

Annex

Mayor of West Jakarta

DECISION OF THE LAND PROCUREMENT COMMITTEE WEST JAKARTA MUNICIPALITY

Number : 503 Year-1995

regarding

**COMPENSATION FOR LAND, BUILDING AND OTHER RELATED
OBJECTS FOR THE IMPLEMENTATION OF KOJAN SUB-VILLAGE
CANAL PROFILE NORMALIZATION PROJECT, KALI DERES
VILLAGE, KALI DERES SUB-DISTRICT**

- Reading** : The Letter of Decision of Governor of DKI Jakarta number 856 year 1994 dated 3 June 1994 regarding the Authority/Allotment of the land use for the Implementation of Kojan Sub-Village Canal Profile Normalization Project in Kali Deres Village, Kali Deres Sub-District, West Jakarta starting from Maja River to Citra Garden River.
- Considering** :
- a. That in frame with the management of sewage inundation and danger or flood in DKI Jakarta, especially the West Jakarta Municipality, it is necessary to regulate the water flow, among others by the construction of infrastructure to flow water to Citra Garden River by normalization/widening of the canal in Kojan Sub-Village.
 - b. That to realize the above point a it is necessary to immediately acquire the lands affected by the widening plan which were meant by lands/houses/related objects.
- Bearing in Mind** :
1. Act number 5 year 1960 regarding Basic Regulation of Agrarian (State Gazette year 1960 number 104, additional State Gazette number 204).
 2. Act number 5 year 1974 regarding Regional Basic Administration (State Gazette year 1975 number 38, additional State Gazette number 3037).
 3. Act number 20 year 1961 regarding Revocation of the Right on the Land and Other Related Objects (State Gazette number 2324).
 4. Decree of President of Republic of Indonesia number 55 year 1993 dated 17 June 1993 regarding Land Procurement for Development for the Public Interest.

5. Circular of Minister of Agrarian/Head of National Land Agency to Governor Head of Level I Administrative Region of Indonesia No.045 2-1982 dated 28 June 1993 regarding the Implementation of the Decree of President of Republic of Indonesia no. 55 year 1993.
6. Regulation of DKI Jakarta Authority number 5 year 1984 regarding Spatial Management Plan of DKI Jakarta
7. Regulation of DKI Jakarta Authority number 3 year 1983 regarding the Planning for Regional Division of DKI Jakarta.
8. Regulation of DKI Jakarta Authority number 9 year 1988 regarding Basic Pattern of DKI Jakarta.
9. Instruction of the Mayor of West Jakarta number 135 year 1994 dated 5 September 1994 regarding the elucidation to the citizen regarding the postulation, measurement/inventory of land, building and other related objects affected by Kojan Sub-Village Canal Profile Normalization Project, Kali Deres Village, Kali Deres Sub District, West Jakarta Region.
10. Resume of the result of coordination meeting of the Committee for Land Procurement in the Region of West Jakarta dated 17 November 1994.
11. Result of meeting dated 6 September 1995 between the Project Manager for Land Preparation & Sewage Control with the Owner/ Representative/Attorney affected by the Development of Kojan Sub-Village Canal Profile Normalization in Kali Deres Village.

HAS DECIDED

That compensation for land, building and other related objects for the development of Kojan Sub Village Canal Profile Normalization in Kali Deres Village, Kali Deres Sub District, West Jakarta Municipality Region as follows:

1. Land compensation:

a.	Proprietary Rights Certificate	:	Rp. 165,000/m ²
b.	Land Right by Custom	:	Rp. 150,000/m ²
c.	HGB Certificate	:	Rp. 132,000/m ²
d.	HP Certificate	:	Rp. 115,500/m ²
e.	Ex HGP Certificate	:	Rp. 99,000/m ²
f.	Ex HP Certificate	:	Rp. 82,500/m ²

For the above point e and f if the land still used by the owner or other party on the owner's agreement and the ex right holder has request the right extension/renewal for at least 1 (one) year period before the right has been expired less than 1 (one) year.

g.	State Land	:	Rp. 66,000/m ²
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2. Compensation for building:

a.	Permanent	:	Rp. 150,000/m ²
b.	Semi Permanent	:	Rp. 120,000/m ²
c.	Ordinary	:	Rp. 75,000/m ²
d.	Temporary	:	Rp. 55,000/m ²
e.	Permanent Porch	:	Rp. 60,000/m ²
f.	Semi Permanent Porch	:	Rp. 45,000/m ²
g.	Ordinary Porch	:	Rp. 30,000/m ²

3. Others

a.	Permanent Fence	:	Rp. 16,000/m'
	Semi Permanent Fence	:	Rp. 12,500/m'
	Ordinary Fence	:	Rp. 10,000/m'
b.	Machine Well	:	Rp. 25,000/well
	Pump Well	:	Rp. 15,000/well
	Dig Well	:	Rp. 10,000/well
	Houseyard Floor	:	Rp. 10,000/m ²
	Septic tank	:	Rp. 25,000/unit
	Electricity	:	Rp. 270/watt
	Foundation	:	Rp. 16,500/m'
c.	Crop		
	TKM	:	Rp. 9,600/tree
	TKTM	:	Rp. 4,250/tree
	Banana	:	Rp. 2,500/group
	Kangkung	:	Rp. 1,275/m ²

4. Instruct the Committee for Land Acquisition and Procurement of West Jakarta Municipality Region to further implement the contents of this Decision

ENVIRONMENTAL IMPACT ASSESSMENT

ON

THE DETAILED DESIGN

FOR

URBAN DRAINAGE PROJECT

IN

THE CITY OF JAKARTA

Questionnaire

for

The Legal Residents Affected by the Project

September 1996

JICA Study Team

Serial No. of the Sampled Family: _____

Name of the Respondent : _____

Address: _____

Town/Village _____

Kecamatan: _____

District: City of Jakarta

Name of the Enumerator

Day/Date/Year: _____

Enumerator: _____

Signature : _____

a. Cash Income

Source of Income	Amount (Rp/Month)	Description
1. Salary		
2. Turn-over*		
3. Pension/Security		
4. Royalty		
5. Others ()		
Total		

Note: * - Specify if you are a farmer/fisherman/artisan/retailers or an owner of any other business depending on the sales of products.

b. Production

Type of Product	Production (kg/year)	Turn-over (Rp/month)
Total		

Note: If you are farmer/fisherman/artisan/retailer/factory owner and any of your land/target area of business is in the Project Area, specify type of products, and their annual production, and turn-over.

III. Housing Conditions

1. Floor space: _____ m²
2. Wall
 - a. Concrete Wall b. Wood c. Brick d. Bamboo e. Others
3. Foundation
 - a. Using b. Not using
4. Frames of the building
 - a. Javanese wood b. Second class wood c. Third Class Wood d. Fourth class wood
 - e. Hand made f. Bamboo g. Others
5. Floor
 - a. Ceramics b. Terrazzo floor c. Tile floor d. Concrete e. Soil f. Brick
 - g. Others _____
6. Type the Roof
 - a. 3rd class tile b. 2nd class tile c. Zinc roof d. 1st class tile e. Asbestos roof
 - f. Others _____
7. Number of the set of frame
 - a. _____ set
8. Number of windows
 - a. Javanese wood b. Second class wood c. Others _____
9. Type of house
 - a. Joglo (pointed roof) b. Limasan(double ridged roof) c. Kampung (single ridged roof)
 - d. Others _____
10. Water resources for drinking
 - a. Piped water supply b. Artisan well c. Dug-out well with hand pump d. River
 - e. Natural spring f. Others _____
11. Water resources for washing
 - a. Piped water supply b. Artisan well c. Dug-out well with hand pump d. River
 - e. Natural spring f. Others _____
12. Toilet
 - a. Attached to the house b. Not in the house but in _____
13. Waste disposal
 - a. In the home yard b. Canal c. Public place d. others _____
14. Lighting of the house
 - a. Electricity b. Kerosene lamp c. Others _____
15. Energy to cook
 - a. Wood b. Gas c. Kerosene d. Electricity e. Others _____
16. Domestic Animals
 - a. Keeping: (Specify type of animals _____) b. Not keeping
 - c. If keeping, where are they kept?
 - i. Kept in the house
 - ii. Separated from the house (within the Project Area): _____ m²

17. Estimated Value of the House/Shop/Factory Building

Type of House	Area (m ²)	Value of the Building (Rp)
1 Residential		
2 Commercial		
3 Farming		
4 Religious		
5 Others		
Total		

- Note: 1 Include any improvement of the plot such as agricultural crops, fruits and other types of trees, or any results of gardening including sculpture, objects, etc.
Specify what type of improvement is included: _____
Details of objects subject to compensation: _____
- 2 Specify the type of setting into the relevant line.

IV. Property Ownership

1. Please value your property.

a. Present Value

Type of Land	Area (m ²)	Location*	Use of Land	Value of Land**
1 Residential				
2 Commercial				
3 Farming				
4 Religious				
5 Others				
Total				

Note: * - Specify only if the land is in the place other than the area you are living.
 ** - Specify if the land is rented, leased or borrowed, including its payment/month if any.

b. Past Value

Type of Land	Area (m ²)	Flood Event*		Purpose of the Use of Land	Value of Land** (Rp) or (Rp/month)
		Known	Unknown		
1 Residential					
2 Commercial					
3 Farming					
4 Religious					
5 Others					
Total					

For the purpose of analysis, specify the value of land 5-10 years ago, or by the time of purchase of the above property, if you remember it.

Note: * - Specify if the land is known by the time of purchase.
 ** - Specify if the land is rented, leased or borrowed, including its payment/month if any.

V. Opinion on the Flood

1. Is your place often flooded?
 - a. The average of times/year _____
 - b. Flooding interval of _____ year
 - c. The flood causes us :
 - Restless/afraid because of _____
 - Damages on the houses and farmlands average every year Rp. _____
2. If you remember, when did the big flooding occurred?
 - a. The year _____
 - b. The damages of the year Rp. _____
 - c. I do not remember.
3. How many times the flooding occurs a year?
 - a. 1 time b. 2 - 5 times c. More than 5 times
4. If there is a flood, what is your action against it?
 - a. Moving to other place
 - b. Improvise a sleeping place for a while
 - c. Stay in my place
 - d. Others _____
5. How many days usually the flooding lasts?

_____ days
6. If flooded, do you still go to work?
 - a. Yes, because I would have to loose the daily income of Rp _____ /day
 - b. No because I have income from _____
7. Do you make use of the near-by river?
 - a. Yes b. No
8. In what way you make use of it.
 - a. To make a living b. For second income c. For the source of irrigation water
 - d. For domestic use e. As drainage
 - e. Others _____
9. If making a living, in what way:
 - a. Fishing - the average income of Rp. _____ /month
 - b. Digging sand - the average income of Rp. _____ /month
 - c. Transportation - the average income of Rp. _____ /month
 - d. Agricultural activity in the riverside area for the average income of Rp. _____ /month
 - e. Others _____ : the average income of Rp. _____ /month
10. When flooding, what's your feeling?
 - a. Happy, because of:
 - getting a help from the government
 - Looking fishes for secondary income
 - Others _____
 - b. Not happy because _____
 - c. Never mind because _____
11. What is the flooding in your opinion?
 - a. Never mind because _____
 - b. Must be controlled by the government.

c. There are following disadvantages.

Item	Disadvantages	Explanation
1. Crops		
2. Domestic Animals		
3. Properties		
4. Business		
5. Transportation		
6. Public Life/Health		

6. Land/building and your production/business/crops which are affected by the Project will have to be relocated. The compensation for relocation should be based on the discussions held together between the government and those affected by the Project. What is your opinion?

- a. The compensation makes me happy because _____
- b. The compensation does not make me unhappy because _____
- c. Other thought _____

7. What would you spend the compensation money on if paid in cash?

- a. Purchase material goods (radio, TV, bicycles, motor cycles)
- b. Purchase private land
- c. Move out and build a new house
- d. Keep it in the bank
- e. Others _____

8. If you move, where to?

- a. Transmigration because _____

If you choose transmigration, what's the reason?

- i. To look for good future
- ii. To choose the land which is wider than before
- iii. Because of the government decision
- iv. Because of no chance for localized resettlement
- v. Others _____

- b. Migration to the near-by village _____
- c. Will look for new resettlement area
- d. Build a new house in the private land in other place
- e. Will wait for a government preparation of a new place

9. What is the way to look for a new place to move to?

- a. By proposal/preparation of the government
- b. Through the family association because _____
- c. Through the village/friend association because _____
- d. Others _____

10. If moved, does it influence your occupation?

- a. Yes because _____
- b. No because _____

11. Because of moving, do you expect:

- a. Increase/decrease of income
- b. Changing the job, from _____ to _____
- c. Others _____

12. With the drainage improvement project, will there be any advantage to you?

- a. Yes because _____
- b. No because _____

13. Upon completion of the Project, what would be your reaction?

- a. Satisfied because of the government effort
- b. Unhappy because of moving
- c. I can make use of the river for _____
- d. Good, because of eliminating the trouble.
- e. Other _____

ENVIRONMENTAL IMPACT ASSESSMENT

ON

THE DETAILED DESIGN

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URBAN DRAINAGE PROJECT

IN

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Questionnaire

for

The Squatters Affected by the Project

September 1996

JICA Study Team

Serial No. of the Sampled Family: _____

Name of the Respondent : _____

Address: _____

Township: _____

Town/Village: _____

Kecamatan: _____

District: City of Jakarta

Name of the Enumerator

Day/Date/Year: _____

Enumerator: _____

Signature : _____

I. Identity of the Respondent

1. Name: _____

2. Education:

- a. Never attended school;
- b. Not graduated from primary school;
- c. Graduated of primary school;
- d. Not graduated from high school; (..... year)
- e. Graduated from high school;
- f. College/university graduate.

3. Occupation:

- a. Farmer b. Fisherman c. Government worker d. Office Worker e. Factory Worker
- f. Artisan (Specify type of work: _____)
- g. Retailer (Specify type of business: _____)
- h. Not employed h. Others (_____)

4. Secondary occupation

Specify if you have any secondary occupation that makes supplement income:

Name of the Occupation: _____

Approximate Income: _____

5. Other Positions:

- a. Religious leader
- b. Leader of the organizations of village
- c. Key person of the community association
- d. Others _____

6. Dependents:

Name	Age (year)	Education	Relationship to the Respondent

II. Income

a. Cash Income

Source of Income	Amount (Rp/Month)	Description
1. Salary		
2. Turn-over*		
3. Pension/Security		
4. Royalty		
5. Others ()		
Total		

Note: * - Specify if you are a farmer, fisherman, retailers or an owner of any other business depending on the sales of products.

b. Production

Type of Product	Production (kg/year)	Turn-over (Rp/month)
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Note: If you are farmer/fisherman/artisan/factory owner/shop owner and any of your land/target area of business is in the Project Area, specify type of products, and their annual production, and turn-over.

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 - d. Fourth class wood
 - e. Hand made
 - f. Bamboo
 - g. Others
5. Floor
 - a. Ceramics
 - b. Terrazzo floor
 - c. Tile floor
 - d. Concrete
 - e. Soil
 - f. Brick
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 - c. Zinc roof
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 - e. Asbestos roof
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 - b. Artisan well
 - c. Dug-out well with hand pump
 - d. River
 - e. Natural spring
 - f. Others _____
11. Water resources for washing
 - a. Piped water supply
 - b. Artisan well
 - c. Dug-out well with hand pump
 - d. River
 - e. Natural spring
 - f. Others _____
12. Toilet
 - a. Attached to the house
 - b. Not in the house but in _____
13. Waste disposal
 - a. In the home yard
 - b. Canal
 - c. Public place
 - d. others _____
14. Lighting of the house
 - a. Electricity
 - b. Kerosene lamp
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 - e. Others _____
16. Domestic Animals
 - a. Keeping: (Specify type of animals _____)
 - b. Not keeping
 - c. If keeping, where are they kept?
 - Kept in the house
 - Separated from the house (within the Project Area): _____ m²

17. Estimated Value of the House for Residence/Shop

Type of House	Area (m ²)	Value of the Building (Rp)
1 Residential		
2 Commercial		
3 Farming		
4 Religious		
5 Others		
Total		

Note: 1 Include any improvement of the plot such as agricultural crops, fruits and other types of trees, or any results of gardening including sculpture, objects, etc.

Specify what type of improvement is included: _____

Details of objects subject to compensation: _____

2 Specify type of commercial setting the building is used for.

IV. Relocation

1. Do you recognize that the place you are living is part of government administration area?
 - a. Yes b. No c. No answer

2. When did you start building this house, or renting, or living together with someone in this house? (Specify no. of years)

_____ years ago.

3. What is the reason of moving into this place?
 - a. Job security
what kind of job do you engage? _____
 - b. Because of family living in this place c. Share the place with my friend

4. When the government conduct a river improvement works and that they ask you to move out of this place, would you move out?
 - a. Yes without any claims
 - b. Yes but with some claims
What kind of claims do you make?
Specify: _____
 - c. No
What is the reason of rejection? _____

5. If you move, where to?
 - a. Transmigration because _____

If you choose transmigration, what's the reason?
 - i. To look for good future
 - ii. To choose the land which is wider than before
 - iii. Because of the government decision
 - iv. Because of no chance for localized resettlement
 - v. Others _____
 - b. Migration to the near-by town/village _____
 - c. Will look for new resettlement area
 - d. Build a new house in the private land in other place
 - e. Will wait for a government preparation of a new place
 - d. Other _____

6. What is the way to look for a new place to move to?
 - a. By proposal/preparation of the government
 - b. Through the family association because _____
 - c. Through the village/friend association because _____
 - d. Others _____

7. If moved, does it influence your occupation?
 - a. Yes because _____
 - b. No because _____

8. Because of relocation, do you expect:
 - a. Increase of income b. decrease of income
 - c. Changing the job, from _____ to _____
 - d. Others _____

V. Flood Events

1. How many times the flooding occurs a year around here?
 - a. 1 time
 - b. 2 - 5 times
 - c. More than 5 times

2. How many days usually the flooding lasts?

_____ days

3. Is your place often flooded?
 - a. The average of times/year _____
 - b. Flooding interval of _____ year
 - c. The flood causes us :
 - Restless/afraid because of _____
 - Damages on the houses and farmlands
average every year Rp. _____

4. If you remember, when did the big flooding occurred?
 - a. The year _____
 - b. The damages of the year counted for Rp. _____
 - c. I do not remember.

5. If there is a flood, what is your action against it?
 - a. Moving to other place
 - b. Improvise a sleeping place for a while
 - c. Stay in my place
 - d. Others _____

6. If flooded, do you still go to work?
 - a. Yes, because I would have to loose the daily income of Rp _____ /day
 - b. No because I have income from _____

7. Do you make use of the near-by river?
 - a. Yes

If yes, in what way you make use of it.

 - To make a living
 - For domestic use
 - Others _____
 - For second income
 - As drainage
 - For the source of irrigation water
 - b. No

8. If making a living out of the river, in what way:
 - a. Fishing - the average income of Rp. _____ /month
 - b. Digging sand - the average income of Rp. _____ /month
 - c. Transportation - the average income of Rp. _____ /month
 - d. Agricultural activity in the riverside area for the average income of Rp. _____ /month
 - e. Others _____ : the average income of Rp. _____ /month

9. When flooding, what's your feeling?
 - a. Happy, because of:
 - getting a help from the government
 - Looking fishes for secondary income
 - Others _____
 - b. Not happy because _____
 - c. Never mind because _____

10. What is the flooding in your opinion?

a. Never mind because _____

b. Must be controlled by the government.

c. There are following disadvantages.

Item	Disadvantages	Explanation
1. Crops		
2. Domestic Animals		
3. Properties		
4. Business		
5. Transportation		
6. Public Life/Health		

6. With the drainage improvement project, will there be any advantage to you?

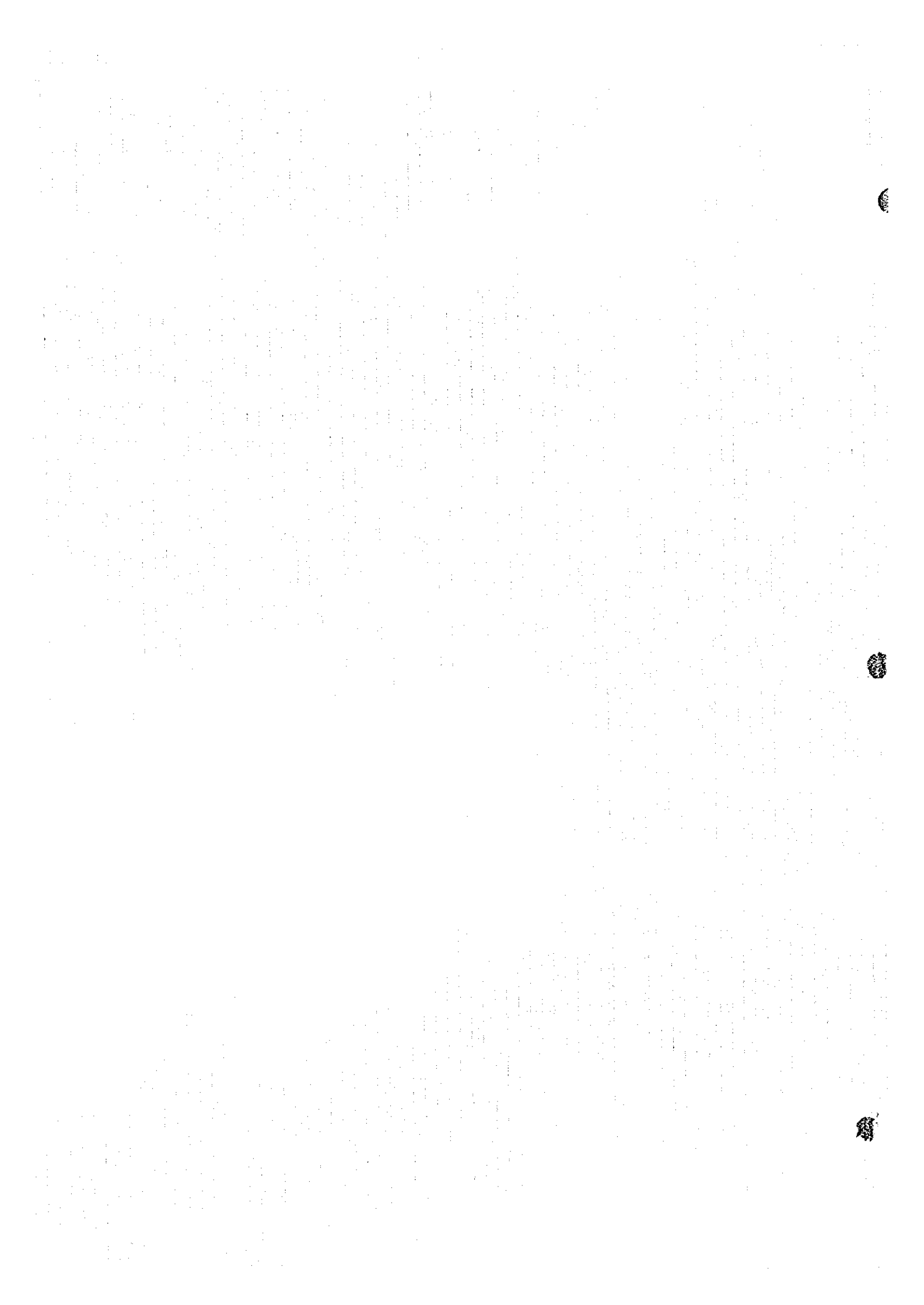
- a. Yes because _____
- b. No because _____

7. Upon completion of the Project, what would be your reaction?

- a. Satisfied because of the government effort
- b. Unhappy because of moving
- c. I can make use of the river for _____
- d. Good, because of eliminating the trouble.
- E. Other _____







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