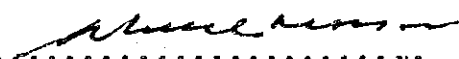
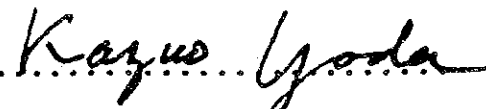


3. Minutes of Meeting


MINUTES OF MEETING
OF
THE SCOPE OF WORK
FOR THE FEASIBILITY STUDY ON
THE INTRODUCTION OF LAND READJUSTMENT
IN MALAYSIA

KUALA LUMPUR, 25th. February, 1993


.....
DATO' AHMAD HASSAN BIN OSMAN
Secretary General,
Ministry of Housing and
Local Government:
Chairman, Land Readjustment
Feasibility Study
Steering Committee


.....
DR. KAZUO YODA
Leader,
Preparatory Study Team
Japan International
Cooperation Agency

Witnessed by:


.....
Director - General,
Economic Planning Unit,
Prime Minister's Department

The Preparatory Study Team, headed by Dr. Kazuo Yoda, visited Malaysia from 16th. February to 1st. March, 1993 to carry out site reconnaissance and to discuss the draft Scope of Work for the Feasibility Study on the Introduction of Land Readjustment in Malaysia (hereinafter referred to as "the Study").

The meeting to discuss the draft Scope of Work for the Study was held on 24th. February, 1993 at the Ministry of Housing and Local Government and the list of attendance of the above meeting is shown in the appendix.

- 1.0 The Malaysian side explained to the Preparatory Study Team the background for the Study.
 - 1.1 In order to cope with the rapid urbanization and population inflow to the urban areas, various public sector urban projects, including the construction of new towns, infrastructure schemes, housing and industrial estates, etc. have been actively implemented in Malaysia.
 - 1.2 These projects have generally been carried out by the purchase of all lands necessary for the projects. This method, however, has become more difficult and delays in project implementation have become significant. Although a law on land expropriation for public purposes exists, it is socially unpalatable and the mechanisms of its application is cumbersome. Limited budgets also amplify the weakness of land acquisition as the sole method of implementing urban programmes. An effective project development method which is more attractive to landowners, which encourages the participation of the private sector and which is self-supporting is sought.
 - 1.3 The Japanese have been very successful in developing urban programmes through a technique known as 'Kukaku-Seiri Jigyo' or Land Readjustment. The Federal Department of Town and Country Planning or Jabatan Perancangan Bandar dan Desa (JPBD) is keen to adopt a similar system for the implementation of urban programmes in Malaysia.

- 1.4 To this end JPBD has secured JICA experts since 1987 to advice on the application possibilities of Land Readjustment in Malaysia. The result of such advice is the present proposal for a Feasibility Study on the Introduction of Land Readjustment in Malaysia.
- 1.5 Preliminary or exploratory studies conducted by the JICA experts need to be carried to a greater depth and comprehensiveness, and tested at particular selected locations for local receptiveness and sensitivities towards Land Readjustment, which may contain concepts of land ownership and land exchange alien to the local population. Such a study is essential before JPBD can confidently recommend to the Malaysian Government to adopt Land Readjustment in this country.
- 1.6 In the context of JPBD's own urban and rural planning programmes, this study is also timely and urgent. In urban planning, the preparation of structure plans is on the way to completion for major urban areas. A simultaneous programme of local plan preparation has commenced. Land Readjustment is potentially suitable in the implementation of parts of local plans. In rural planning, JPBD is preparing Rural Growth Centre plans (Pusat Pertumbuhan Desa) for the Ministry of Rural Development. Land Readjustment is also potentially suitable in the implementation of some models of Rural Growth Centres.

2.0 The Malaysian side reported on the preliminary studies that have been prepared by JICA experts posted to the Federal Department of Town and Country Planning. Their studies and findings, if found to be relevant should be used as a basis for the study.

- 2.1 Thus far three stages of preliminary studies have been prepared. They are:
- i. Study on the application of land readjustment in traditional villages (1987 - 1989)
 - ii. Study on the application of detail replotting techniques in urban fringe areas (1989 - 1992)
 - iii. Land readjustment case study in urban fringe areas and traditional villages in rural areas (1992 - 1994)

Preliminary studies have been conducted at six sites viz:

- i. Cheras 10th. mile
Hulu Langat District, Selangor
- ii. Kampung Kuantan
Hulu Selangor District, Selangor
- iii. Cheras 11th. mile
Hulu Langat District, Selangor
- iv. Kampung Sungai Chua
Hulu Langat District, Selangor
- v. Kampung Ampang
Hulu Langat District, Selangor
- vi. Kampung Subang
Petaling District, Selangor

2.2 Findings from the preliminary studies indicate Land Readjustment has good potential in stimulating development in urban and urban fringe areas without the need of government financial assistance. However, in rural locations such government subsidy may be necessary because the demand for what is called in Land Readjustment terminology as 'financial land' is limited. The two types of areas to a large extent coincide with the Malaysian ethnic, cultural and economic dichotomy (a dichotomy which the Malaysian Government continues to expend a major proportion of its resources to eradicate). It is therefore imperative that the two situations should be studied simultaneously.

2.3 The Japanese Preparatory Team express understanding and agreed that the case study should involve two locations.

3.0 The Malaysian side is of the opinion that the Japanese Study Team should be a multi-disciplinary team and should consist of at least the following consultants, each with his specified duties:

- i. Project Leader
 - o To coordinate the various tasks of the consultants and to liaise with the counterpart team and other government agencies.
 - o To plan the overall development strategy of the projects.

- o To supervise the preparation of the various reports.
- o To provide training to the counterpart team.

It is expected that the project leader will either be a civil engineer or urban planner.

ii. Town Planner

- o To prepare the development plan and other detailed plans.
- o To determine the contribution ratios and prepare the financial plan for the project.
- o To provide training in the preparation of the development plan.

iii. Replotting Designers

- o To contribute towards the formulation of index values.
- o To prepare the replotting designs.
- o To provide training in replotting to the counterpart team.

iv. Surveyors

- o To prepare the base plan and other relevant plans.
- o To verify the survey works done by the survey firm.
- o To carry out minor survey works.

v. Land Valuer

- o To contribute towards the formulation of index values.
- o To assist in project feasibility study and detailed costings.
- o To provide training in valuation to the counterpart team.
- o To review the existing land tenure system, land taxation, building assessment and property values.

vi. Sociologist

- o To conduct a sociological impact study pertaining to the land readjustment project.
- o To provide training in social planning to the counterpart team.

vii. Economist

- o To conduct an economic study of the project site and its surrounding areas.
- o To assist in project feasibility study.
- o To provide training in economic planning to the counterpart team.

viii. Legal Experts

- o To review the existing laws, regulations and planning guidelines pertaining to the land readjustment project.
- o To review the relevant institutional framework pertaining to the land readjustment project.
- o To review the draft report on the Proposal for the Legislation of Land Readjustment in Malaysia.
- o To recommend the appropriate steps and procedures to achieve the successful adoption of land readjustment practise in Malaysia.
- o To provide training in the assessment of relevant laws to the counterpart team.

3.1 Final determination of the size and composition of the Japanese Study Team will be JICA responsibility but the Malaysian assessment of consultancy requirements will form the basis of such determination.

3.2 Local Sociologist and Local Legal Expert

In order to formulate a strategy to introduce Land Readjustment in the Malaysian environment both the Malaysian side and the Preparatory Study Team recognised that local sociologist and local legal experts are necessary for this study.

3.3. Local Consultants

The Malaysian side strongly requested the Preparatory Study Team to consider the participation of local consultants in the Study Team as supporting staff. The Preparatory Study team agreed to convey the request to the Japanese Government for consideration.

The Malaysian side will supply candidates among local consultants in the fields of sociology, legal matters and topographic survey to the Preparatory Study Team.

4.0 The Malaysian side agreed to provide a counterpart team to support the Study.

4.1 The functions of the Malaysian counterpart team are as follow:

- i. To participate in the technical analysis and preparation of the guidelines for the Land Readjustment Development Manual.
- ii. To liaise between the Japanese study team and government agencies.
 - o To collect base maps, primary and secondary data.
 - o To serve as the secretariat to the Steering Committee and the Technical Committee.
 - o To organise land readjustment seminar/workshop papers.

4.2 The members of the Malaysian counterpart team are as follow:

- i. Director, coordinator
Planning Division,
Federal Department of
Town and Country Planning.
- ii. Head team leader
Spatial Planning Unit,
Federal Department of
Town and Country Planning.
- iii. Counterpart Officer,
Spatial Planning Unit,
Federal Department of
Town and Country Planning.

- 4.3 The Japanese Preparatory Team requested that the counterpart team be enlarged and that the counterpart team be full-time. The Malaysian side took note of this and would consider the request. However, logistics and personnel problems may preclude fulfilment of this request.
- 4.4 In addition, the JICA expert, presently assigned to the Department of Town and Country Planning, will fulfil the following functions:
- i. Complete the Land Readjustment Development Manual.
 - ii. Liaise between the Federal Department of Town and Country Planning, JICA and the Japanese Study team.
- 5.0 The Malaysian side also reported that a Steering Committee had been formed for the Study.
- 5.1 Functions of the steering committee
- i. To steer the study in line with national, state and local policies.
 - ii. To provide guidelines and policies on the planning and implementation of the land readjustment projects.
 - iii. To endorse, approve, amend or reject the projects.
- 5.2 The members of the Steering Committee are as follow:
- i. Secretary - General chairman
Ministry of Housing
and Local Government
 - ii. Director - General co-chairman
Economic Planning Unit,
Prime Minister's Department.
 - iii. Hon. State Secretary,
Selangor State.
 - iv. Hon. State Financial Officer,
Selangor State.
 - v. Director-General,
Federal Department of
Town and Country Planning.

- vi. Director-General,
Department of Local Government,
Ministry of Housing
and Local Government.
 - vii. Director,
State Economic Planning Unit,
Selangor State.
 - viii. Director-General,
Public Works Department.
 - ix. Director-General,
Drainage and Irrigation Department.
 - x. Director-General,
Land and Mines Department.
 - xi. Director-General,
Survey Department
 - xii. Director-General,
Valuation Department.
 - xiii. Director,
Town and Country Planning Department,
Selangor State.
 - xiv. Director-General,
Implementation and Coordination Unit,
Prime Minister's Department.
 - xv. Secretary-General,
Ministry of Rural Development.
 - xvi. Director-General,
Urban Development Authority.
- secretariat Planning Division, Federal
Department of Town and Country
Planning.

5.3 The Representative of the Supervisory Committee from Japan, will be invited to attend meetings of the Steering Committee.

6.0 The Malaysian side further reported that a Technical Committee had also been formed.

6.1 The functions of the Technical Committee are as follow:

- i. To evaluate technical data, analysis and reports.
- ii. To coordinate all proposals arising from the Study in line with government and departmental policies.

iii. To assist and steer the Study Team in data collection.

iv. To report progress of the study to the steering committee.

6.2 The members of the Technical Committee are as follow:

- i. Director General, chairman
Federal Department of
Town and Country Planning.
- ii. Director, co-chairman
State Economic Planning Unit,
Selangor State.
- iii. Deputy State Secretary,
Selangor State.
- iv. Hon. State Financial Officer,
Selangor State.
- v. Principal Assistant Secretary,
Local Government Division,
Selangor State.
- vi. Director,
Public Work Department,
Selangor State.
- vii. Director,
Drainage and Irrigation Department,
Selangor State.
- viii. Director,
Land and Mines Department,
Selangor State.
- ix. Director,
Survey Department,
Selangor State.
- x. Director,
Valuation Department,
Selangor State.
- xi. Director,
Federal Department of
Town and Country Planning Department,
Central Region.
- xii. Director,
Town and Country Planning Department,
Selangor State.
- xiii. District Officer,
Petaling District Office,
Selangor State.

- xiv. District Officer,
Hulu Selangor District Office,
Selangor State.
- xv. Director,
Villages Division,
Ministry of Housing and Local Government.
- xvi. Under Secretary,
Planning and Development Division,
Ministry of Housing and Local Government.

secretariat Planning Division, Federal
Department of Town and
Country Planning.

7.0 Technology Transfer

The Malaysian side and the Preparatory Study Team recognised the importance of technology transfer through the Study.

Both sides agreed that the Malaysian side provides appropriate counterparts to the study team so that technology transfer is mainly provided through "On the Job Training" while the Study team is in Malaysia. The Malaysian side strongly requested the Preparatory Study Team to consider organising counterpart training in Japan and workshops and seminars in Malaysia as part of technology transfer. The Preparatory Study Team took note of the request and agreed to convey the request to the Japanese Government for consideration.

8.0 Schedule

The Malaysian side requested that a detailed Schedule be submitted as soon as available, to enable the counterpart team to organize its activities. The Federal Department of Town and Country Planning should be afforded the opportunity to suggest changes in order to avoid clashes of activities, wastage of time and inconvenience of timing.

9.0 These Minutes shall form part of the Scope of Work.

**MEETING BETWEEN LAND READJUSTMENT STEERING COMMITTEE
AND JAPANESE PREPARATORY TEAM, 24 FEBRUARY 1993**

List of attendance:

- | | | | |
|-----|--|---|--|
| 1. | Hon. Dato' Ahmad Hassan bin Osman | - | Chairman,
Secretary General,
Ministry of Housing
and Local Government. |
| 2. | Mr. Wan Abu Bakar bin Wan Teh
Ibrahim | - | Deputy Secretary
General,
Ministry of Housing
and Local Government. |
| 3. | Dr. Kazuo Yoda | - | Team Leader,
Preparatory Team. |
| 4. | Mr. Suho Suzuki | - | Team Member,
Preparatory Team. |
| 5. | Mr. Norihiko Yanase | - | Team Member,
Preparatory Team. |
| 6. | Mr. Toshihisa Hasegawa | - | Team Member,
Preparatory Team. |
| 7. | Mr. Kanji Hoshino | - | Team Member,
Preparatory Team. |
| 8. | Mr. Hiroshi Kawashima | - | Team Member,
Preparatory Team. |
| 9. | Mr. Makio Shichijo | - | Second Secretary,
Embassy of Japan |
| 10. | Mr. Takao Kaibara | - | Assistant Resident
Representative,
JICA, Malaysia. |
| 11. | Tuan Haji Zainuddin bin
Muhamad | - | Federal Dept. of
Town & Country
Planning |
| 12. | Mr. Lim Boh Ang | - | Department of Local
Government,
Ministry of Housing
& Local Government. |
| 13. | Mr. Wan Ab. Shukor bin Wan
Mohamad | - | Valuation Dept.,
Selangor State. |

- | | | |
|-----|---------------------------------|---|
| 14. | Mr. Joseph Ng | - Survey Dept., |
| 15. | Mr. Zolkafli bin Abd. Rahman | - Town & Country
Planning Dept.,
Selangor State. |
| 16. | Mr. Mohd. Kusin bin Dikun | - Financial Division,
Selangor State
Secretariat. |
| 17. | Ms. Khor Siew Kee | - Planning & Devt.
Division,
Ministry of Housing
& Local Government. |
| 18. | Mr. Baharudin bin Mat Nor | - Public Works
Department. |
| 19. | Tuan Haji Yahaya bin Abd. Majid | - Urban Development
Authority. |
| 20. | Mr. Ismail bin Haji Razali | - Urban Development
Authority. |
| 21. | Mr. Keizrul Abdullah | - Drainage and
Irrigation Department. |
| 22. | Mr. Mohd. Sani bin Mistam | - External Assitance
Section,
Economic Planning
Unit. |
| 23. | Mr. Tew Swee Tong | - Regional Economic
Section
Economic Planning
Unit. |

Secretariat:

- | | | |
|----|---------------------------|--|
| 1. | Mr. Ho Khong Ming | - Federal Department of
Town & Country
Planning. |
| 2. | Ms. Yip Siew Kuan | - Federal Department of
Town & Country
Planning. |
| 3. | Mr. Abbas bin Abdul Wahab | - Federal Department of
Town & Country
Planning. |

also in attendance::

- | | | |
|----|-----------------|---------------|
| 1. | Mr. Jun Katsumi | - JICA Expert |
|----|-----------------|---------------|

4. Questionnaire

Tentative questionnaire in advance on the Feasibility Study on Introduction of Land Readjustment to Malaysia (the Study)

1. General

- (1) Please explain the present methods of Urban Development Project performed in Malaysia. (Acquisition of land, and others if any)
 - (a) variations of executors
 - (b) Financial sources of the project
 - 1) private Developers
 - 2) Federal Government
 - 3) Local Government
 - 4) Other sources

- (2) Two study areas are selected in the T/R, and brief explanation is attached in the Appendix. Please answer the followings on the selected areas.
 - (a) Why these two areas are selected for the study area of the first implementation project of Land Readjustment in Malaysia?
 - (b) What is the image of these areas after implementation of Land Readjustment?
 - (c) How are the opinions of the residents in the Study Areas in general?

2. Basic Information

- (1) Please explain the details of Malaysian Land Ownership System.
 - (a) Ownership system
 - (b) Lease System
 - (c) Any other rights on Lands

- (2) Is any information of registration of Land available at any office?
- (3) Possibility and estimated cost of aerophotographic survey of the Study Areas (photograph scale 1/5000, mapping scale 1/1000) by local consultants,
and estimated cost of topographic survey (1/1000) of the Study Area. by local consultants. (apx. 300 ha and 100 ha)

5. 収集資料リスト

収集資料リスト

分類	資料名	作成機関/年月日	概要
A 一般			
A-1	マレーシア概要 マレーシアハンドブック'92	マ-77日本人商工会議所	マレーシアについての全般的案内書 地理、歴史、政治、行政、社会、文化 生活、経済、産業・経済関係の制度、 マレーシアと日本の関係
A-2	INFORMATION MALAYSIA 1992-93 YEAR BOOK	Berita Publishing/ 1992年	マレーシアの年鑑
B 経済			
B-1	Economic Report 1992/93	Ministry of Finance	大蔵省による経済レポート 1992/93
B-2	数字で見るマレーシア経済 Malaysia Economy in Figures	マ-77日本人商工会議所/ 1992年4月	マレーシアの経済統計
B-3	Survey On Material and Labour Cost	Building Cost Infor- mation Centre	マレーシアにおける建築物価と人件費
C 計画			
C-1	マレーシアにおける土地区画整理 の技術移転に係わる体験と考察	梁瀬範彦 1990-1992	JICA派遣専門家の体験と今後の技 術移転に対する考察
C-2	Kuala Lumpur Structure Plan	KL市都市計画局/1984	クアラルンプールのストラクチャー プラン
C-3	BANGI Draft Structure Plan 1986-2005	セランゴール州 Ulu Langit District Council	Ulu district, Bangiのストラクチャ ープラン
D 法令			
D-1	Local Government Act (Act 171)	International Law Book Service	
D-2	National Land Code All amendment up to 1992	WDC Sdn Bhd	土地基本法 1967年から1992年4月までの改訂版
D-3	Land Acquisition Act, 1960 (Act 34 of 1960)	International Law Book Service/1991年10月	
D-4	Land (Group Settlement Areas) ACT, 1960 (ACT 13/1960)	International Law Book Service/1990年6月	
D-5	Small Estates (Distribution) ACT 1955 (ACT 98)	International Law Book Service/1992年8月	
D-6	Town and Country Planning ACT 1976 (ACT 172)	International Law Book Service/1990年8月	

収集資料リスト

分類	資料名	作成機関/年月日	概要
D-7	Town and Country Planning ACT 1976. Planning Control (General) Rules	MDC Sdn Bhd/1988年1月	1988年1月25日までの改訂版
D-8	Housing Developers (Control and Licensing) ACT 1966 (ACT 118)	International Law Book Service/1991年9月	
D-9	Housing Developers ACT 1966 and Regulation	MDC Sdn Bhd/1993年1月	1993年1月までの改訂版
D-10	Street, Drainage and Building ACT 1974 (ACT 133)	International Law Book Service/1992年3月	
D-11	Control of Rent ACT 1966	MDC Sdn Bhd 1989年3月	
D-12	Guide to Water Supply Rules & Pandan Kaedah-Kaedah Bekalan Air	International Law Book Service/1991年	
D-13	Environmental Quality Act. 1974 (ACT 481)	International Law Book Service/1992年5月	
D-14	Malaysia Tourism Promotion Board ACT 1992 (ACT 481)	International Law Book Service/1992年5月	
E 環境			
E-1	開発途上国環境保全企画推進調査	(社)海外環境協力センター/ 平成4年3月	マレーシア国における環境政策の実情及び政府における環境施策等の調査報告
G Housing			
G-1	Property Market News		不動産会社の物件ニュース
G-2	SRI WANGSARIA Housing		デ・イ・アール・エス・の物件ニュース
G-3	Belvedere at Kenny Hill		デ・イ・アール・エス・の物件ニュース
G-4	The New Business Centre of Petaling Jaya		デ・イ・アール・エス・の物件ニュース
H Miscellaneous			
H-1	List of Registered Surveyors	Survey Dept. /1993年	測量局への登録業者リスト
H-2	List of Publication	MDC Sdn Bhd	法令の出版目録
H-3	Traveller	1993年	マレーシア観光促進マガジン
H-4	TOR Feasibility Study on The Introduction of Land Readjustment to Malaysia	Federal Dept. of Town and Country Planning	マレーシア側が区画整理適用調査のために作成したTOR

JICA