Annex

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Mayor of West Jakarla

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.
- 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/m2
b.	Land Right by Custom	:	Rp.	150,000/m2
c.	HGB Certificate	:	Rp.	132,000/m2
d.	HP Certificate			115,500/m2
e.	Ex HGP Certificate			99,000/m2
ſ.	Ex HP Certificate			82,500/m2

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/m2

Compensation for building:

a.	Permanent	•	Rp. 150,000/m2
Ъ.	Semi Permanent	:	Rp. 120,000/m2
¢.	Ordinary	•	Rp. 75,000/m ²
d.	Temporary	:	Rp. 55,000/m ²
e.	Permanent Porch	:	Rp. 60,000/m2
f.	Semi Permanent Porch	:	Rp. 45,000/m ²
g.	Ordinary Porch	1	Rp. 30,000/m2

Others

a.	Permanent Fence Semi Permanent Fence Ordinary Fence			Rp.	16,000/m' 12,500/m' 10,000/m'
	Oldinary Pence		•	кp.	10,000/111
b.	Machine Well			Rp.	25,000/well
17.	Pump Well			Rp.	15,000/well
•	Dig Well	,		Rp.	10,000/well
:	Houseyard Floor			Rp.	10,000/m2
	Septic tank			Rp.	25,000/unit
7 1	Electricity	٠.		Rp.	270/watt
	Foundation			Rp.	16,500/m ¹

c. Crop

TKM	:	Rp.	9,600/tree
TKTM	•	Rp.	4,250/tree
Banana	:	Rp.	2,500/group
Kangkung	. :	Rp.	1,275/m2

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 Fa	mily: _				 ·	
Name of the Resp	ondent: _	· · · · ·	·				<u> </u>
Address:							
Town/Village				· .		 . : 1.	
Kecamatan:			· .		<u>. :</u>	+ + + + + + + + + + + + + + + + + + +	· · ·
District: <u>City</u>	of Jakarta				1		
Name of the Enu	marator			. :			
Day/Date/Year: _	 		:	1	<u> </u>	 <u> </u>	
Enumerator:					<u>:</u>	 -	
Signature :		<u> </u>	 -	· ·	· · · · · · · · · · · · · · · · · · ·		

(1)

	lent	
. Name:		
. Education:		
a. Never attended sch b. Not graduated from c. Graduated of prima d. Not graduated from e. Graduated from hig f. College/university	m primary school; ary school; m high school; (year) gh school;	
. Occupation:		
f. Artisan (Specify ty	erman c. Government worker d. Office Worker e. Factory W ype of work: lype of business: h. Others (<u>. </u>
. Secondary occupation		
5. Other Positions:		
a. Religious leader b. Leader of the orga	community association	
a. Religious leader b. Leader of the orga c. Key person of the d. Others	community association	
a. Religious leader b. Leader of the orga c. Key person of the d. Others	community association	he Respondent
a. Religious leader b. Leader of the orga c. Key person of the d. Others	community association	he Respondent
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a. Religious leader b. Leader of the orga c. Key person of the d. Others	community association	he Respondent

Source of Income	I Amount (Rp/M	Ionth)	Description		1	
l 1. Salary	1				t	
2. Turn-over*	1	1			İ	
3. Pension/Security	1	1			1 :	
4. Royalty	1	ı			1 ·	
5. Others () I	1			1	
l Total	1	1			1	
	s of products.	*			:	
b. Production						
b. Production 1 Type of Product	1 Production	(kg/year) l	Tum-over (Rp/m	onth)		
	Production	(kg/year) l	Tum-over (Rp/m	onth)		
	l Production	(kg/year)	Tum-over (Rp/m	onth)		
	l Production	(kg/year) l l	Tum-over (Rp/m	onth)		
	l Production l l	(kg/year) l l	Tum-over (Rp/m	onth)		

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. Bambo	oo e. Others		
3. Foundation a. Using b. Not using			:
4. Frames of the building a. Javanese wood b. Second class wood e. Hand made f. Bamboo g. Others	c. Third Class Woo	d d. Fourth clas	s wood
5. Floor a. Ceramics b. Terrazzo floor c. Tile flo g. Others	oor d. Concret	e e Soil	f. Bric
6. Type the Roof a. 3rd class tile b. 2nd class tile c. Zinc roof f. Others	d. 1st class tile	e. Asbestos roof)
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. loglo (pointed roof) b. Limasan(double rid d. Others	lged roof) c. Ka	mpung (single ridge	ed roof)
10. Water resources for drinking a. Piped water supply b. Artisan well e. Natural spring f. Others	c. Dug-out well v	vith hand pump d	. River
11. Water resources for washing a. Piped water supply b. Artisan well e. Natural spring f. Others	c. Dug-out well wit	h hand pump d. F	River
12. Toilet a. Attached to the house b. Not in the ho	use but in		
13. Waste disposal a. In the home yard b. Canal c. Public place	e 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. Elec	ctricity c. Other	rs	<u> </u>
16. Domestic Animals a. Keeping: (Specify type of animals c. If keeping, where are they kept? i. Kept in the house ii. Separated	from the house (with	b. Not keeping hin the Project Are	a):n

Ì	Type of House	1.4	Area (m2)	I Value	of the B	uilding (R	lp) I		
Ī	1 Residential	ļ		1			 I		
Ī	2 Commercial	1		1 ,			1		
- 	3 Farming	l		1			 I		
İ	4 Religious	ı		į			 I		
Ī	5 Others	1		1			1		
1	Total	1		1	·	•	<u> </u>	,	
-									

1V. Property Ownership

1. Please value your property.

2	Prese	nt V	alua
24.	r rese	IN V	Anc

ţ	Type of Lan	d	ı	Area	a (m²	2)	t	L	ocal	ion'	 k		J	Jse	of I	ลภ	d ·	 I	v	alu	e of	Lar	d**	- -	ı
1 1	Residential		ı			••••	1		•	 -		i						1				:		••	1
1 2	Commercial		1	``		••	I,			••••				:				1		,					i
1 3	Farming		ì	•	:		l								:	:	·	1		•••		•••••	·	1	
1 4	Religious	:	ı				Ì			 				•				1		1		:	:		1
1 5	Others		1		•)	I,				••••	ا		7 7			. !	1				<u>-</u>			1
ı	Total	· · · · · · · · · · · · · · · · · · ·	1			. ;	l					. 1				:		ì							;

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

1

l Type of Land	l Are	a (m2)				Value of Land** I (Rp)or(Rp/month)!
l 1 Residential	1		1	1	l	
2 Commercial	 j		1	1	1	
1 3 Farming] - : - :		1	1	1	
I 4 Religious]		1	1	1	İ
1 5 Others	 l .		ļ	1	1	
i Total	 I		l	1		1

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	
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	
19. 第四年4日,1月日 1月1日,1月1日日,1月1日日	
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	e 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	<u> </u>
9. If making a living, in what way:	
a. Fishing - the average income of Rp/month	
b. Digging sand - the average income of Rp/n	
c. Transportation - the average income of Rp/	month
d. Agricultural activity in the riverside area for the av-	erage 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	<u> </u>
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	l Disadvantages	1	Explanation	1
- 	1. Crops	1	1 -		
ı	2. Domestic Animals	······································	1		1
1	3. Properties	1	1		1
i	4. Business	1	L		
İ	5. Transportation	1 1211	1		
1	6. Public Life/Health	1	·I		ı



VI. Opinion on the Project
Have you got information on the drainage improvement project? a. Informed
2. What is the source of information? a. Radio b. Newspaper c. Village administration d. Friend/neighbors e. Others
3. For protection of the area from flooding, what is your opinion on the Project? a. Agree with: - resettlement with land prepared by the government; - cash compensation; - simply it is good that it is the government role. b. Do not agree because
4. Will you life be significantly affected by the Project? a. Yes b. No c. I don't know
5. If you think your business is affected by the Project, on what aspect you think it would cause you problems? a. House, the floor area of m2 b. Housing plot of m2 c. Farmlands (wet rice land/dry land/plantation) of m2 d. I don't know about it e. Affected Crops and Plants:
I Name I Quantity (kg/sacks/pieces) I
I Total I. Affected Value of Shop/Business/Factory:
Name Quantity/Value
The first of the first of the state of the s

Note) For example, if your business of restaurant for the local factory workers is affected, specify "Food-Rp.5,000 a day", or if you are making furniture, specify "Furniture - 120 pieces of chairs".

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	
a Will wait for a government preparation of a new 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?	
9. What is the way to look for a new place to move to? a. By proposal/preparation of the government	
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	
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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 c. Others 12. With the drainage improvement project, will there be any advanta a. Yes because b. No because 13. Upon completion of the Project, what would be your reaction?	
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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	

ENVIRONMENTAL IMPACT ASSESSMENT

ON

THE DETAILED DESIGN

FOR

URBAN DRAINAGE PROJECT

IN

THE CITY OF JAKARTA

Questionnaire

for

The Squatters Affected by the Project

September 1996



Annex III

Serial No. of the Sampled Family:	
Name of the Respondent :	
Address:	<u></u>
Township:	
Town/Village:	
Kecamatan:	
District: City of Jakarta	
Name of the Enumerator	
Day/Date/Year:	
Enumerator:	
Signature:	

Benuty of the Respondent	
. Name:	
. Education:	
a. Never attended school;	
b. Not graduated from primary school;	
c. Graduated of primary school;	
d. Not graduated from high school; (suppl.
e. Graduated from high school;	year,
f. College/university graduate.	
1. Conegouniversity graduate.	
Occupation:	
	nent worker d. Office Worker e. Factory Worker
f Artican (Specify type of work)	ich worker d. Onke worker C. Factory worker
a Retailer (Specify type of business:	
h Not employed h Others (
Secondary occupation	
Specify if you have any secondary occup	nation that makes supplement income
Name of the Occupation: Approximate Income:	
ipproximate meaner.	
Other Positions: a. Religious leader b. Leader of the organizations of village c. Key person of the community associat d. Others	
. Dependents:	
	
I Name I Age (year)	1 Education 1 Relationship to the Respondent
1	1
1	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
1	in the state of th
·	

1 Total

Source of Income	1	Amount (Rp/Mont	h)	!	Descr	iption		l		
1. Salary	1				1				i		
2. Turn-over*	i				l				I		٠
3. Pension/Security	1				I				1		
4. Royalty	ı	**************************************					******		ı		
5. Others () I) ;		: '	l				1	• • •	1
Total	j		:] -			<u>-</u>	1.		
Note: * - Specify if your sales of pro-			r, fishern	ian, re	tailers or	an owne	r of any o	ther bu	siness o	lependi	ng on t
		•					. *			* .	
o. Production											

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.

III.	Housing Conditions
1.	Floor space: m2
2.	Wall a. Concrete Wall b. Wood c. Brick d. Bamboo e. Others
	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. Bri 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. loglo (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? - Kept in the house - Separated from the house (within the Project Area): m2

17. Estimated	Value of	the House	for Reside	ence/Shop

I Type of House	I A	rea (m2)	ı	Value of the Building (Rp)	ı
1 1 Residential	1		ı		ı
1 2 Commercial	i		ı		ı
1 3 Farming	I		1		i
1 4 Religious	1		ı		ł
1 5 Others	I	, , , , , , , , , , , , , , , , , , ,	1		1
l Total	4 1		1		1

Note: 1 include any improvement of the plot such as agricultural crops, fruits and other types of	
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

When did you start building this house, or renting, or living together with someone in this house? (Specify no. of years)		
years ago. 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 When the government conduct a river improvement works and that they ask you to move out of this place with one claims would you move out? a. Yes without any claims b. Yes but with some claims What kind of claims do you make? Speify: c. No What is the reason of rejection? 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 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 d. Others If moved, does it influence your occupation? a. Yes because b. No because Because of relocation, do you expect: a. Increase of income b. decrease of income b. decrease of income c. Changing the job, from to		ving together with someone in this house?
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c. Changing the job, from to		



٧.	Flood Evens		
	11		
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 ofyear	•	
	c. The flood causes us:		
	- Restless/afraid because of		
	- Damages on the houses and farmlands		•
1	average every year Rp.		
	average every year kp.		
4.	If you remember, when did the big flooding occurred?		
1 1	a. The year		
į	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?		4
	a. Moving to other place		1
	b. Improvise a sleeping place for a while		
	c. Stay in my place		
	d. Others		4 1
	d. Oucis		14
6	If flooded, do you still go to work?		
u.	a. Yes, because I would have to loose the daily income of Rp_	/da	
			ıy
	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.		- 1 1
	- To make a living - For second income - For	the source of irrigation	n water
	- For domestic use As drainage		1 1
	- Others		
	b.No		
	b.No		
8.			
8.	If making a living out of the river, in what way:		
8.	If making a living out of the river, in what way: a. Fishing - the average income of Rp/month		
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		
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10.	What is the flooding in a. Never mind because b. Must be controlled b c. There are following of	y the government.	- 				·
	l Item	1 Disadvantages	1		Explanation		
	I 1. Crops	1	ı			*	l
	1 2. Domestic Animals	1	I				
	1 3. Properties	1)				
	1 4. Business	l	, I		-		
	1 5. Transportation	1.	i e i	1 1 1			
	1 6. Public Life/Health	1]	•			

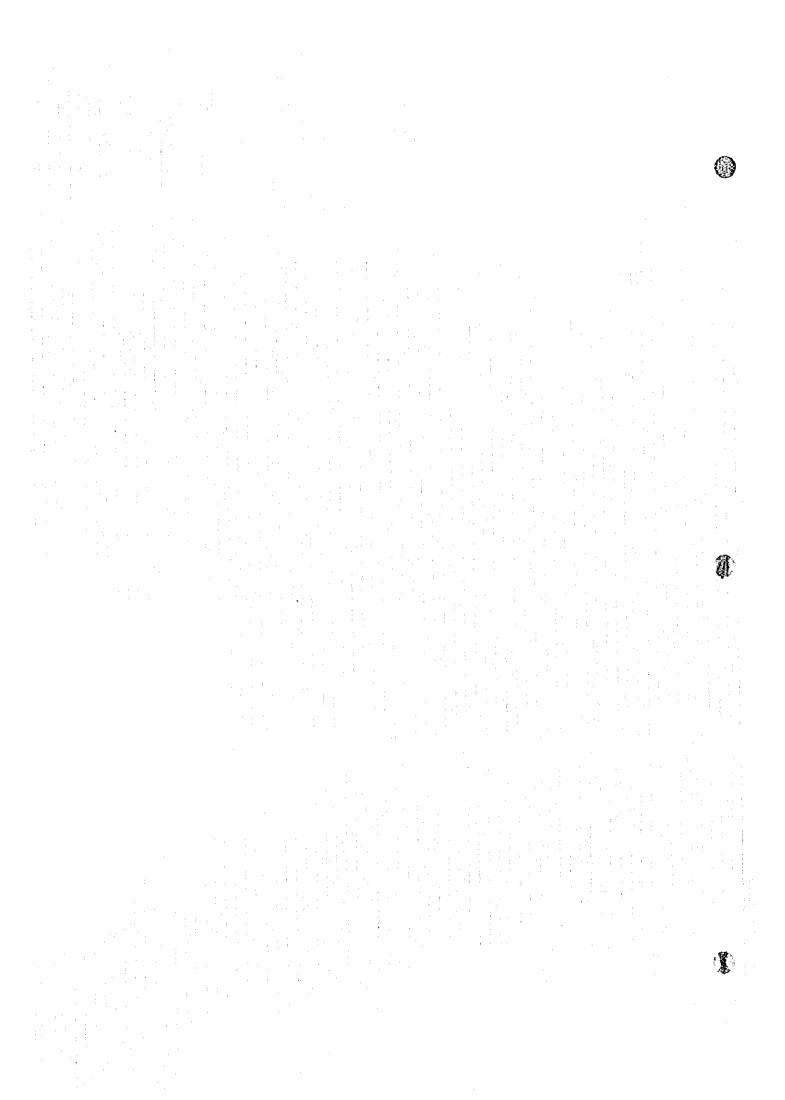


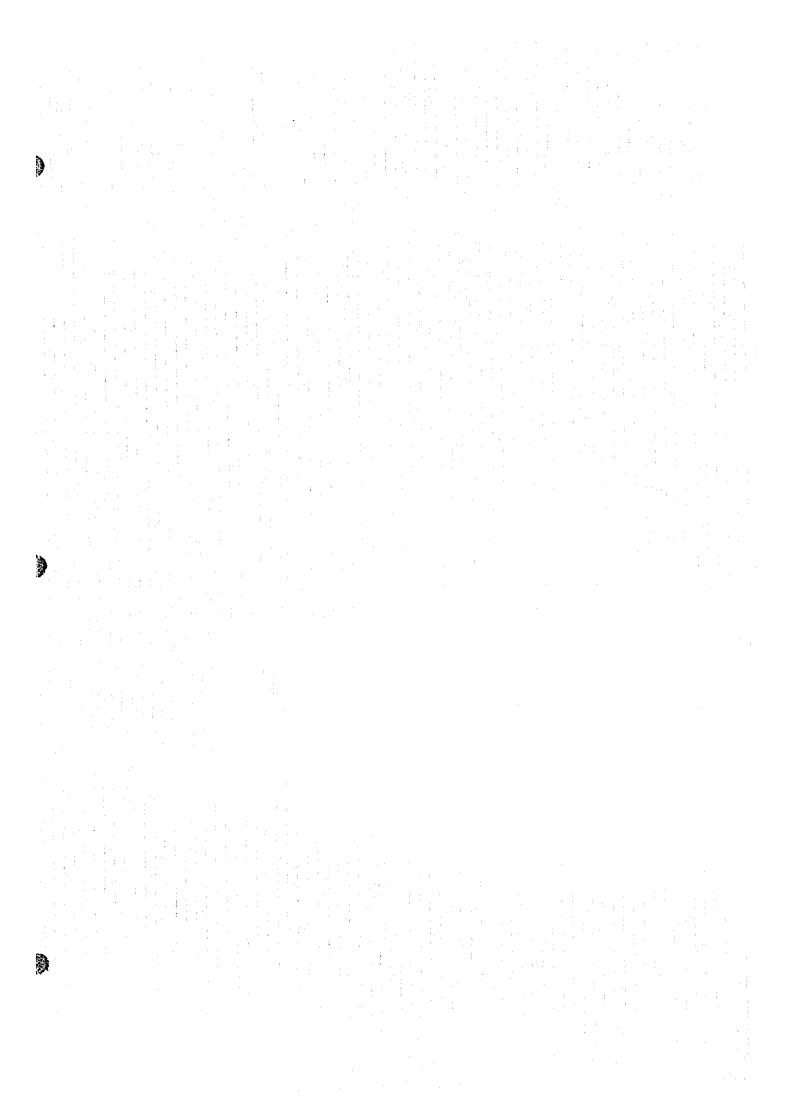
VI. Information on the Project	
Have you got information on the drainage improvement projation. Not informed yet	ject?
What is the source of information? a. Radio b. Newspaper c. Village administration d. Friend/neighbors e. Others	
 3. For protection of the area from flooding, what is your oping. a. Agree with: resettlement with land prepared by the government; cash compensation; simply it is good that it is the government role. b. Do not agree because 	nion on the Project?
4. Will your life be significantly affected by the Project? a. Yes b. No c. I don't know	
 5. If you think affected by the Project, on what aspect you thin a. House, the floor area of m2 b. Housing plot of m2 c. Farmlands (wet rice land/dry land/plantation) of d. I don't know about it e. Affected Crops and Plants: 	
l Name I Quantity I	
l Total	
f. Affected Value of Shop/Business/Factory: I Name I Quantity/Value I	

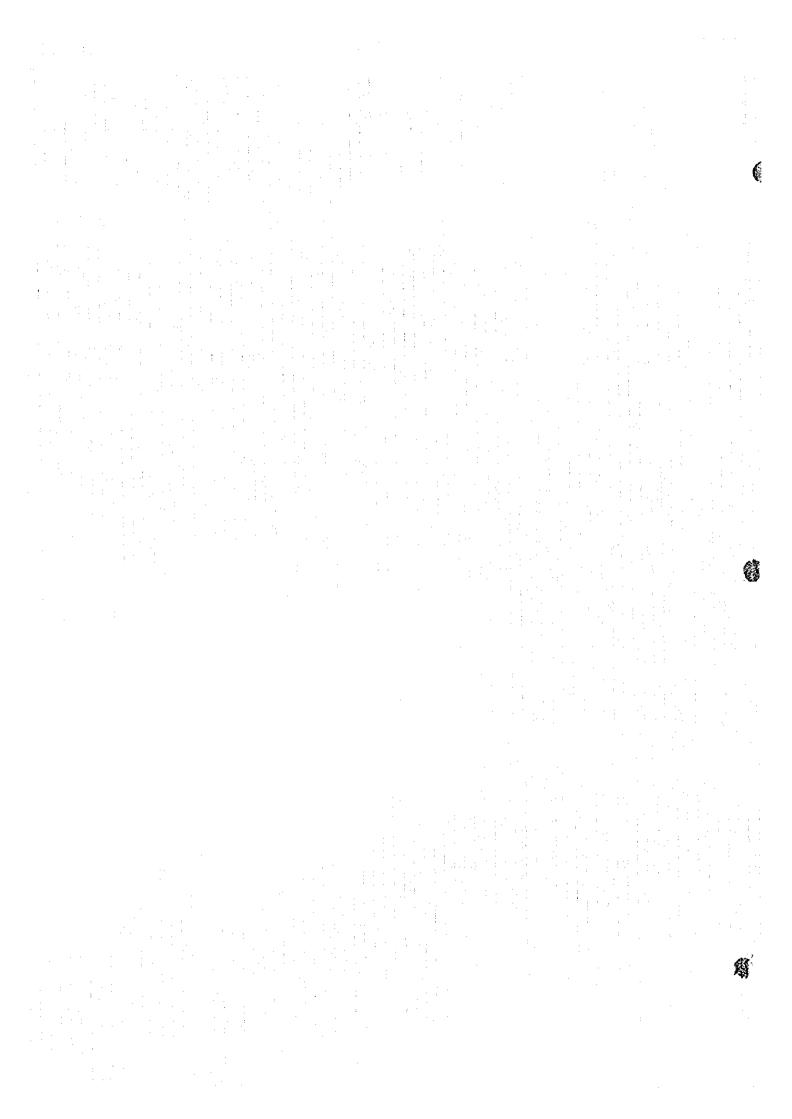
Total

6. With the drainage improvement project, will there be any advant a. Yes because	age to you?	
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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ADWE!