

**Table 3.20**  
**Financial Land Value Estimate**

Land Use : Alienated Land		Area (sqm)	Unit Price (RM/sqm)	Amount (RM000)
Private Use	Agriculture	0	30.00	0
	Building : Commercial	5,800	368.00	2,134
	Building : Medical, Welfare	0	0.00	0
	Building : Residential	69,675	80.00	5,574
	Private Use Total	75,475	0.00	7,708
Other Community Service	Other Community Service Total	0	0.00	0
Total		75,475		7,708

### **3.11 Attached Drawings**

- |    |                            |         |
|----|----------------------------|---------|
| 1) | Location Map               |         |
| 2) | Project Area Boundary Map  | 1:2,500 |
| 3) | Map of Existing Conditions | 1:2,500 |
| 4) | LR Design Drawing          | 1:2,500 |

### **3.12 Other Drawings for Reference**

- |    |                                     |         |
|----|-------------------------------------|---------|
| 1) | Drawing of Land Development Plan    | 1:2,500 |
| 2) | Drawing of River and Drainage Plan  | 1:2,500 |
| 3) | Drawing of Anticipated Urbanization | 1:2,500 |

**APPENDIX :  
STANDARDIZED FORMATS FOR  
PROJECT IMPLEMENTATION PLAN**

# THE HISTORY OF THE UNITED STATES OF AMERICA

BY HENRY REEVE

IN TWO VOLUMES.

LONDON: PRINTED BY J. JOHNSON, ST. PAUL'S CHURCH-YARD, 1783.

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## LAND USE TRANSFORMATION

Land Use	Land Use Before LR		Land Use in LR Scheme		Final Planned Land Use	
	Area (sqm)	(%)	Area (sqm)	(%)	Area (sqm)	(%)
<b>Public Facility Land</b>						
<b>Basic Infrastructure</b>						
Road						
River & Waterway						
Retention Pond						
Park & Open Space						
Buffer Space						
Reserved Land						
Basic Infrastructure Total						
<b>Community Service Facilities</b>						
Kindergarten						
Primary School						
Secondary School						
Police Station						
Fire Brigade Station						
Clinic						
Water Facility						
Public Parking						
Bus Terminal						
Cemetery						
Religious Facility						
Community Hall						
Radar Site						
Post Office						
Electricity Substation						
Electricity Main Intake						
Telephone Exchange Station						
Sewage Treatment Plant						
Community Service Facilities Total						
Public Facility Land Total						
<b>Alienated Land</b>						
<b>Private Use</b>						
Agriculture						
Building : Commercial						
Building : Medical, Welfare						
Building : Residential						
Industry : Medium Scale						
Industry : Service						
Private Use Total						
<b>Other Community Service</b>						
Other Community Service Total						
Alienated Land Total						
Public Facility & Alienated Land Total						
Financial Land						
Area Difference ( Actual - Registered )						
Total						

## ESTIMATE OF LAND VALUE

Land Use : Alienated Land	Before LR			After LR		
	Unit Price (RM/sqm)	Area (sqm)	Amount (RM000)	Unit Price (RM/sqm)	Area (sqm)	Amount (RM000)
<b>Private Use</b>						
Agriculture						
Building : Commercial						
Building : Medical, Welfare						
Building : Residential						
Industry : Medium Scale						
Industry : Service						
Private Use Total						
<b>Other Community Service</b>						
Other Community Service Total						
<b>Alienated Land Total</b>						
Area Difference ( Actual - Registered )						
<b>Total / Average</b>						

## ESTIMATE OF LAND (REPLOT) VALUE AND SITE UTILITY INCREASE RATIO

Item	Unit	Before LR	After LR
Registered Area	sqm		
Actual Area	sqm		
Average Unit Value	RM/sqm		
Total Value	RM000		
Site Utility Increase	Ratio		

## PROJECT COST SUMMARY

Project Cost	RM000
CONSTRUCTION COST	
COMPENSATION COST	
SURVEY COST	
PROJECT MANAGEMENT COST	
Sub Total	
FURTHER PREMIUM	
ALIENATION PREMIUM	
<b>Project Cost Total</b>	

## CONSTRUCTION COST

Item	Unit	Quantity	Unit Price (RM)	Amount (RM000)
<b>Public Facility Construction</b>				
<b>Basic Infrastructure</b>				
Roads & Bridges (Include Drain)				
Inner collector road (20m width) & Bri	m			
Outer collector road (20m width)	m			
Collector road (15m width)	m			
Local road (12m width)	m			
River & Water Way				
Sg. Batang Kali improvement	Ls			
Retention Pond				
Retention pond along Sg. Batang Kali	Ls			
Park & Open Space				
Turfing	sqm			
Recreational facilities	sqm			
Planting trees & shrubs	no			
Buffer Space				
Basic Infrastructure Total				
<b>Community Service</b>				
Water Facility				
Water supply pipes	m			
Electricity Substation				
Distribution substation	pcs			
Electrical cable	m			
Trenching	m			
Telephone Exchange Station				
Manhole	pcs			
PCV ducting	m			
Cabling	m			
Trenching	m			
Sewerage Disposal				
Concrete sewer	m			
Manhole (Precast)	pcs			
Manhole (Brick)	pcs			
Oxidation Pond	Ls			
Community Service Total				
Public Facility Construction Total				
<b>Site Improvement</b>				
Site Clearance				
General site clearance	ha			
Earth Work				
Cutting & filling	cum			
Sloop protection	sqm			
Site Improvement Total				
Construction Cost Total				



## COMPENSATION COST

### 1. Building Compensation

Building Type	Material	Affected No. of Unit	Floor Area (sqm)	Estimated Unit Value (RM/sqm)	Estimated Value (RM000)
Residential	Reinforced Concrete				
	Brick				
	Timber				
	Brick & Timber				
	Steel				
Commercial	Reinforced Concrete				
	Brick				
	Timber				
	Brick & Timber				
	Steel				
Factory	Reinforced Concrete				
	Brick				
	Timber				
	Brick & Timber				
	Steel				
Work Shop	Reinforced Concrete				
	Brick				
	Timber				
	Brick & Timber				
	Steel				
Animal Shed	Timber				
Building Total					

### 2. Other Compensation

	Affected No. of Unit - Value (RM000) / Area	Unit Price (RM/sqm)	
Suspension of Business	( Affected No. of Unit )	Rate (%) :	
Agricultural Production	sqm		
Compensation to Other Loss	sqm		
Other Compensation Total			

### 3. Compensation Total

## Survey Cost

Item	Unit	Quantity	Unit Price (RM)	Amount (RM000)
<b>Survey Map Preparation</b>				
Control point survey (1st class)	km			
Levelling survey	block			
Detail survey (plan table survey)	ha			
<b>Boundary Survey</b>				
Settlement survey with land owner attendance	lot			
Computation of area (confirmation of area)	lot			
<b>Additional Survey</b>				
Preparation of cadastral map	lot			
Preparation of area map	lot			
<b>Block Confirmation</b>				
Block confirmation survey				
Road centerline survey				
Block & lot survey				
<b>Alteration / Confirmation Survey</b>				
Confirmation / Alteration survey	point			
<b>Final Lot Confirmation Survey</b>				
Final lot confirmation survey	lot			
<b>Survey Cost Total</b>				

## PROJECT MANAGEMENT COST

Item	Unit	Quantity	Unit Price (M)	Amount (RM000)
CONSTRUCTION DESIGN & SU	Ls			
COMPENSATION MANPOWER	person			
SURVEY SUPERVISION	person			
REPLOTTING DESIGN	person			
<b>Project Management Cost Total</b>				

## CONVERSION PREMIUM

Alienated Land	Area after LR (sqm)	Area before (sqm)	Conversion Area (sqm)	Ratio (%)	Market Price (RM)	Premium (RM/sqm)
<b>Private Use</b>						
Agriculture						
Building : Commercial						
Building : Medical, Welfare						
Building : Residential						
Industry : Medium Scale						
Industry : Service						
Private Use Total						
<b>Other Community Service</b>						
Other Community Service Total						
<b>Alienated Land Total</b>						

## ALIENATION PREMIUM

Financial Land	Area (sqm)	Market Price (RM)	Ratio (%)	Tenure (year)	Average tenure(year)	Premium (RM/sqm)
<b>Private Use</b>						
Agriculture						
Building : Commercial						
Building : Medical, Welfare						
Building : Residencial						
Industry : Medium Scale						
Industry : Service						
Private Use Total						
<b>Other Community Service</b>						
Other Community Service Total						
<b>Financial Land Total</b>						

## REVENUE ESTIMATE

Revenue	Amount (RM000)
FEDERAL SHARE	
STATE & LOCAL AUTHORITY SHARE	
AGENCY SHARE	
DISPOSITION OF FINANCIAL LAND	
Revenue Total	

## COST SHARING

Item	Land Purchase Cost				Construction Cost (RM000)	Compensation Cost		Share of Federal / State / Agency	
	Planning Area (sqm)	Purchase Area (sqm)	Price (RM/sqm)	Amount (RM000)		No. of Building	Amount (RM000)	%	Amount (RM000)
Federal Share									
Road									
Inner collector road (20m)									
Outer collector road (20m)									
Collector road (15m)									
Local road (12m)									
Sub Total									
River & Waterway									
Retention Pond									
Kindergarten									
Primary School									
Clinic									
Water Facility									
Federal Share Total									
State & Local Authority Share									
Park & Open Space									
Reserved Land									
Cemetery									
Religious Facility									
Community Hall									
Others									
State & L.A. Share Total									
Agency Share									
Electricity Substation									
Telephone Service									
Sewage Disposal									
Agency Share Total									
Total									

Average purchase rate is calculated based on sub total of roads and applied to respective type of roads.

## FINANCIAL PLAN

### < EXPENSE >

Project Cost	Amount M000)	1997	1998	1999	2000	2001	2002	2003
CONSTRUCTION COST								
COMPENSATION COST								
SURVEY COST								
PROJECT MANAGEMENT C								
CONVERSION PREMIUM								
ALIENATION PREMIUM								
SUBTOTAL								
INTEREST								
TOTAL								

### < REVENUE >

Revenue	Amount RM000)	1997	1998	1999	2000	2001	2002	2003
FEDERAL SHARE								
STATE & LOCAL AUTHORITY								
AGENCY SHARE								
DISPOSITION OF FINANCIAL								
TOTAL								



## COST DISBURSMENT PLAN

### < EXPENSE >

Project Cost							
CONSTRUCTION COST							
COMPENSATION COST							
SURVEY COST							
PROJECT MANAGEMENT COST							
CONVERSION PREMIUM							
ALIENATION PREMIUM							

### < REVENUE >

Revenue							
FEDERAL SHARE							
STATE & LOCAL AUTHORITY SHARE							
AGENCY SHARE							
DISPOSITION OF FINANCIAL LAND							

## CONTRIBUTION RATE ESTIMATE

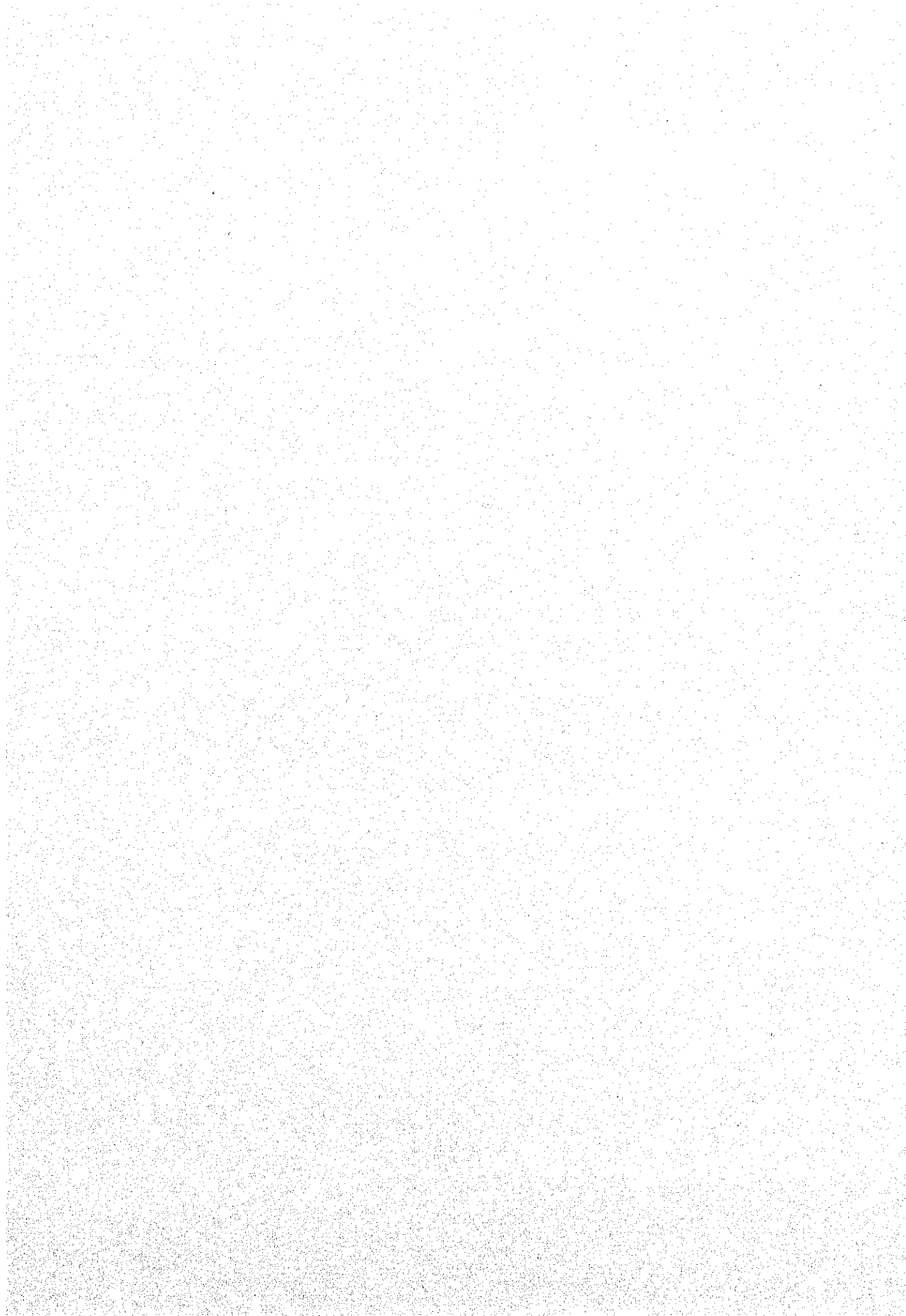
Item		Unit	Amount	Remarks
Registered Area before LR		(A)	(sqm)	
Actual Area before LR		(B)	(sqm)	
Replot & Financial Land after LR		(C)	(sqm)	
Contribution Area	For Public Facility	(D)	(sqm)	
	For Financial Land	(E)	(sqm)	
	Total	(F)	(sqm)	(F) = (D) + (E)
Contribution Rate	For Public Facility	(G)	( % )	(G) = (D) / (B) * 100
	For Financial Land	(H)	( % )	(H) = (E) / (B) * 100
	Aggregated Area	(I)	( % )	(I) = (G) + (H)

## FINANCIAL LAND ESTIMATE

Item	Unit	Amount
Total Value before LR	RM000	
Total Value after LR	RM000	
Total Increased Value	RM000	
Unit Value after LR	RM/sqm	
The Maximum Area for Financial Land	sqm	
Financial Land ( Area )	sqm	
Financial Land ( Ratio )	%	







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