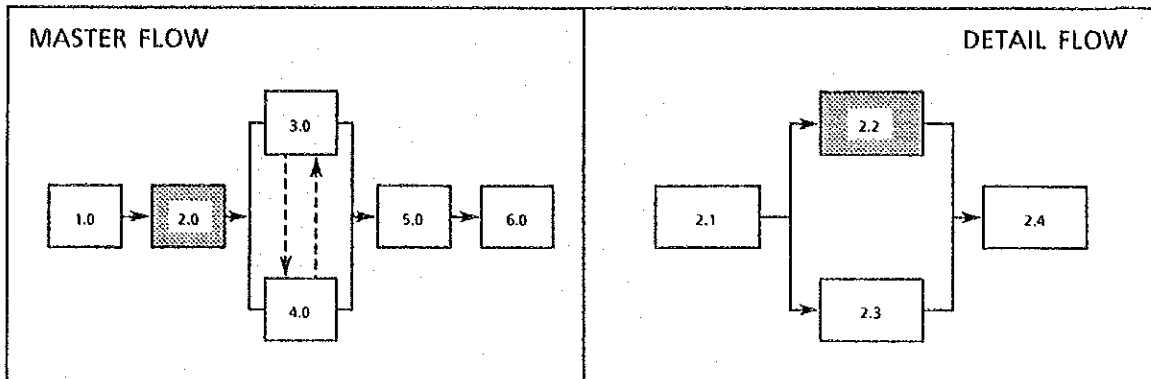
2) Assumption of compensation amount for land



3) Assumption of compensation for existing building



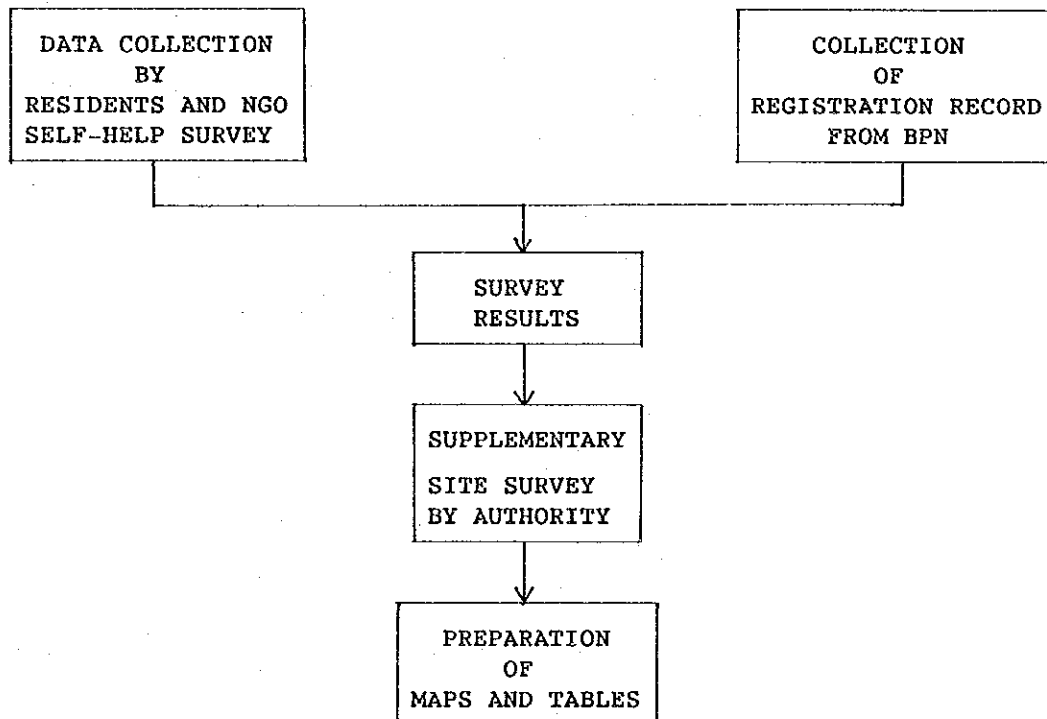


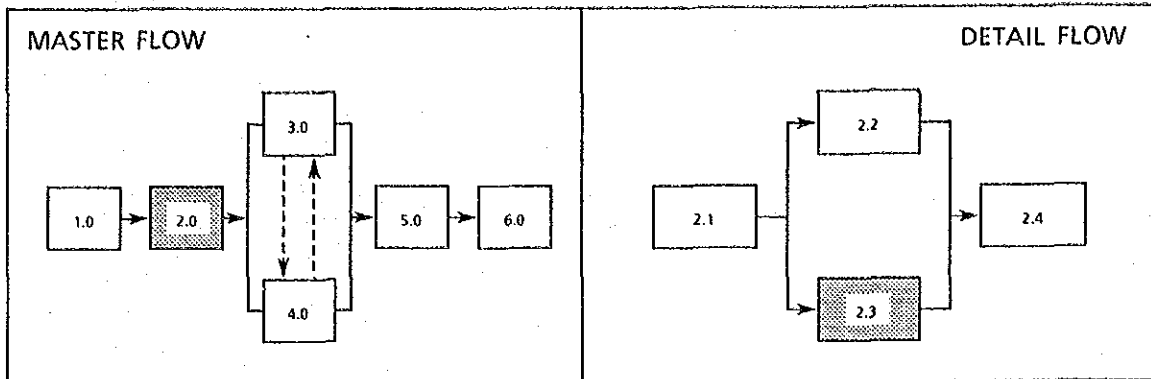


## 2.2 IDENTIFICATION OF LAND TENURE AND BUILDING

Clarification of legal status of right is to be made.

It is important that clarification of rights of inhabitants' land or building is to be made by inhabitants themselves under the supervision of NGO. However, checking with BPN registration is necessary. The procedure flow is described below:





## 2.3 SURVEY ON INHABITANTS' INTENTION AND WILL

### 2.3.1 Implementation

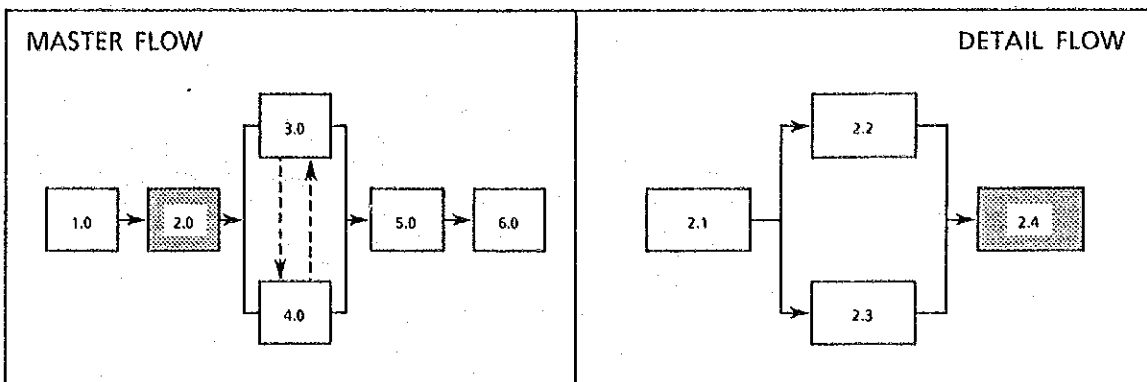
NGO shall carry out the survey.

### 2.3.2 Implementation Method

Survey by interview and questionnaire.

### 2.3.3 Survey Items

- 1) Occupation
- 2) Income
- 3) Understanding of urban renewal
- 4) Requests on urban renewal
- 5) Will to dislocate dislocation, or relocate and its reason
- 6) Existing inhabitants' organization, active or passive participation



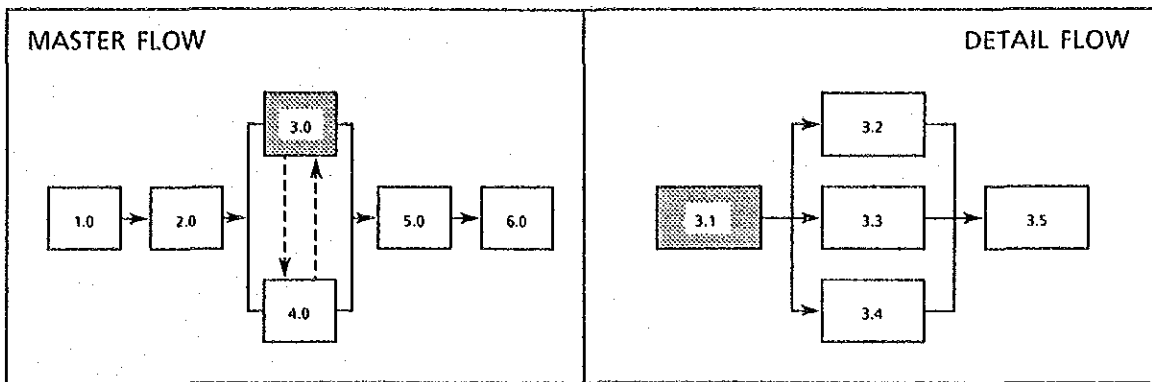
#### 2.4 INHABITANTS PARTICIPATION SYSTEM

Housing programmes, and to some extent the distribution of infrastructure, have a direct impact on the living situations of local residents, and therefore the success or failure of such programmes largely depend on the suitability of the project to community needs, which on their part are complex, heterogeneous and very sensitive to outside intervention. To optimally meet these requirements, standard data-collection methods, desk-work and technocratic planning procedures are not sufficient.

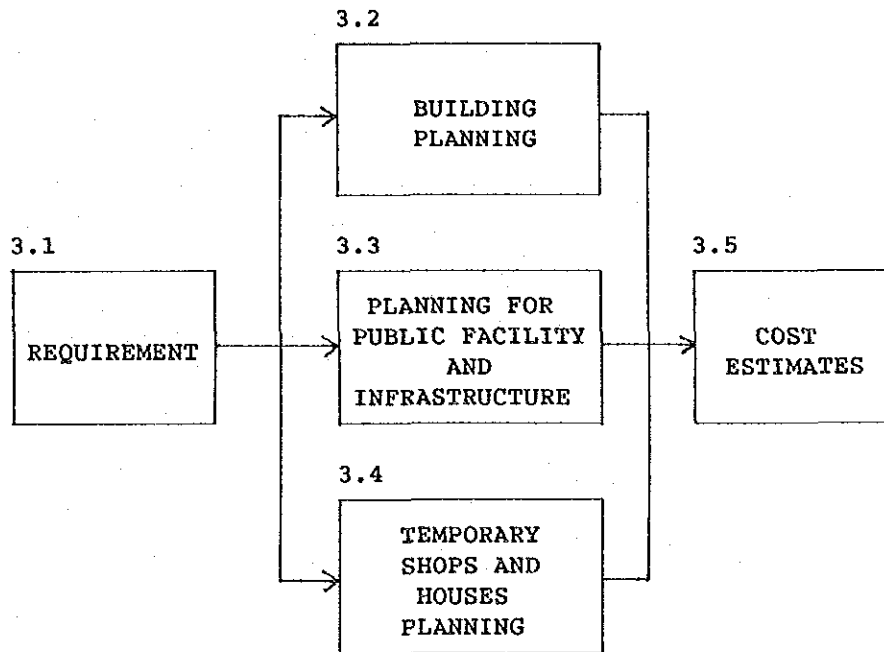
Moreover, project execution and follow-up operation and maintenance are quite dependent on community acceptance and cooperation. Community resistance, detrimental activities or indifference of local individuals have become unforeseen obstacles to many projects in the past. Herewith social preparation is an important part of these kinds of projects. Some capacities of the communities may be instrumental to the programmes. These include participation in project preparations, manpower and material contributions for components that can be less costly when carried out by self-help.

Finally, it is basically a right of residents to be involved in decisions concerning their place of living. Although the properties owned by part of the local residents may have a very low legal or financial value, project authorities still have the moral obligation to fit project outputs to their requirements and capabilities, within the project's limitations.

The need for unconventional environmental improvement schemes will increase where affordability of the target group is lower. In worse environmental and social conditions, participation of the target group becomes more urgent. More components will rely on self-help or long-term solutions. Participation of the community in project execution, even more in planning and preparation creates a more positive attitude towards implementing authorities and at the same time a sense of belonging. A good working environment results. This is very crucial for smoothness of project execution and follow-up activities. Participatory approaches are also seen to create a better political image, which encourages related authorities or institutions to cooperate.

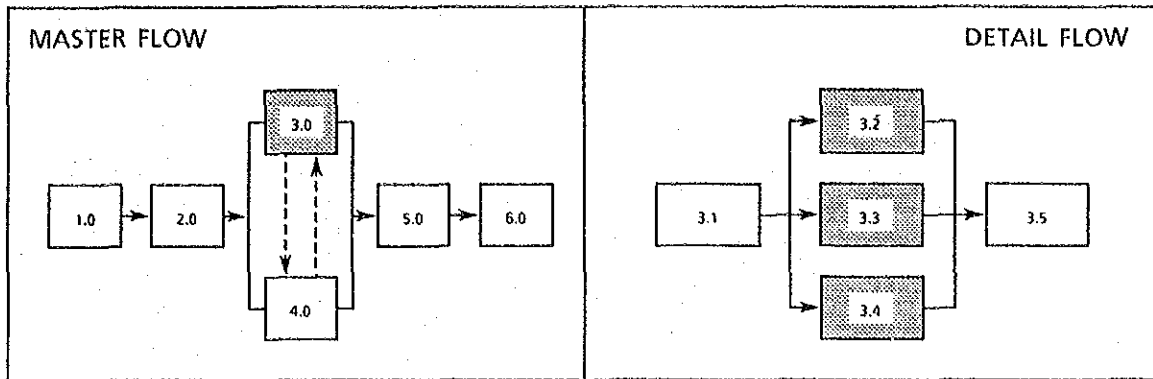


### 3. PHYSICAL PLANNING



#### 3.1 BUILDING FLOOR AREA DEMAND

- 1) Computation of floor demand (commercial floor, office floor residential floor, public facility floor, common use floor)
- 2) Computation of car parking demand
- 3) Assumption of building floor area in total and for each floor
- 4) Checking floor area ratio, and building coverage ratio



### 3.2 BUILDING PLANNING

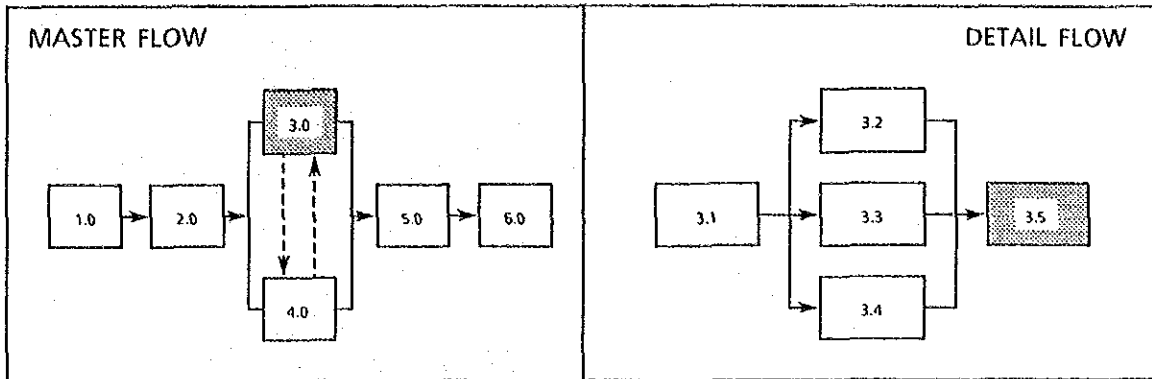
- 1) Spatial composition conceptual plan
- 2) Circulation plan
- 3) Facilities location plan
- 4) Floor plan, section and elevation plan
- 5) Utility and air conditioning plan
- 6) Construction method, structure, materials, finishings
- 7) General project inventory (floor area by storey and use)

### 3.3 PUBLIC FACILITIES PLANNING

- 1) Water supply and sewage plan
- 2) Park
- 3) Facilities for children
- 4) Meeting room
- 5) Religious facilities
- 6) security facilities
- 7) Others

### 3.4 TEMPORARY SHOPS AND HOUSES PLAN

- 1) Selection of site (outside or inside site)
- 2) Establishment of size of site (number of units by uses: site area)
- 3) Building plan (number of storeys, structure)
- 4) Method of operation, maintenance and management (onerous or gratuitous contract/common or individual use)



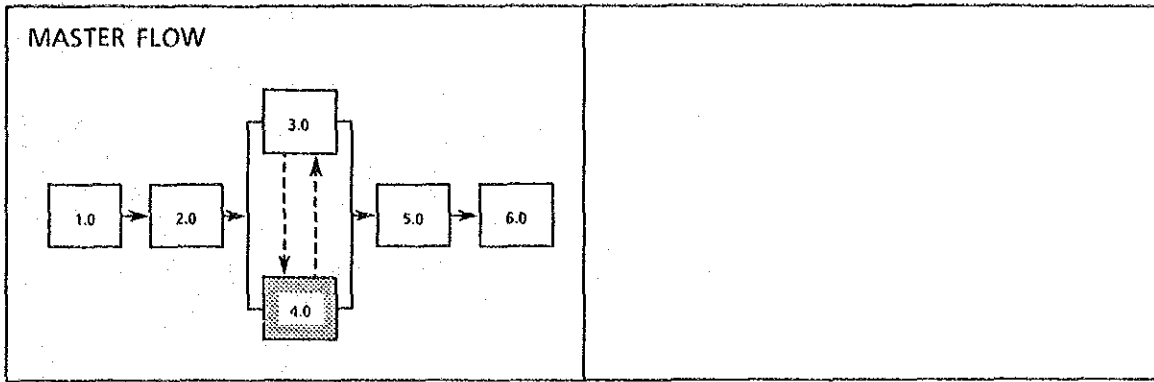
### 3.5 COST ESTIMATES

#### 3.5.1 Evaluation of Present Value

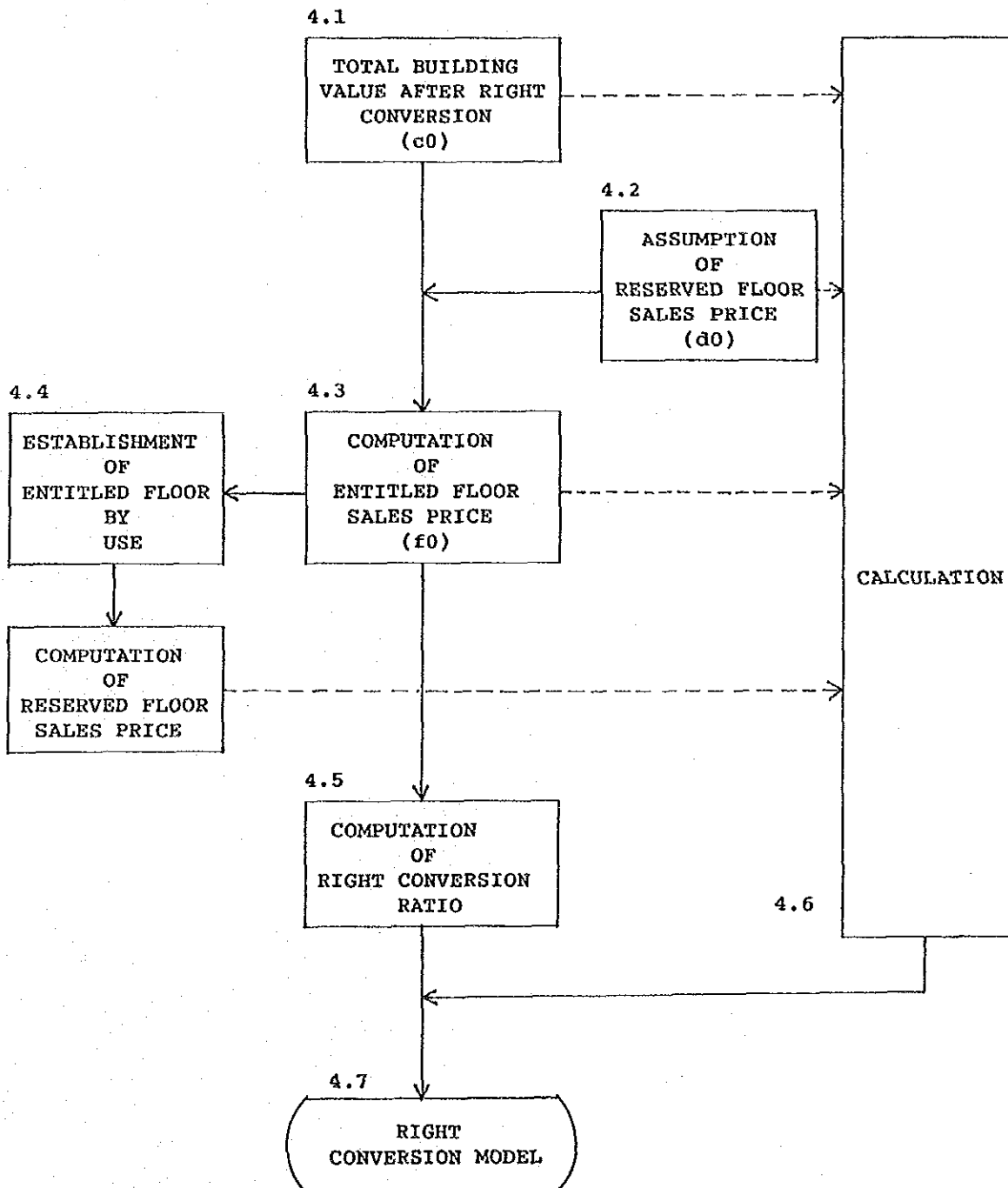
- 1) Land value
  - (1) Land price in total and on average
  - (2) land price of each lot
- 2) Building value
  - (1) Building price in total and on average
  - (2) Building price for each
  - (3) Others (trees, cemeteries for compensation)

#### 3.5.2 Project Cost Estimates

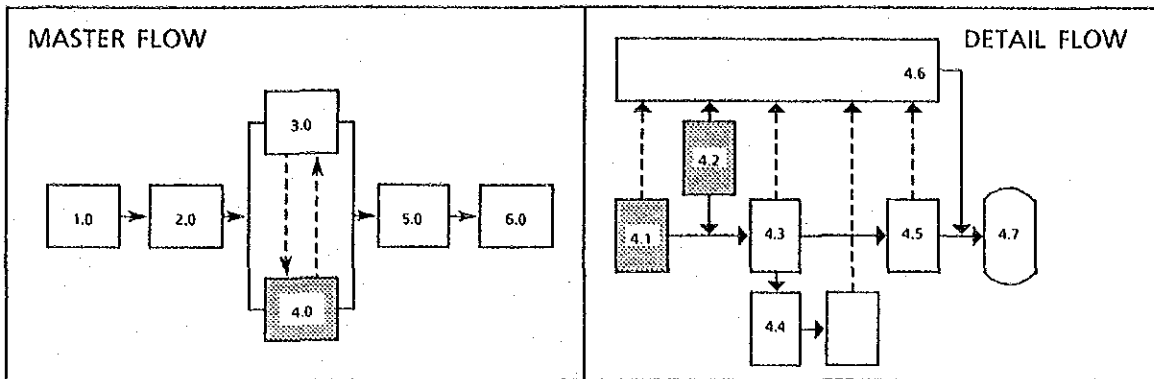
- 1) Preparation cost
  - (1) Survey cost
  - (2) Planning and design cost
  - (3) Administration cost
- 2) Construction cost
  - (1) Land preparation, demolition, grading costs
  - (2) Building construction cost
  - (3) Public facilities, open space, landscape cost
  - (4) Infrastructure
- 3) Compensation for dislocating inhabitants
  - (1) Compensation for land
  - (2) Compensation for building
  - (3) Compensation for others
- 4) Temporary accommodation facilities cost
  - (1) Temporary accommodation cost
  - (2) Temporary shops, offices cost
- 5) Management and administration costs
- 6) Contingencies
- 7) Interest of loan
- 8) Taxes



4. RIGHT CONVERSION PLAN

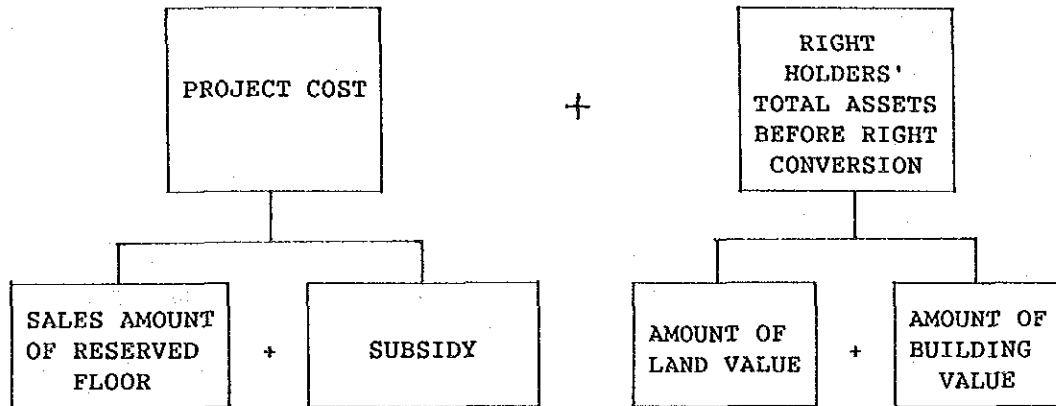






#### 4.1 TOTAL BUILDING VALUE AFTER RIGHT CONVERSION

The total building value after right conversion is composed of project cost and right holders' total assets before right conversion as shown below.

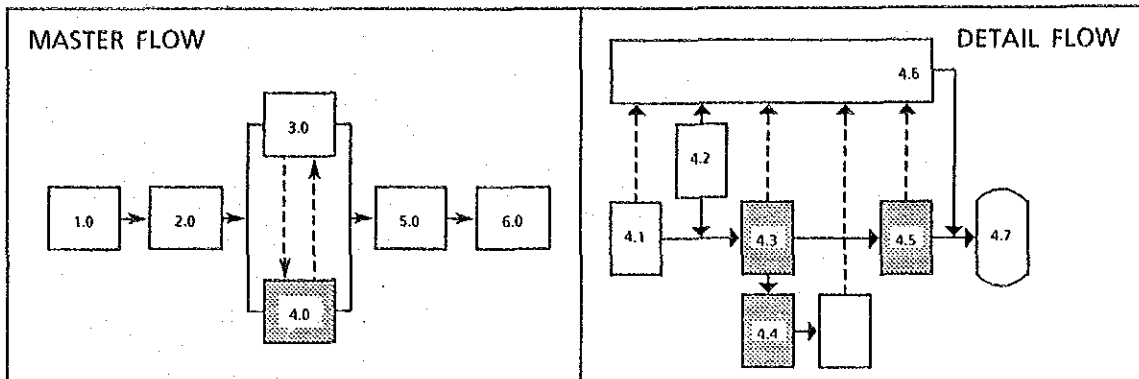


#### 4.2 ASSUMPTION OF POSSIBLE SALES PRICE OF RESERVED FLOOR

- 1) Price of residential floor
- 2) Price of commercial floor
- 3) Price of office floor
- 4) Price of car parking floor

It is noted that the commercial floor price should be assumed as highest among all.

In Indonesia, there is no case of trading of floor space so that floor price is assumed by rent.



#### 4.3 ESTABLISHMENT OF FLOOR PRICE

- 1) Entitled floor price
- 2) Reserved floor

It is noted that the entitled floor price must be established as higher than the reserved floor.

#### 4.4 ASSUMPTION OF ENTITLED FLOOR PRICE

The entitled floor price assumed is the price that adds a certain premium\* to the entitled value before project.

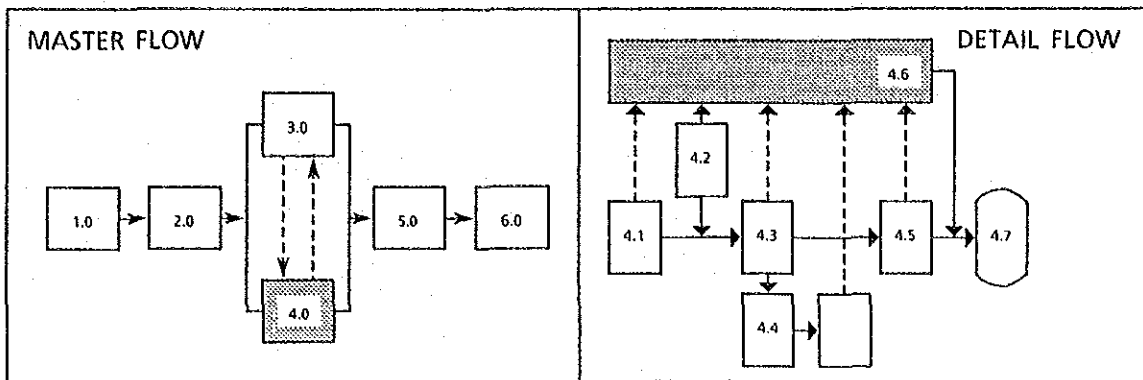
#### 4.5 RIGHT CONVERSION RATIO

This ratio is the previous assets value divided by the value after conversion.

Note:

Method of addition of premium amount of entitled value:

Added premium is equal to amount of entitled value of 1.0 to 0.8 times previous total floor area.

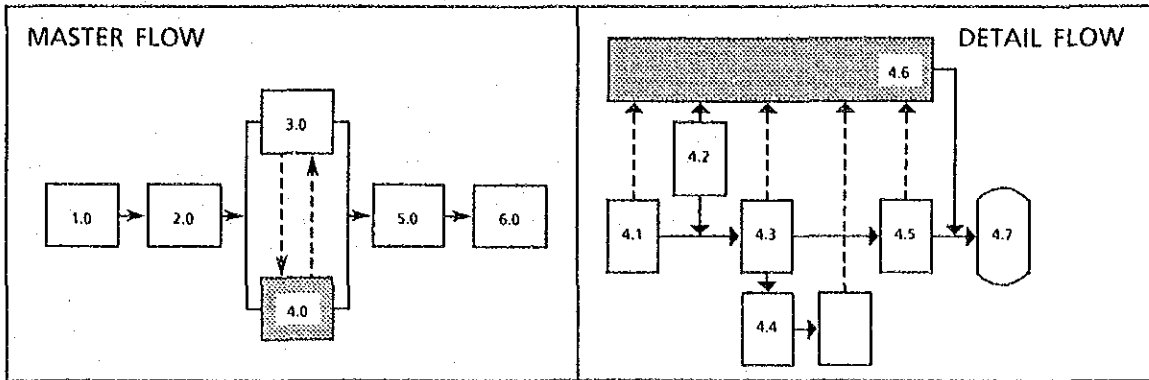


4.6.1 Calculation Format

The right conversion planning is carried out using the following calculation format.

1) Assumptions

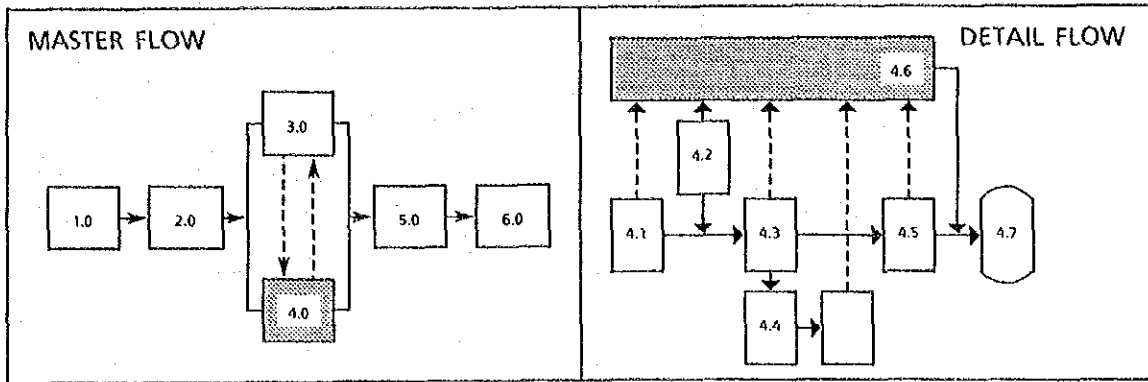
1. UNIT CONSTRUCTION COST (Rp/m <sup>2</sup> )	
RESIDENCE COMMERCIAL PARKING PUBLIC FACILITY OPEN SPACE	
2. EXPECTED FLOOR PRICE	
RESIDENCE COMMERCIAL OFFICE PARKING LAND PRICE INC.	
3. INTEREST FOR PROJECT COST FOR 2 YEARS (%)	
4. SUBSIDY (%)	



2) Right Conversion

1. RIGHT HOLDERS' TOTAL ASSETS (Rp)					
BEFORE RIGHT CONVERSION					
1) LAND					
2) BUILDING					
PROJECT AREA		(m <sup>2</sup> )			
TOTAL FLOOR AREA		(m <sup>2</sup> )			
1) RESIDENCE		(m <sup>2</sup> )			
2) SHOP & OTHERS		(m <sup>2</sup> )			
2. TOTAL PROJECT COST		(Rp)			
3. TOTAL BUILDING VALUE		(Rp)			
4. RESERVED FLOOR SALES PRICE					
USE OF FLOOR	TOTAL FLOOR (m <sup>2</sup> )	FLOOR USABLE RATIO (%)	FLOOR EFFICIENCY RATIO (%)	UNIT PRICE (NET) (Rp)	UNIT PRICE (GROSS) (Rp)
RESIDENCE					
OFFICE					
COMMERCIAL					
1st					
COMMERCIAL					
2nd					
COMMERCIAL					
3rd					
COMMERCIAL					
4th					
-----					
-----					
TOTAL					
PARKING					

CONTINUED

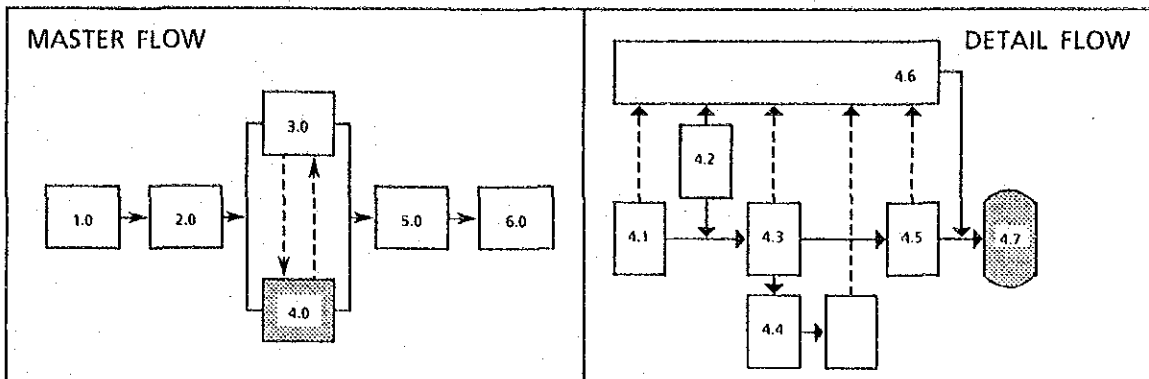


5. RIGHT CONVERSION PLANNING

	AREA (m <sup>2</sup> )	ASSETS (Rp)	TOTAL ASSETS
	RESIDENTIAL	BUILDING	Rupia
	COMMERCIAL	LAND	RATIO (%)
1) ENTITLED FLOOR FOR HOUSE OWNER			
2) ENTITLED FLOOR FOR SHOP OWNER			
3) RESERVED FLOOR FOR PARTICIPANTS			
TOTAL			

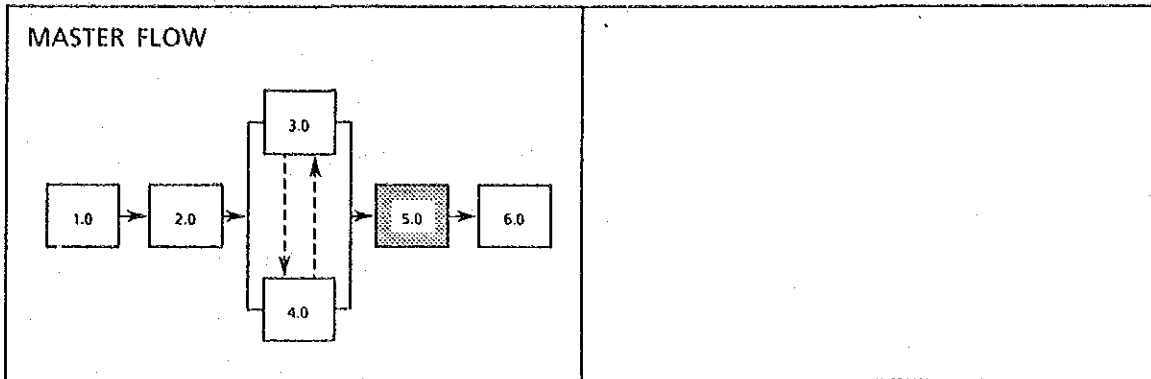
6. RIGHT CONVERSION RATIO

1) ASSETS MULTIPLIER
2) FLOOR AREA MULTIPLIER (BY AFTER RIGHT CONVERSION)
3) FLOOR AREA MULTIPLIER (BY BEFORE RIGHT CONVERSION)



4.7 RIGHT CONVERSION MODEL

NAME OF LAND TITLE	ITEMS	
HAK MILIK HAK GUNA BANGUNAN	ASSETS VALUE (Rp) BEFORE RIGHT/C. - LAND (sq) - BUILDING AFTER RIGHT/C. - FLOOR (sq) - LAND (sq) CONVERSION RATIO (%)	
TANAH GARAPAN TANAH NEGARA (TIDAH JELAS)	ASSETS VALUE (Rp) BEFORE RIGHT/C. - LAND - BUILDING AFTER RIGHT/C. - FLOOR - LAND CONVERSION RATIO (%)	

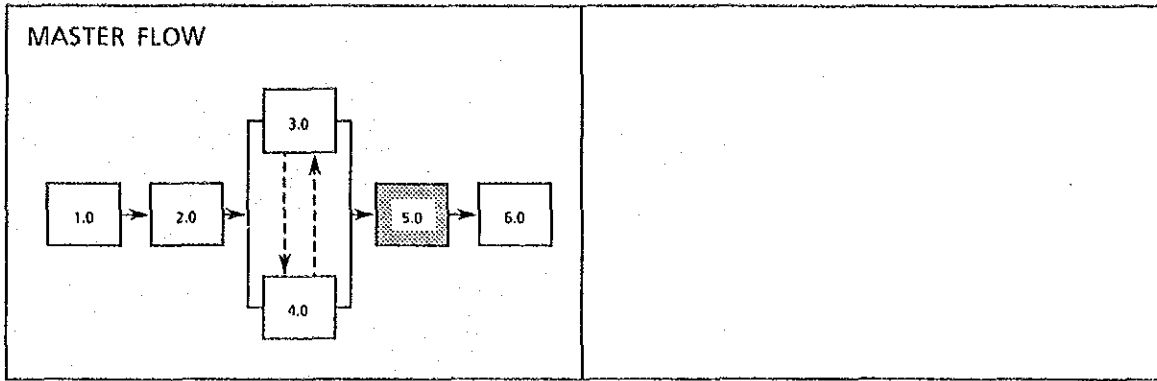


5. PROJECT IMPLEMENTATION PROGRAMME

5.1 PROJECT FINANCE PLAN

LOSS AND PROFIT BALANCE SHEET

DESCRIPTION	COST (Rp)
(1) <u>PROJECT COST</u>	
a. Land Preparation Cost	
a-1 Demolition Cost	
a-2 Land Grading Cost	
b. Construction Cost	
b-1 Residential Building Cost	
b-2 Commercial Building Cost	
b-3 Parking Building Cost	
c. Open Space Construction Cost	
c-1 Open Space Preparation Cost	
c-2 Public Facility Construction Cost	
c-3 Infrastructure cost	
d. Planning Cost	
d-1 Design	
d-2 Project Planning and Others	
d-3 Right Conversion Planning	
e. Temporary Shops and Houses	
f. Management	
g. Contingency	
h. Interest for Loan	
TOTAL PROJECT COST	
(2) <u>PROJECT REVENUE</u>	
i. Subsidy	
k. Sales Revenue of Reserved Floor	
TOTAL PROJECT REVENUE	
(3) <u>LOSS AND PROFIT</u>	



5.2 IMPLEMENTATION SCHEDULE

Implementation schedule of the project is to be prepared basically at the beginning, and it shall be time to time revised to meet the actual situation, requirements and etc. until everything is firmly confirmed upon settlement of right conversion namely establishing the "Consensus" among all parties concerned.

	PRE-CONSTRUCTION	CONSTRUCTION STAGE
MOTIVATION	*	
ESTABLISHING FRAMEWORK	—	
SITE SURVEY	—	
PHYSICAL PLANNING	—	—
SETTLEMENT OF RIGHT CONVERSION	—	
PROJECT IMPLEMENTATION PROGRAM		—
CONSTRUCTION OF TEMPORARY ACCOMMODATION, FACILITIES		—
DEMOLITION OF EXISTING BUILDINGS		—
TEMPORARY RESETTLEMENT		—
CONSTRUCTION OF NEW BUILDINGS		—
RESETTLEMENT AND COMPLETION OF THE PROJECT		—



6. EXAMPLE OF CALCULATION OF RIGHT CONVERSION

1) Assumption

1. UNIT CONSTRUCTION COST (Rp/m <sup>2</sup> )	
RESIDENCE	240,000
COMMERCIAL	700,000
PARKING	250,000
PUBLIC FACILITY	200,000
OPEN SPACE	6,000
2. EXPECTED FLOOR PRICE	
RESIDENCE	350,000
COMMERCIAL	1,880,510
OFFICE	1,504,408
PARKING	0
LAND PRICE INC.	1
3. INTEREST FOR PROJECT COST FOR 2 YEARS (%)	
	18%
4. SUBSIDY (%)	
	10%

2) Right Conversion

1.	RIGHT HOLDERS' TOTAL ASSETS	(Rp)		1,954,904,090		
	BEFORE RIGHT CONVERSION					
	1) LAND			1,742,149,550		
	2) BUILDING			212,754,540		
	PROJECT AREA	(m <sup>2</sup> )		8,000		
	TOTAL FLOOR AREA	(m <sup>2</sup> )		6,500		
	1) RESIDENCE	(m <sup>2</sup> )		3,500		
	2) SHOP & OTHERS	(m <sup>2</sup> )		3,000		
2.	TOTAL PROJECT COST	(Rp)		26,529,475,000		
3.	TOTAL BUILDING VALUE	(Rp)		28,484,379,090		
4.	RESERVED FLOOR SALES PRICE					
	USE OF FLOOR	TOTAL FLOOR AREA (m <sup>2</sup> )	FLOOR USABLE RATIO (%)	FLOOR EFFICIENCY RATIO (%)	UNIT PRICE (NET) (Rp)	UNIT PRICE (GROSS) (Rp)
	RESIDENCE	2,580	85	-	350,000	297,500
	OFFICE	17,136	75	-	1,504,408	1,128,307
	COMM. 1st	3,738	65	100	1,880,510	1,222,332
	COMM. 2nd	3,900	65	80	1,504,408	977,865
	COMM. 3rd	0	65	60	1,128,306	733,399
	COMM. 4th	0	65	60	1,128,306	733,399
	COMM. 5th	0		60		
	COMM. 6th			60		
	TOTAL	7,638	-	-	1,688,458	1,097,498
	PARKING	277	-	-	0	

CONTINUED

5. RIGHT CONVERSION PLANNING

	AREA (m <sup>2</sup> )		ASSETS (Rp)	TOTAL ASSETS
	RESIDENTIAL	COMMERCIAL	BUILDING	Rupia
			LAND	RATIO (%)
1) ENTITLED FLOOR FOR HOUSE OWNER	2,580 17		716,774,342 69,809,748	786,584,090 2.74
2) ENTITLED FLOOR FOR SHOP OWNER	0 1,044		1,064,630,991 103,689,009	1,168,320,000 4.10
3) RESERVED FLOOR FOR PARTICIPANTS	- 23,712		24,174,970,276 2,354,504,724	26,529,475,000 93.14
4) ADDITIONAL FLOOR FOR RIGHT HOLDER	(0) 0		(39,213) (3,480)	(42,693) 0.00
SUB TOTAL	2,580 24,774		25,956,336,397 2,528,000,000	28,484,339,877 100.00
TOTAL	27,354		28,484,336,397	

6. RIGHT CONVERSION RATIO

1) ASSETS MULTIPLIER	1.000
2) FLOOR AREA MULTIPLIER (BY AFTER RIGHT CONVERSION)	0.5602
3) FLOOR AREA MULTIPLIER (BY BEFORE RIGHT CONVERSION)	0.7371

## **CHAPTER III**

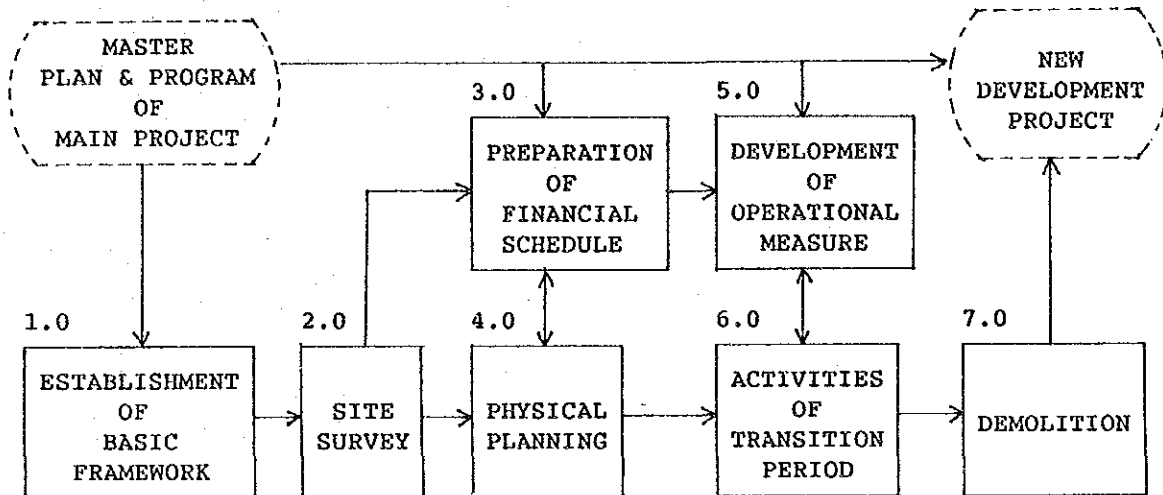
# **MANUAL FOR SCRAP BUILD AND TRANSITIONAL RESETTLEMENT RENEWAL METHOD**

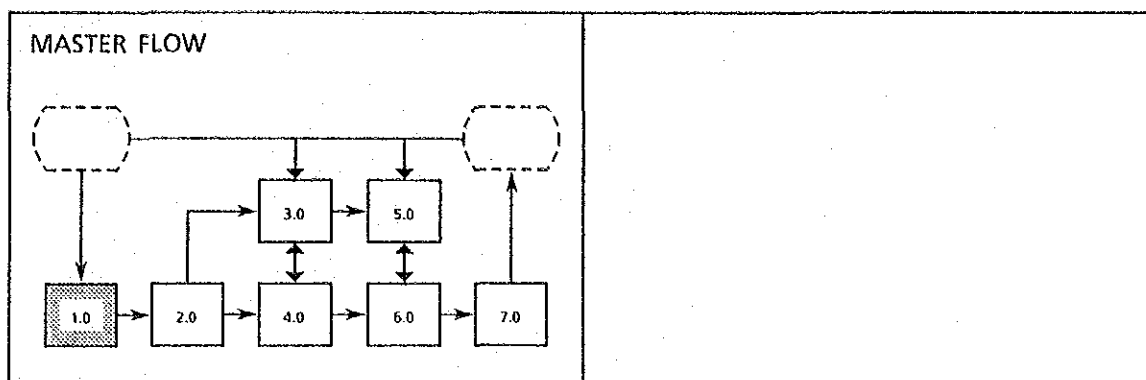
CHAPTER III MANUAL FOR SCRAP BUILD AND TRANSITIONAL RESETTLEMENT RENEWAL METHOD

The Master Plan & Program of the Main Project for a large scale urban development/renewal generally identifies this project using Scrap, Build and Transitional Resettlement Renewal Method. The project site is occupied by low income bracket and the Main Project requires the site to be cleared after a transitional period for the development of another new project.

Details of each activity (1.0-7.0) are described in the following pages.

The implementation flow of this method is as follow:





## 1. ESTABLISHMENT OF BASIC FRAMEWORK

### 1.1 RECOGNITION OF SITE SITUATION

#### 1.1.1 Status of Site

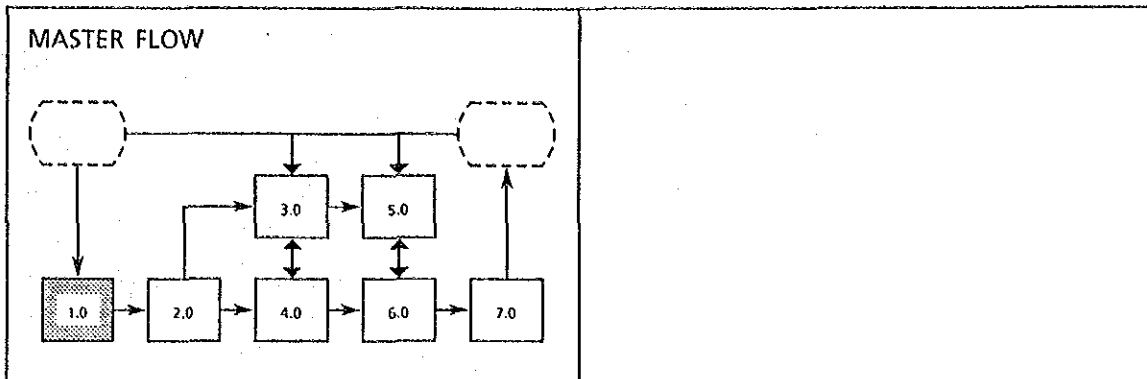
- 1) The project site location is part of a main development area.
- 2) The future use of the project site has been decided by the executing body of the main development area.
- 3) The project site is mostly illegally occupied by inhabitants with no ownership or lease papers.
- 4) The project site belongs to the government.

#### 1.1.2 Social Aspects of Inhabitants

- 1) The income of inhabitants is very low.
- 2) The population density is high.
- 3) The employment status of inhabitants is unstable.

#### 1.1.3 Living Environment

- 1) Although the KIP project has probably been carried out, yet sanitary conditions are bad.



- 2) Many ill-conditioned houses exist.
- 3) Occurrence of, or potential for fire disasters.
- 4) The density of houses is high.
- 5) There are few open spaces.
- 6) There are few public facilities excluding MCK.

#### 1.2 CONFIRMATION OF MOTIVATION

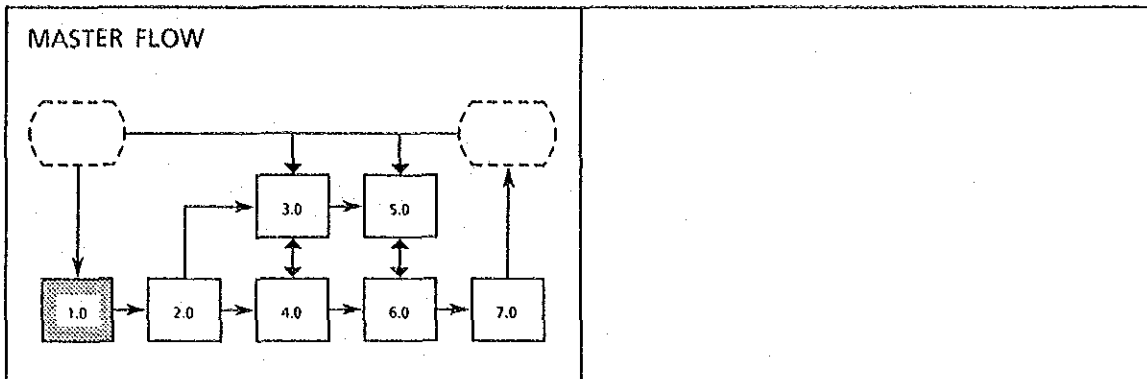
The executing body shall provide an opportunity of vocational training in construction work to some eligible inhabitants who wish to work, in order that they can afford to rent the transition houses and increase income and will be able to obtain houses in future.

In line with the above scheme, the executing body applies this renewal method for the purpose of promptly completing the main development with the understanding of inhabitants involved.

#### 1.3 RECOGNITION OF SIGNIFICANCE

The following significant points are to be recognized by applying this renewal method:

- 1) Social recognition of urban poor

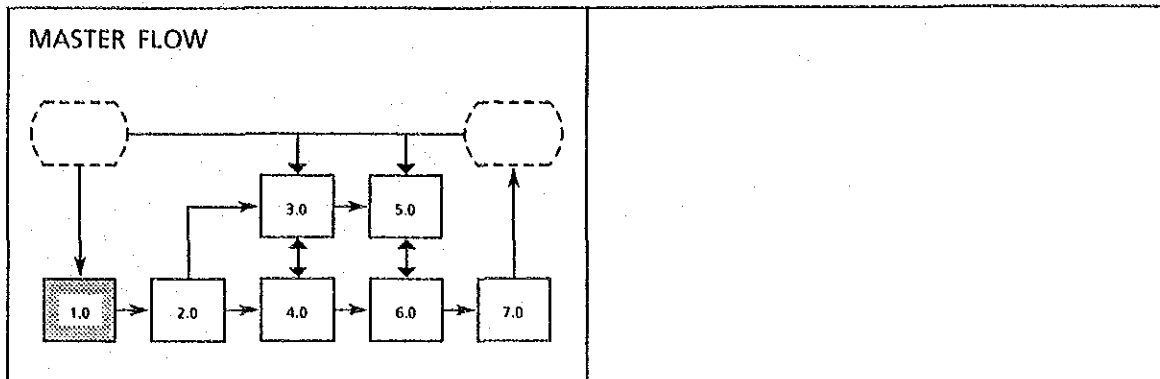


- 2) Distribution of profit generated by the main development to poor inhabitants in the project site.
- 3) Increase of job opportunities through vocational training
- 4) Facilitation of inhabitants' understanding for implementation of the main development
- 5) Improvement, albeit temporarily, of living environment although temporarily
- 6) Increase of income by improving job skills of inhabitants
- 7) Enhancing affordability of inhabitants to purchase houses
- 8) Promotion of entrepreneur spirit of inhabitants by self management of the transition houses

The abovementioned significant points contribute to accomplish the following three Binasis of the national development policy:

- 1) Bina Lingkungan
- 2) Bina Manusia
- 3) Bina Usaha





#### 1.4 REVIEW OF MASTER PLAN OF MAIN PROJECT

The review of the master plan for the main development is firstly carried out.

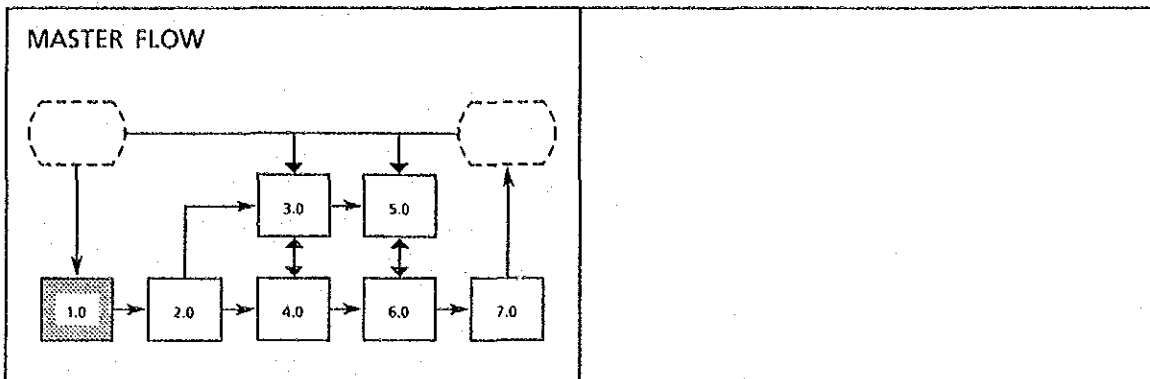
The items to be reviewed are as follow:

##### 1.4.1 Physical Planning

- 1) Land use plan
- 2) Road network plan
- 3) Water supply and sewerage plan
- 4) Public facilities distribution plan
- 5) Project implementation schedule

##### 1.4.2 Executing Body and Organizations Concerned

- 1) Executing body and its organization
- 2) Organizations concerned
  - Developer
  - Contractor
  - Financing body
  - Municipal organization
  - NGO
  - Inhabitants organization

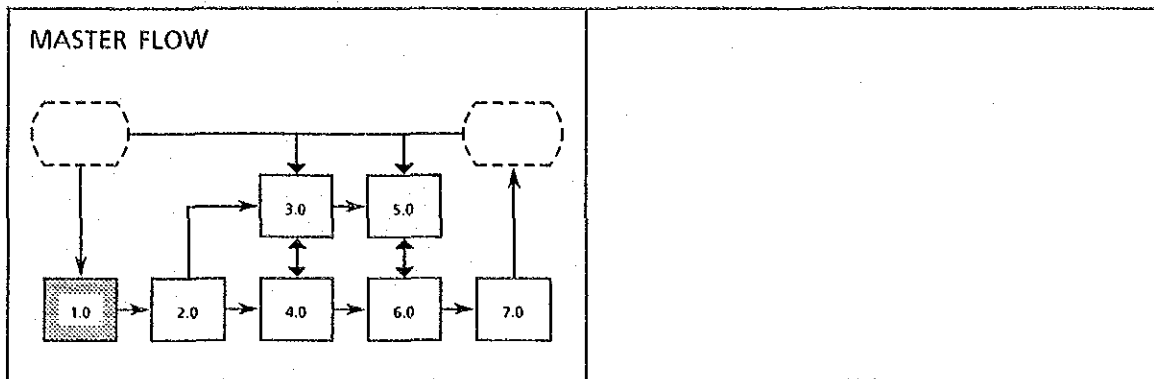


#### 1.4.3 Economic Impact

- 1) Project cost
- 2) Assumption of planned total number of construction labor
- 3) Assumption of planned number of labor by each construction work item
- 4) Estimation of average wage
- 5) Assumption of other jobs probably created by the Project

#### 1.4.4 Financial Framework

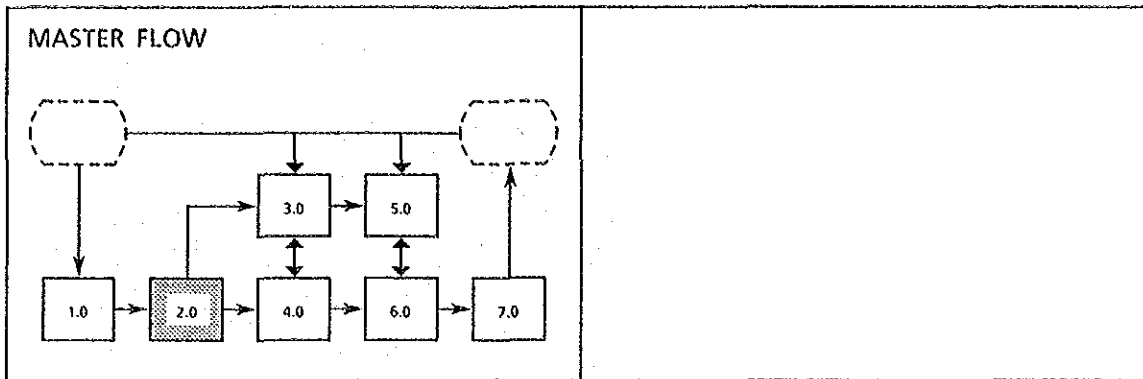
- 1) Total development cost and expected total project of the main project
- 2) Resource of project budget, own capital or loan
- 3) Preliminary estimated total cost for the renewal using the method
- 4) Involvement of other public and private sectors fund for facility and utility development
- 5) Expected land price in future, appropriate of Transition Houses rental fee as revenue items



#### 1.5 PRELIMINARY SITE SURVEY

The preliminary site survey is carried out by collecting existing data and information. The items to be identified are enumerated as follows:

- 1) Boundary of area illegally occupied
- 2) Population
- 3) Number of houses
- 4) Distribution and number of public facilities
- 5) Distribution and number of religious facilities
- 6) Municipal boundary
- 7) Inhabitants organization
- 8) Area improved by KIP, if any
- 9) Land use and road network including foot path network



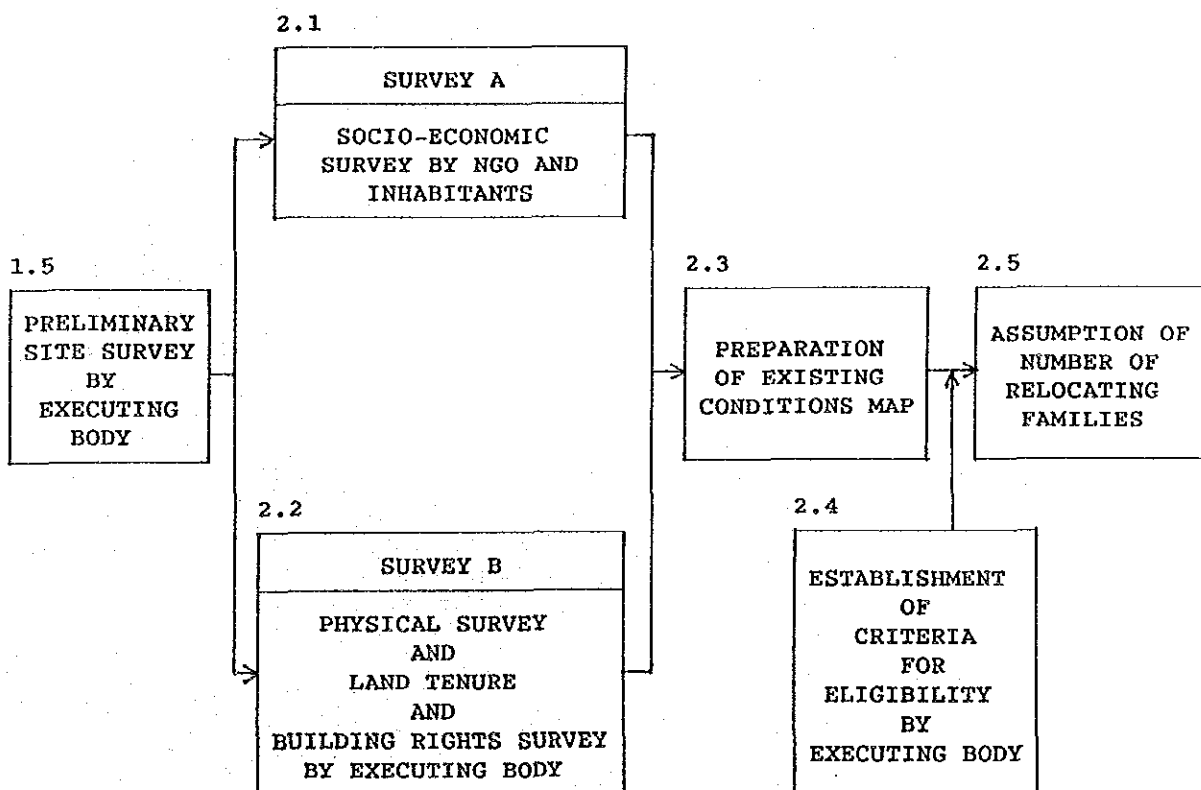
## 2. SITE SURVEY

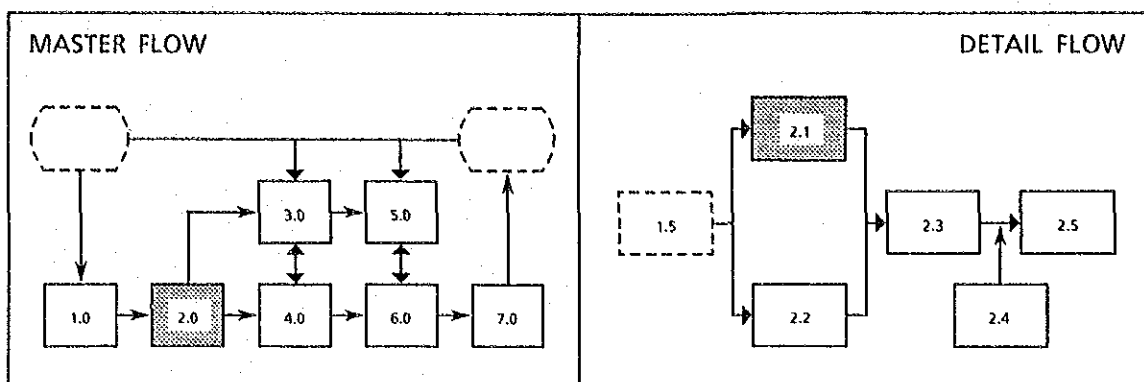
The survey shall be conducted using NGO, and inhabitants shall be mobilized as surveyors under the control of NGO in order to collect accurate data as much as possible. Therefore the NGO's role is essential.

The survey conducted by NGO mainly aims at socio-economic aspects. The survey is termed as survey A.

The executing body mainly carries out not only physical survey but also survey on land and building titles. The survey is termed as survey B.

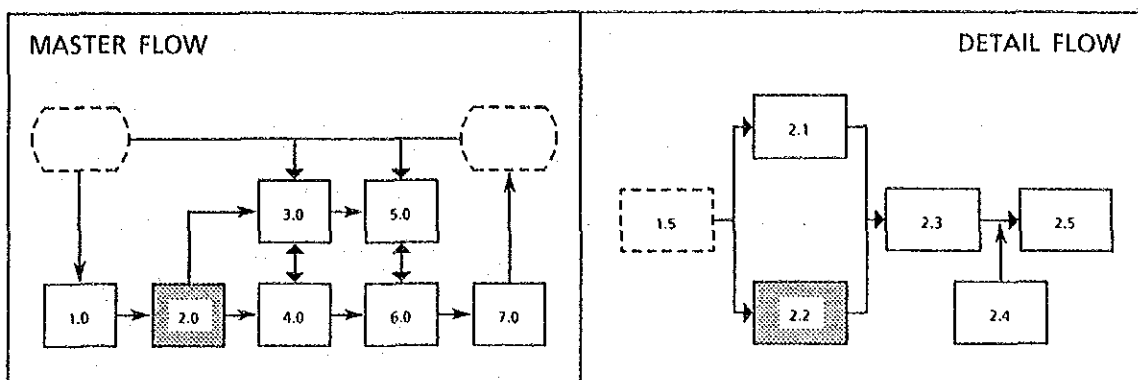
### WORKING FLOW OF ACTIVITY 2.0





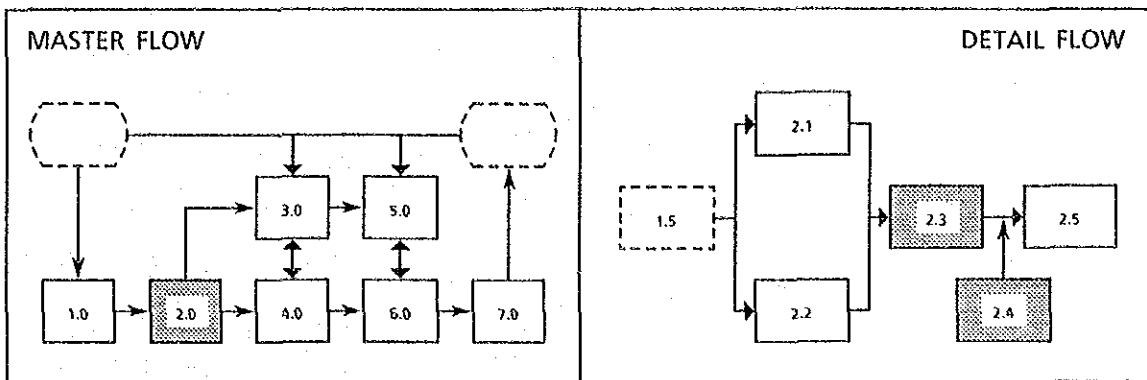
## 2.1 CONTENTS OF SURVEY A

- 1) Composition of sex, age and number of families of each household
- 2) Duration of occupancy
- 3) Occupation
- 4) Place of work, transportation mean
- 5) Income and expenditure per month
- 6) Educational background
- 7) Religion
- 8) Sanitary environment
  - Water supply (well, water vender, municipal water supply)
  - Sewerage (Sewer, night soil)
  - Solid waste
- 9) Dwelling conditions
  - Number of rooms per family
  - Number of lodgers
- 10) Place of shopping



## 2.2 CONTENTS OF SURVEY B

CATEGORY	ITEM	DESCRIPTION
LIVING ENVIRONMENT SURVEY	1	LIVING CONDITION POPULATION HOUSEHOLD, FAMILY COMPOSITION, POPULATION IN SCHOOL
	2	HOUSING CONDITION NO. OF UNITS BY TYPE, FLOOR AREA BY FAMILY AND INDIVIDUAL
BUSINESS SURVEY	3	WORKING SITUATION NO. OF WORKERS, COMPOSITION OF WORKERS BY SEX, NAME OF OWNER AND COMPANY, NO. OF OFFICES BY EACH INDUSTRIAL SECTOR, BUSINESS TYPE
SITE AND BUILDING	4	LAND USE BOUNDARY BETWEEN GOVERNMENT BUILDING AND PRIVATE, LAND PARCEL, SURVEY SITE AREA
	5	BUILDING USE USE, BUILDING STRUCTURE, BUILDING AGE, BUILDING AREA, FLOOR AREA
	6	FIXTURE LOCATION AND NO. OF TELEPHONE POLES, FENCE
PUBLIC FACILITY	7	TRAFFIC FACILITY, OPEN SPACE, RIVER AND CANAL, MEDICAL FACILITY, WELFARE FACILITY
REAL ESTATE SURVEY, LAND AND BUILDING TENURE	8	LAND TENURE NAME OF RIGHT HOLDER, LEASE HOLDER AND OCCUPANT, CLASSIFICATION OR RIGHT, LAND AREA BY RIGHT HOLDER, LAND USE
	9	BUILDING RIGHT NAME OF RIGHT HOLDER, LEASE HOLDER AND OCCUPANT, FLOOR AREA, BUILDING AREA, USE OF BUILDING
	10	ASSETS LAND PRICE, BUILDING PRICE, PROPORTION OF OCCUPANCY BY EACH RIGHT HOLDER
	11	MARKET FLOOR, PRICE, LEASE PRICE, RENT, DEPOSIT, PROJECTION OF FLOOR AND LAND PRICE
URBAN PLANNING SITUATION	12	LAND USE, FLOOR AREA RATIO, BUILDING COVERAGE RATIO, PLANNING ROAD, UTILITY PLANNING, PARK AND GREEN, OTHER PUBLIC FACILITIES



### 2.3 PREPARATION OF EXISTING CONDITION MAP

Survey data particularly of land use, land tenure, housing condition, water supply, etc. shall be plotted on appropriate scale maps for the use of visualization of conditions.

### 2.4 ESTABLISHMENT OF CRITERIA OF RESETTLEMENT FACILITY

Inhabitants who can be accommodated in the Transition House are limited due to inhabitant's potentiality, moderate population density in the planned project site, and feasibility of the main development project.

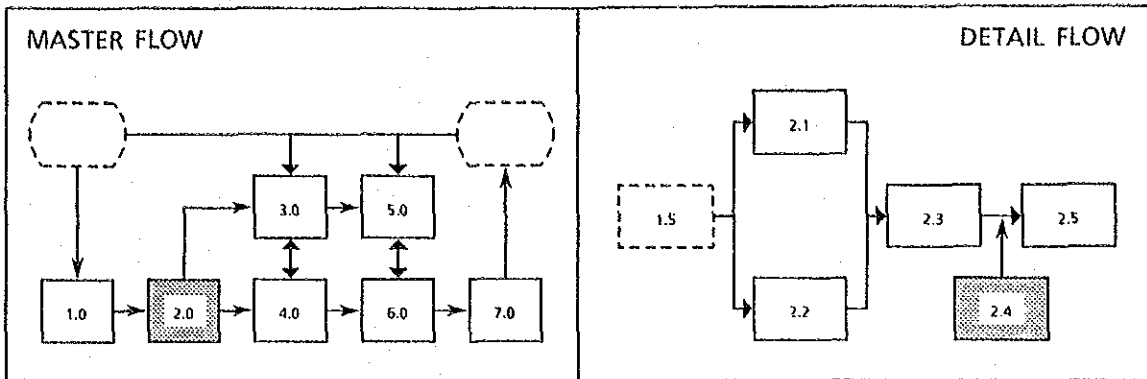
Eligibility of inhabitants is in accordance with the following criteria.

#### 1) Land tenure and building value

If the right of occupying the land is weak, and/or building (house) value is low, an inhabitant can only receive low compensation which would probably make it difficult for the inhabitant to relocate or dislocate by himself.

#### 2) Duration of occupancy (years)

If an inhabitants has occupied the land and lived there for a long period, it shall be considered that the inhabitant has strong living right there and can remain in the project site.



3) Income

If an inhabitant's income is low, the inhabitant cannot afford to relocate or dislocate by himself even he receives high compensation.

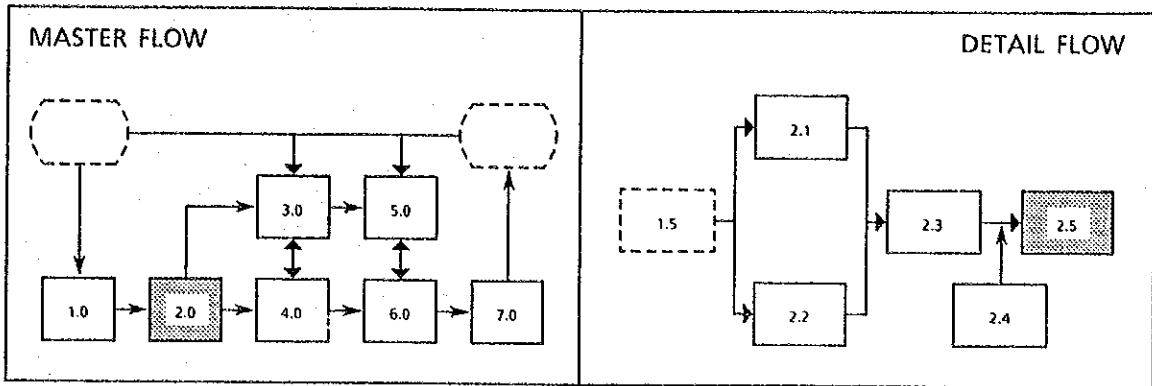
4) Desire to work

If a jobless inhabitant desires to work and is not too old or young or handicapped to work, the inhabitant shall be given job opportunity so that he can afford to remain in the project site.

5) Desire to remain

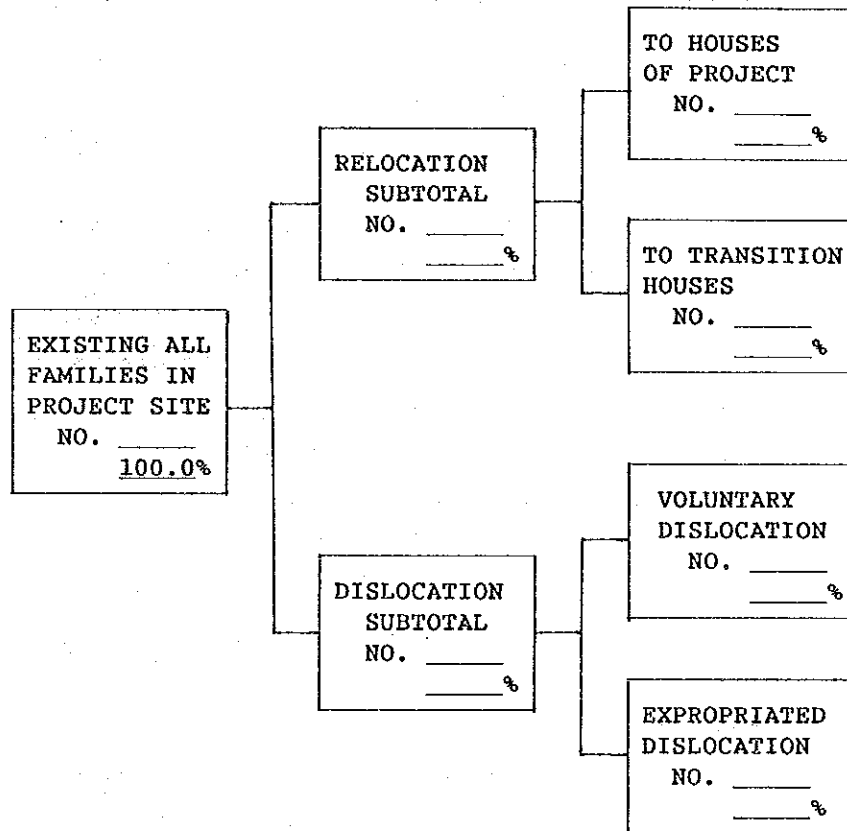
If an inhabitant desires to remain in the project site, the inhabitant of the above 1), 2), 3), 4) shall be relocated in the rental Transition House.

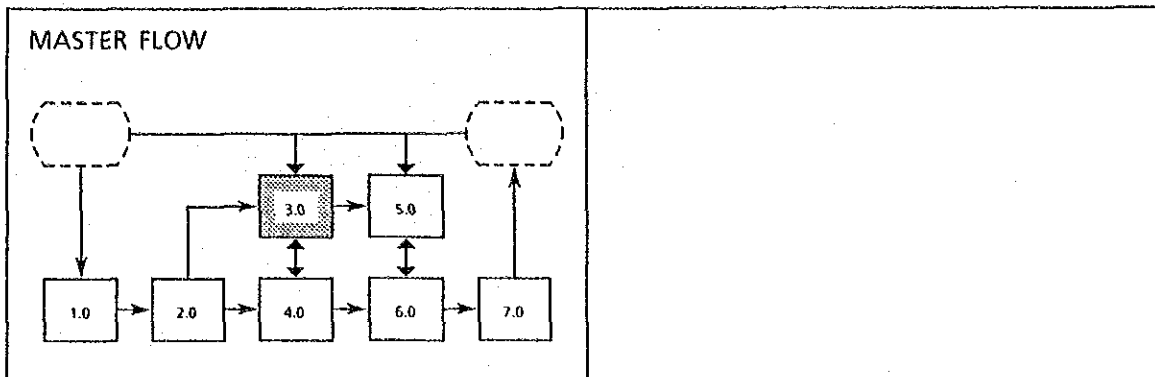




2.5 ASSUMPTION OF NUMBER OF RELOCATING FAMILIES

Assumption of number of families to be relocated is conducted as shown on the chart below applying eligibility criteria after obtaining survey data.



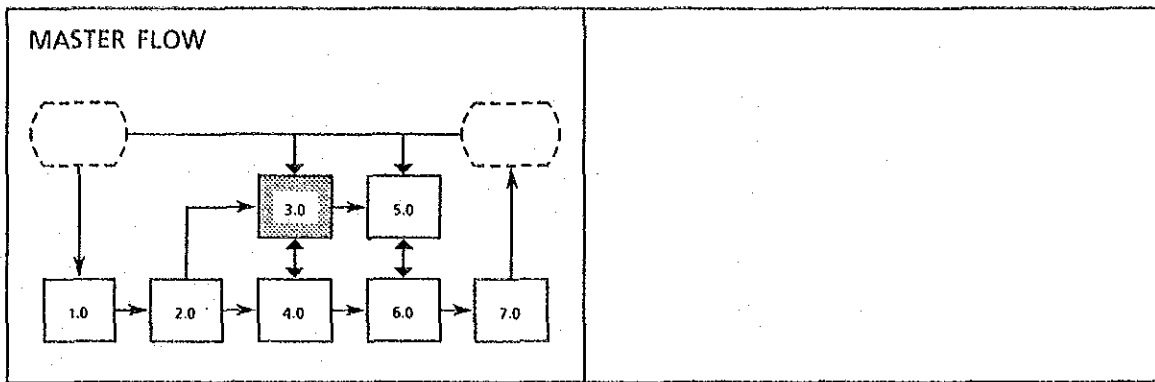


### 3. PREPARATION OF FINANCIAL SCHEDULE

After completing site survey including decision of number of eligible families to resettle in Transition Houses, all necessary project costs shall be estimated in coordination with 4.0, Physical Planning, and the Financial Schedule shall be prepared prior to commencing program making of vocational training and demolition of existing houses.

#### 3.1 PROJECT COST

- 1) Site survey cost and relevant administrative expenses (completed in the previous activity 2.0)
- 2) Study and design costs
- 3) Compensation
  - (1) to inhabitants who do not resettle in Transition House
  - (2) to inhabitants who resettle in Transition House, but to be paid when they dislocate. Such amount of compensation is to be deposited in the bank.
- 4) Demolition
  - (1) Demolition of existing houses and others
  - (2) Demolition of Transition Houses and others in future
- 5) Construction costs of Transition Houses, Vocational Training Center, and Public Facilities



### 3.2 REVENUE

Rent of Transition House. The rates are similar or less than those of existing public rental houses for very low income group.

### 3.3 EXISTING AND FUTURE LAND VALUE

Market analysis and assumption are to be made for evaluating current and future land price of the project site.

### 3.4 BALANCED PROJECT COST

Balance between the project cost allocated from the budget of the Main Project and total profit of the Main Project, and balance between the project cost and land value of the project site in future when all the inhabitants dislocate from the site.

### 3.5 CASH FLOW ANALYSIS

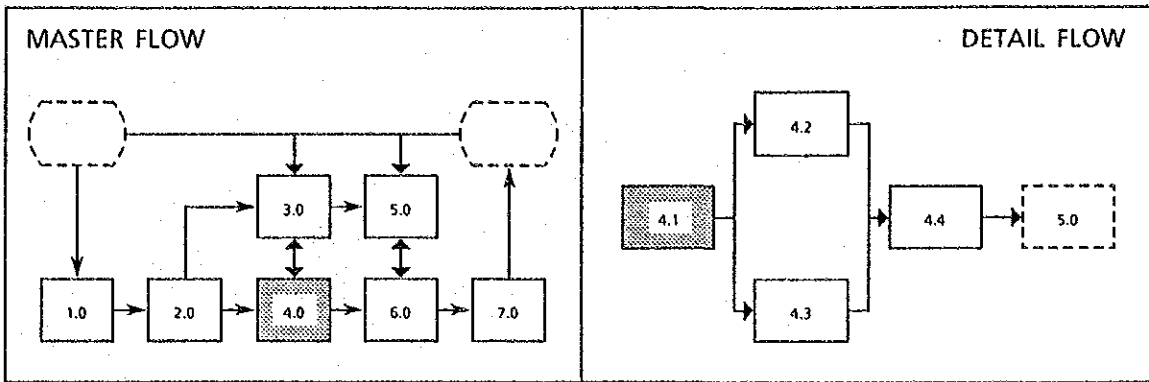
#### 1) Cash Out-Flow Items

- (1) Project cost
- (2) Repayment of bank loan with low rate interest, if any

#### 2) Cash In-Flow Items

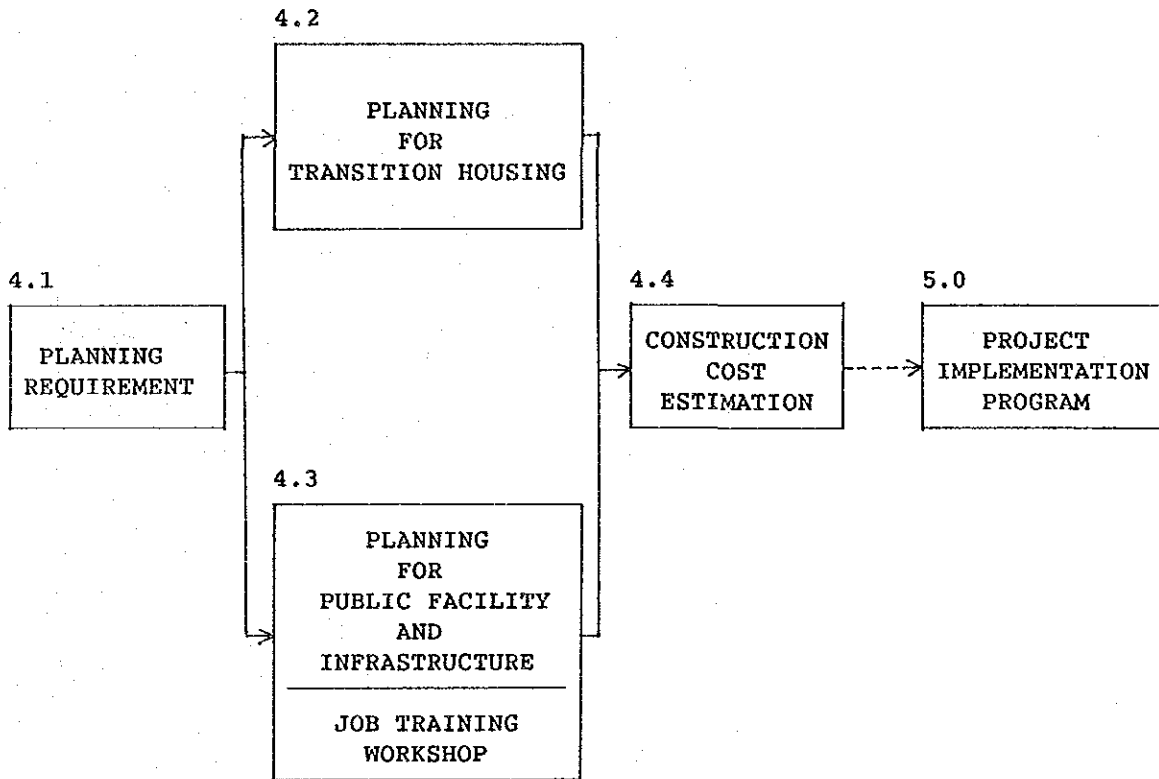
- (1) Rent of Transition House
- (2) Selling land of the project site in future
- (3) Bank loan, if required

#### 3) Term of Cash Flow Analysis: 10 years



4. PHYSICAL PLANNING

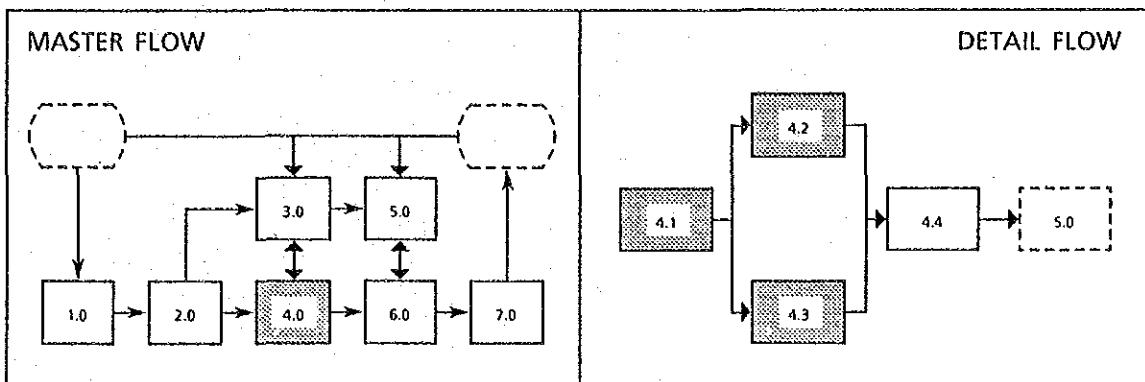
Planning flow of activity 4.0



4.1 PLANNING REQUIREMENTS

The necessary requirements are as follow:

- (1) Numbers and types of transition housing units
- (2) Size of housing unit of each type



Items to be considered are as follow:

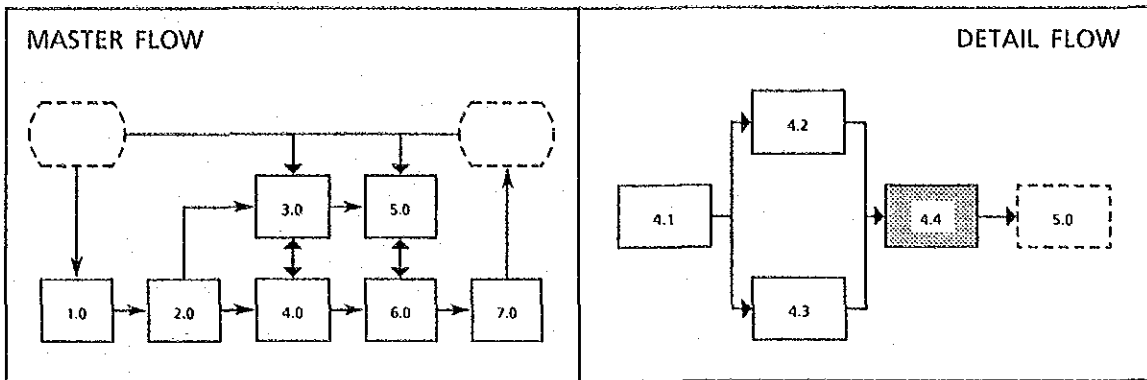
- a. Average previous (present) floor area for a family
  - b. Minimum floor area of existing public rental housing unit
- (3) Number of temporary shops and other business facilities
  - (4) Size and number of public facilities
  - (5) Size and number of vocational training facilities
  - (6) Construction programme reflected by implementation of the main development project
  - (7) Construction method and materials
  - (8) Confirmation of executing body for construction; contractor or inhabitants

#### 4.2 TRANSITION HOUSES PLANNING

- 1) Circulation plan
- 2) Layout plan
- 3) Unit plan
- 4) Floor plan, section plan, elevation plan
- 5) Utility plans
- 6) Construction schedule
- 7) Project inventory

#### 4.3 PUBLIC FACILITIES

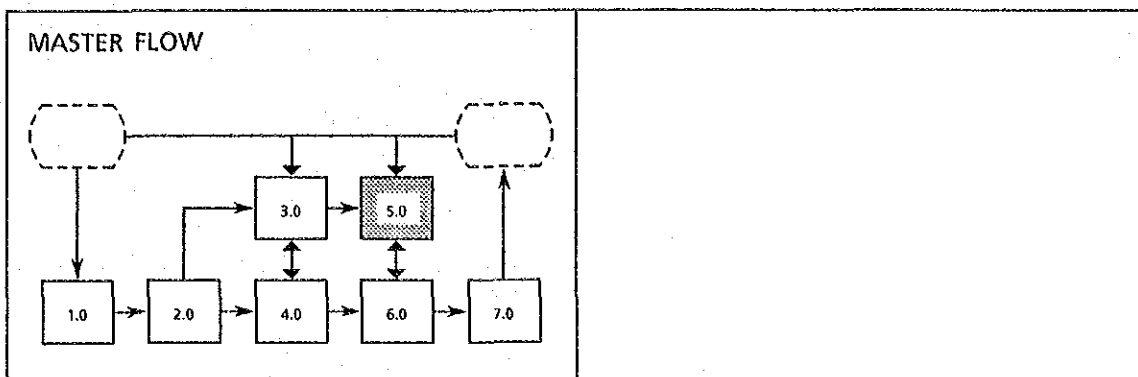
- 1) Workshops for job training planning
- 2) Public cookhouse planning
- 3) Public latrine and bath (MCK)



#### 4.4 CONSTRUCTION COST ESTIMATION

The following enumerated items are to be considered in estimating construction cost:

- 1) Building materials
  - Secondhand materials
  - New materials
  
- 2) Labor wages
  - Mobilization of inhabitants
  - Skilled labor from the market
  
- 3) Demolition cost of transition houses should be estimated.

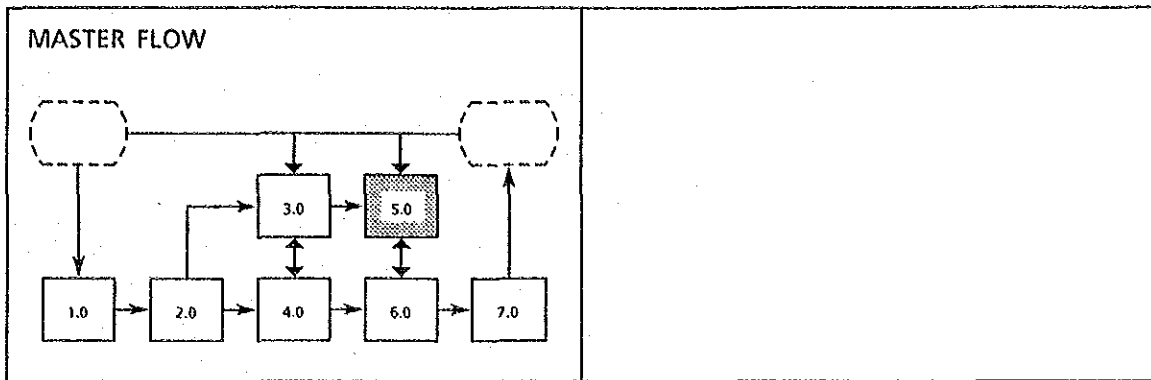


## 5. DEVELOPMENT OF OPERATIONAL MEASURE

For smooth implementation of the project during the transition period (from demolition of existing houses until dislocation of all the inhabitants), the following are to be considered and reflected in the implementation.

### 5.1 VOCATIONAL TRAINING, JOB OPPORTUNITY

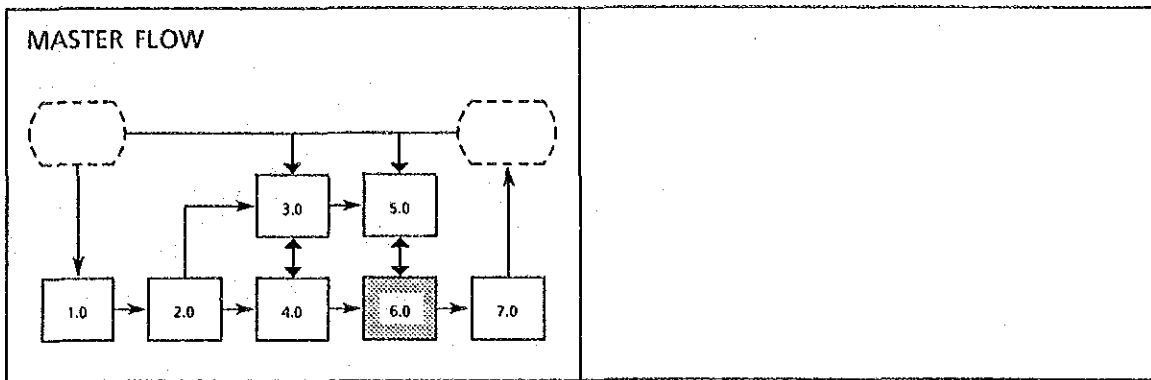
- 1) Roles of contractors, developers and other organizations
  - Preferential allocation of job opportunities to inhabitants
  - Performance of long term employment
  - Provision of adequate wages to inhabitants
  - Provision of appropriate working environment and facilities
- 2) Contents of vocational training
  - Overall construction works
  - Training system by each grade of deficiency
- 3) Executing body of training
  - NGO
  - BLKI
- 4) Training equipment and facilities
  - Finance for training equipment and facilities are the responsibility of the executing body of the main development.
  - Cost and expenses for maintenance and management are borne by the executing body of the main development.
  - Training equipment and facilities are provided within the project site.



## 5.2 PRESERVATION OF COMMUNITY ORGANIZATION

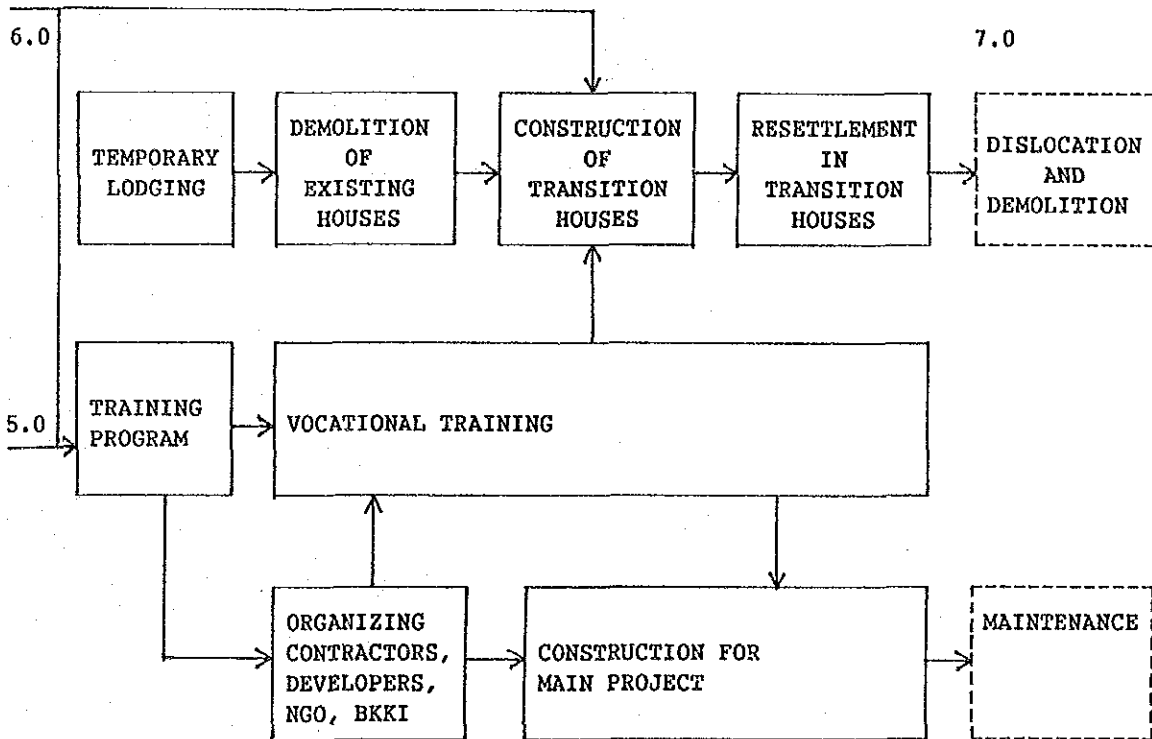
- 1) The previous (present) community organization is preferably maintained by the head(s) of RT(S).
- 2) The benefits of preservation of community organization are as follows:
  - (1) Assurance of means of communication between inhabitants and executing body
  - (2) Organized implementation of job training programme
  - (3) Maintenance of principle of mutual aid (Gotong Royong)
  - (4) Accomplishing early formulation of community understanding (consensus)
  - (5) Manageable mobilization of community





6. ACTIVITIES OF TRANSITION PERIOD

The flow chart shows activities after the commencement of the physical implementation in the field until the demolition of Transition Houses and Vocational Training Center. Inhabitants will dislocate from the site immediately before the demolition.





JICA

LIE