

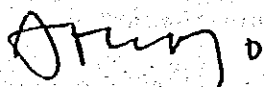
Appendix 3 Scope of Work and Minutes of Meeting for the Study

SCOPE OF WORK
FOR
THE STUDY
ON LAND PROVISION
FOR HOUSING AND SETTLEMENTS DEVELOPMENT
THROUGH KASIBA AND LAND CONSOLIDATION
IN JAKARTA METROPOLITAN AREA
IN
THE REPUBLIC OF INDONESIA

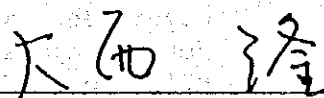
AGREED UPON BETWEEN

THE STATE MINISTRY OF HOUSING,
THE STATE MINISTRY FOR AGRARIAN AFFAIRS / NATIONAL LAND AGENCY
AND
JAPAN INTERNATIONAL COOPERATION AGENCY

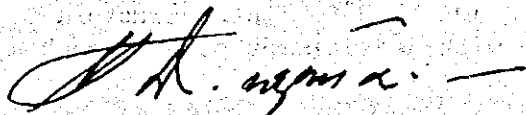
JAKARTA, JULY 15, 1997



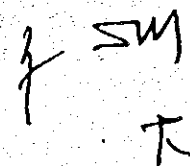
IR. SOEROTO MARTOMIDJOJO
SECRETARY OF MINISTRY
THE STATE MINISTRY OF HOUSING
REPUBLIC OF INDONESIA



DR. TAKASHI ONISHI
LEADER,
PREPATORY STUDY TEAM,
JAPAN INTERNATIONAL
COOPERATION AGENCY



DR. IR. H.M. NAD DARGA TALKURPUTRA
DEPUTY HEAD ON LAND TENURE AND
LAND USE ARRANGEMENT
THE STATE MINISTRY FOR AGRARIAN AFFAIRS
/ NATIONAL LAND AGENCY
REPUBLIC OF INDONESIA



I. INTRODUCTION

In response to the request of the Government of the Republic of Indonesia (hereinafter referred to as "Indonesia"), the Government of Japan has decided to conduct the Study on Land Provision for Housing and Settlements Development through KASIBA (Ready Build Area) and Land Consolidation in Jakarta Metropolitan Area (hereinafter referred to as "the Study"), in accordance with the relevant laws and regulations in force in Japan.

Accordingly, Japan International Cooperation Agency (hereinafter referred to as "JICA"), the official agency responsible for the implementation of technical cooperation programs of the Government of Japan, will undertake the Study in close cooperation with the authorities in Indonesia.

The present document sets forth the scope of work with regard to the Study.

II. OBJECTIVE OF THE STUDY

The objective of the Study is to promote housing and settlements development in Jakarta Metropolitan area by proposing measures to enforce and improve KASIBA*¹ and land consolidation*² scheme through conducting two case studies.

*¹ KASIBA: KASIBA, or Kawasan Siap Bangun (RBA or Ready Build Area), is a piece of land which is prepared for large scale housing and settlements development and consists of one or more LISIBA, or Lingkungan Siap Bangun (RBE or Ready Build Environment). Its implementation is done sequentially being started with support of primary and secondary network of environment infrastructure suitable for the local spatial plan determined by the Second Level of Local Government, and satisfying the requirements of housing and settlements standards for infrastructure and public utilities.

*² Land consolidation: Land consolidation, or land readjustment in some countries, is one of measures for land policy associated with arrangement and rearrangement of land tenure and land use to provide land for infrastructure development in accordance with development plan through active participation of the community.

III. STUDY AREA

The Study area shall cover Jakarta Metropolitan Area and the case study shall be carried out in Parung Panjang for KASIBA and Jatiasih for land consolidation.

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IV. SCOPE OF THE STUDY

In order to achieve the objective mentioned above, the Study shall cover following items.

A. Survey on existing conditions

1. Collection and analysis of existing data and information
2. Review of existing relevant plans and studies
3. Analysis of regulations and rules regarding KASIBA and land consolidation
4. Analysis of existing urban and infrastructure development scheme and related organizations
5. Analysis of KASIBA and land consolidation projects
6. General overview and forecast of private sector development
7. Identification of the problems to be solved on KASIBA and land consolidation
8. General concept to enforce and improve KASIBA Scheme
9. Setting up criteria for choosing sites of case studies
10. Selection of two sites for case studies up to 1,000ha (one for KASIBA and one for land consolidation)

B. Implementation of case studies

[1] KASIBA project

(1) Review of existing conditions

1. Collection of data and information of related projects of infrastructure development and private sector development at the site
2. Analysis of the existing conditions (infrastructure, laws and regulations) and review of existing development plans and land use plan

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3. Setting up criteria for planning
4. Data collection for cost estimation

(2) Master plan study

1. Topographic survey and preparation of maps (scale 1/5,000)
2. Survey and analysis of physical, socio-economic, natural and environmental conditions(1)
3. Survey on general conditions of land ownership(1)
4. Survey on demand of workers in Jakarta Metropolitan Area
5. Demand forecast in Jakarta Metropolitan Area
6. Formulation of a master plan (1,000ha;scale 1/5,000)
7. Initial environmental examination (IEE)
8. Preliminary cost estimation
9. Preliminary economic and financial analysis
10. Phased concept for project implementation
11. Selection of area for detailed plan (up to 300ha)

(3) Feasibility Study

1. Topographical survey and preparation of maps(scale 1/2,500)
2. Survey and analysis of physical, socio-economic, natural and environmental conditions(2)
3. Survey on general conditions of land ownership(2)
4. Opinion poll survey of the residents
5. Formulation of detailed plan of land and infrastructure development and allocation plan of public facilities and housing (max.300ha;scale 1/2,500)
6. Project cost estimation
7. Social and Environmental impact analysis (SIA, EIA)

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8. Financial plan
9. Economic and financial analysis
10. Formulation of project implementation plan
11. Preparation of action plan and explanatory materials to promote/motivate the community to implement the project

[2] Land consolidation project

(1) Review of existing conditions

1. Collection and analysis of existing data and information at the site
2. Review of existing development plan and land use plan
3. Setting up criteria for development
4. Data collection for cost estimation

(2) Master Plan study

1. Topographic survey and preparation of maps (scale 1/5,000)
2. Survey and analysis of socio-economic, physical, natural and environmental conditions(1)
3. Survey on general conditions of land ownership(1)
4. Formulation of a concept development plan (1,000ha; scale 1/5,000)
5. Phased concept for project implementation
6. Initial environmental examination (IEE)
7. Selection of area for Master Plan (up to 300ha)
8. Preparation of maps (scale 1/2,500)
9. Survey and analysis of socio-economic, physical, natural and environmental conditions(2)
10. Survey on general conditions of land ownership(2)
11. Formulation of a Master Plan for land consolidation (max. 300ha; scale 1/2,500)

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12. Preliminary cost estimation
13. Preliminary economic and financial analysis
14. Selection of area for land consolidation project (around 30ha)

(3) Feasibility Study

1. Topographical survey and preparation of maps (scale 1/1,000)
2. Detailed survey and analysis of existing conditions at the project area
3. Design of land consolidation(around 30ha;scale 1/1,000)
4. Project cost estimation
5. Social and Environmental impact analysis (SIA, EIA)
6. Financial plan
7. Economic and financial analysis
8. Formulation of implementation program of land consolidation project
9. Preparation of action plan and explanatory materials to promote/motivate the community to implement the project

C. Transfer of Technology

1. Preparation of guidelines for KASIBA and land consolidation projects
2. Preparation of manuals for practical procedures
3. Transfer of Technology through workshop/seminar

D. Study on institutions, organizations and programmes to enforce and improve KASIBA and land consolidation scheme

1. Generalization of the results and findings through the case studies regarding KASIBA and land consolidation scheme
2. Formulation of concept plan to enforce and improve KASIBA

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and land consolidation scheme

3. Recommendation on the roles and functions of the related public organizations and private sector
4. Recommendation for the laws, regulations and rules
5. Preparation of action programmes for introduction and implementation of KASIBA and land consolidation scheme

V. STUDY SCHEDULE

The Study will be carried out in accordance with the attached tentative schedule (Appendix 1)

VI. REPORTS

JICA shall prepare and submit the following reports to Indonesia.

1. INCEPTION REPORT
Fifty (50) copies in English at the beginning of the study in Indonesia.
2. PROGRESS REPORT(1)
Fifty (50) copies in English within 3 months after the beginning of the study.
3. PROGRESS REPORT(2)
Fifty (50) copies in English within 8 months after the beginning of the study.
4. PROGRESS REPORT(3)
Fifty (50) copies in English within 13 months after the beginning of the study.
5. INTERIM REPORT
Fifty (50) copies in English within 18 months after the beginning of the study.
6. DRAFT FINAL REPORT(MAIN REPORT/SUMMARY)
DRAFT GUIDELINES/MANUALS(KASIBA/LAND CONSOLIDATION)

Fifty (50) copies in English and in Indonesian (except for the Main Report) within 22 months after the beginning of the study.

Government of Indonesia shall provide JICA with its

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comments in English within one (1) month after the submission of Draft Final Report.

7. FINAL REPORT(MAIN REPORT/SUMMARY)
GUIDELINES/MANUALS(KASIBA/LAND
CONSOLIDATION)

One hundred (100) copies in English and in Indonesian (except for the Main Report) within two (2) months after the receipt of the written comments on the Draft Final Report from Indonesia.

VII. UNDERTAKING OF THE GOVERNMENT OF INDONESIA

1. To facilitate smooth conduct of the study, the Government of Indonesia shall take necessary measures as follows:

- (1) to secure the safety of the Japanese Study Team (hereinafter referred as "the Team") ;
- (2) to permit the members of the Team to enter, leave and sojourn in Indonesia for the duration of their assignment therein, and exempt them from foreigner registration requirements and consular fees;
- (3) to exempt the members of the Team from taxes, duties and other charges on equipment, machinery and other materials brought into and out of Indonesia for the conduct of the Study;
- (4) to exempt the members of the Team from income taxes and other charges of any kind imposed on or in connection with any emoluments or allowances paid to the members of the Team for their services in connection with the implementation of the Study;
- (5) to provide necessary facilities to the Team for remittances as well as utilization of the fund introduced into Indonesia from Japan in connection with the implementation of the Study;
- (6) to secure permission for entry into private properties or restricted areas for the implementation of the Study;
- (7) to secure permission for the Team to take out all data and documents including maps and photographs necessary for the study out of Indonesia to Japan; and
- (8) to provide medical services as needed. Its expenses will be chargeable on the members of the Team.

2. The Government of Indonesia shall bear claims, if any arises, against the members of the Team resulting from, occurring in the course of, or otherwise connected with, the discharge of their duties in the implementation of the Study,

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except when such claims arise from gross negligence or willful misconduct on the part of the members of the Team.

3. The State Ministry of Housing (hereinafter referred to as "MENPERA") and the State Ministry for Agrarian Affairs (hereinafter referred to as "BPN") shall act as counterpart agencies to the Team and also as coordinating bodies in relation with other governmental and non-governmental organizations concerned for the smooth implementation of the Study.

4. MENPERA and BPN shall, at their own expense, provide the Team with the followings, in cooperation with other organizations concerned:

- (1) available existing data and information necessary for the Study;
- (2) counterpart personnel;
- (3) suitable office space with desks and chairs in Jakarta in each counterpart agency; and
- (4) credentials or identification cards.

VIII. UNDERTAKING OF JICA

For the implementation of the Study, JICA shall take the following measures:

1. to dispatch, at its own expense, the Team to Indonesia; and
2. to pursue technology transfer to the Indonesia counterpart personnel in the course of the study.

IX. OTHERS

JICA, MENPERA and BPN, shall consult among each other in respect of any matter that may arise from or in connection with the Study.

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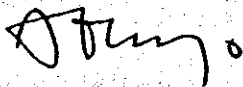
MINUTES OF MEETING
FOR
THE STUDY
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FOR HOUSING AND SETTLEMENTS DEVELOPMENT
THROUGH KASIBA AND LAND CONSOLIDATION
IN JAKARTA METROPOLITAN AREA

IN
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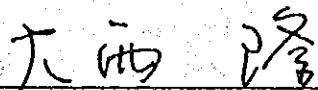
AGREED UPON BETWEEN

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THE STATE MINISTRY FOR AGRARIAN AFFAIRS / NATIONAL LAND AGENCY
AND
JAPAN INTERNATIONAL COOPERATION AGENCY

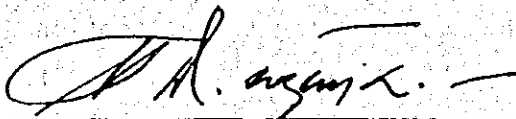
JAKARTA, JULY 15, 1997



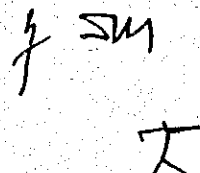
IR. SOEROTO MARTOMIDJOJO
SECRETARY OF MINISTRY
THE STATE MINISTRY OF HOUSING
REPUBLIC OF INDONESIA



DR. TAKASHI ONISHI
LEADER,
PREPATORY STUDY TEAM,
JAPAN INTERNATIONAL
COOPERATION AGENCY



DR. IR. H.M. NAD DARGA TALKURPUTRA
DEPUTY HEAD ON LAND TENURE AND
LAND USE ARRANGEMENT
THE STATE MINISTRY FOR AGRARIAN AFFAIRS
/ NATIONAL LAND AGENCY
REPUBLIC OF INDONESIA



A. INTRODUCTION

1. Japan International Cooperation Agency (JICA), according to the Minutes of Meeting signed by the Government of the Republic of Indonesia and the Contact Mission on April 4, 1997, dispatched a Scope of Work mission (hereinafter referred to as "the Mission"), for the Study on Land Provision for Housing and Settlements Development through KASIBA and Land Consolidation in Jakarta Metropolitan Area (hereinafter referred to as "the Study"), headed by Dr. Takashi ONISHI, from 7 to 15 July, 1997.

2. The Mission visited Bali and Surabaya and made field surveys of one KASIBA and four land consolidation projects from 8 to 9 July, and had a series of meetings to discuss the Scope of Work for the Study from 10 to 14 July, with proposed counterparts agencies, viz. the State Ministry of Housing (Menpera) and the State Ministry for Agrarian Affairs / National Land Agency (BPN), and other related agencies, viz. the Ministry of Public Works (PU), the Ministry of Home Affairs (DDN), National Urban Development Corporation (Perum Perumnas), Bogor Regency and Bekasi Municipality. This Minutes of Meeting summarizes the results of discussions. The list of participants is shown in the Attachment.

B. RESULTS OF DISCUSSIONS

(1) Sites of the case studies

It is agreed that the sites of the case studies will be selected from inside the districts of Parung Panjang in Bogor Regency and Jatiasih in Bekasi Municipality.

(2) Planning area of the case study

The Indonesian side requested that considering the allocation of houses for high, middle and low income people ("1:3:6 pattern"), the planning area of detailed plan of the case study for KASIBA should not be less than 300ha, and the Japanese side agreed to conduct it at the scale of 1/2,500. The planning area of the case study for land consolidation was agreed as it was shown in the

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Scope of Work.

(3) Establishment of a new organization

It is agreed that establishment of some new organization would be considered if it is required to manage KASIBA or land consolidation scheme.

(4) Soft loan

The Indonesian side repeated the request that the possibility of introducing soft loan from some agency should be taken into consideration, and the Japanese side replied that it would be considered in the financial plan of the case studies as an assumption. Additionally, the Japanese side mentioned that it would be necessary for the Indonesian government to put high priority on the case study projects in the national/regional development plan.

(5) Social and Environmental consideration

The Japanese side mentioned that environmental impact should be assessed carefully even though such consideration might sometimes lead to higher cost, and the Indonesian side agreed to that. Adding to that, both sides also agreed to the importance of social impact analysis.

(6) Technology transfer

The Indonesian side stressed the importance of transfer of technology that Japan has developed and accumulated so far in the field of urban development, and requested to strengthen training both domestic and overseas during the study. The Japanese side replied that as for domestic training, it would be implemented through on-the-job training to the counterpart personnel and through workshop and seminar during the study, and promised to take some measures for smooth technology transfer. And as for overseas training, the study team mentioned that since there is no such measures in the development study scheme, it could be conducted by another scheme, "Counterpart training", and promised to convey that

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request to JICA HQ.

(7) Steering committee

The Japanese side requested that steering committee members should be selected not only from governmental officials but also from university professors and scholars to discuss the Study from various points of view such as social and cultural aspects.

(8) Counterpart personnel

The Japanese side requested that counterpart personnel should not be less than one-by-one to the members of the Study team, and the Indonesian side agreed to that but requested to inform the number, assignments and schedule of the Study team as early as possible since it takes some time to select counterpart personnel, and the Japanese side agreed to that.

(9) Preparation of the Indonesian side

The Japanese side requested that preliminary existing and advanced data should be collected and prepared before the Study actually starts, and the Indonesian side agreed to that and the State Ministry of Housing, as the executing agency, promised to coordinate and implement that activity.

ATTACHMENT: LIST OF PARTICIPANTS

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LIST OF PARTICIPANTS

I. The Indonesian side

The State Ministry of Housing (MENPERA)

- | | |
|----------------------------------|--|
| 1. Ir. Soeroto Martomidjojo | Secretary to the State Ministry of Housing |
| 2. Drs. EH. Pasaribu | Assistant Minister for Strategy and Policy |
| 3. Ir. Abdul Azis Sasmitadiharja | Expert Staff to the State Minister of Housing |
| 4. Drs. Soetaryo | Expert Staff to the State Minister of Housing |
| 5. Muhyanto, SH. | Deputy Assistant Minister for Regulation |
| 6. Ir. Guntur WS.Hutapea | Head of Bureau for Analysis and International Cooperation |
| 7. Ir. Sri Hardiarti | Deputy Assistant Minister for Urban Renewal and Multistory Housing |
| 8. Ir. Ruswandi, MSP. | Head of Division for Development Programme and International Cooperation |
| 9. A.A. Hutajulu, SH. | Head of Sub Division for International Cooperation |
| 10. Ir. Ashari Lubis | Head of Sub Division for Development Programme |
| 11. Nandang Haris, SIP. | Staff of Sub Division for Development Programme |
| 12. Fajar Tri Suprpto, SE | Staff of Sub Division for International Cooperation |
| 13. Purwadi Sukarelawanto, SH. | Staff of Sub Division for International Cooperation |

The State Ministry for Agrarian Affairs / National Land Agency (BPN)

- | | |
|--------------------------------------|---|
| 1. Dr.Ir.H.M.Nad Darga Talkurputra | Deputy Head of the National Land Agency on Land Tenure and Land Use Arrangement |
| 2. Dr.Ir.Maryudi Sastrowihardjo, MSc | Assistant to the State Minister for Agrarian Affairs on Agrarian Systems |
| 3. Ir.Tubagus Haedar Ali | Assistant to the State Minister for Agrarian Affairs on Urban |

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|---|--|
| | Sector and also Information Systems |
| 4. Aidasari Imran, SH. | Director of Land Tenure Arrangement |
| 5. Dr. Ir. Barijadi, MS. | Director of Programme Planning |
| 6. Dr. Ir. Chalid Nambo, MS. | Director of Land Use |
| 7. Ir. Masri Asyik
(delegated by Ir. Satmodjo S.W., CES) | Head of Regional Office of the National Land Agency, Province of West Jawa |
| 8. Drs. Supardi | Sub Director, Land Utilization Control and Land Consolidation |
| 9. Drs. IGL. Sapto Adji, MS. | Sub Director, Land Tenure Data |
| 10. Suryatmaji, SH. | Sub Director, Land Compensation and Problem Resolution |
| 11. Drs. Dimiyati G.I. | Sub Director, Land Tenure Management |
| 12. Ir. Horasman Sitanggang. | Chief of Land Consolidation Section |
| 13. Bambang Ardiantoro | Chief of Data Presentation Section |
| 14. Drs. Bambang Budi, MS. | Chief of Land Compensation Section |
| 15. Ir. Arief Pasha | Chief of State Land Redistribution |
| 16. Ir. Aries Daryanto | Chief of Planning on Region I |
| 17. Daryoto | Staff of BPN Bekasi |

Ministry of Public Works(PU)

- | | |
|-------------------------------|---------------------------------------|
| 1. Ir. Rahmadi BS. | Director General of Human Settlements |
| 2. Ir. Joko Kirmanto, Dipl.HE | Director of Programme Development |
| 3. Ir. Totok Priyanto | Head of PUE Sub Directorate |
| 4. Ir. Amien Rochyani | Head of PWT III Sub Directorate |

Ministry of Home Affairs(DDN)

- | | |
|--------------------------------|--|
| 1. Ir. H.M. Hatta Ahadis, MSc. | Director of Urban Development |
| 2. Dra. Roosdina | Head of Section, for Human Settlements |

National Urban Development Corporation(Perum Perumnas)

- | | |
|-------------------------|---------------------------------------|
| 1. Harun Hadinegoro | Director of Planning and Construction |
| 2. Ir. Budi Prabowo | Director of Marketing |
| 3. Ir. Pardi | Director of Land |
| 4. Ir. Evie Wibowo Iman | Head of Planning Bureau |
| 5. Ir. Eddy Suhud | Head of Parung Panjang Unit |

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6. Rachmat Irawan, SH.

Head of Division for Land
Provision

BPN Bali Office

1. Drs. Raka Saputra
2. Drs. Suprpto, SH
3. Drs. Mudha Bendese
4. Drs. Supardi
5. Paser Pariyana, BA

Head of Regional Office
Head of Land Tenure Division
Land Registration Division
Land Rights Division
Head of Section on Land
Consolidation

6. Drs. Giri Jembawan
7. Ngakan P Giripati, SH

Staff Land Consolidation
Chief, Section of Land
Compensation and Problem
Solution

8. Drs. S. Asworo
9. Drs. Heru Susetyo

Land Office of Denpasar
Section of Land Registration,
Denpasar

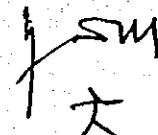
Denpasar Municipality

1. Asworo
2. Heru Susetyo
3. IDA. BGS. Udiana
4. I.G.A. Laxmy Saraswaty
5. Dariel Iskandar
6. Bintoro
7. I Nyoman Sosauos
8. I Wayan Mras W
9. Nyoman Sudira
10. M. Nuada
11. Wayan Berata
12. Wayan Siki
13. Sunshipa
14. Jimmy Sidharta W
15. Cok Agung
16. Pasuk Pariyana
17. I Wayan Susila
18. Mundasda
19. Wayan S.
20. Budi Utama
21. Made Sukarato

Perum Perumnas Surabaya Office

1. Ir. Bihar Tobing, Dipl.SE
2. Drs. Chafid
3. Ir. I. Gede Ary.
4. Sudarmadi

Vice Brand Manager of Perum
Perumnas, East Java
Manager, Kasiba Driyorejo
Perumnas Uuit Driyorejo
Konsultan Perencanaan Kasiba



The Regency of Bogor (Kabupaten Bogor)

- | | |
|----------------|--|
| 1. Muamanal S. | Assistant of Government Affairs |
| 2. Suwasniti | Head of Division for Physic and
and Infrastructure Regional
Planning Board |

Bekasi Municipality (Kotamadya Bekasi)

- | | |
|---|--|
| 1. Drs. Dudung T. Ruskandi
(delegated by Drs. Agus Mizbah) | Secretary of Municipality |
| 2. Mahmud | Assistant of Government Affairs |
| 3. H. Soemaryanto, SH., CN | Head of Land Office, Regency
and Municipality of Bekasi |

Tangerang Regency (BPN)

- | | |
|-------------------|------------------------------|
| 1. Ir. Ujang Amas | Chief of Land Tenure Section |
|-------------------|------------------------------|

National Development Planning Agency (BAPPENAS)

- | | |
|--|--|
| 1. Dr. Ir. Deddy Supriady, BE, MURP, MSc | Urban Development,
Settlements, Public
Housing and Spatial
Planning Bureau |
| 2. Salusra Widya | Staff Bureau of Urban
Development, Settlement,
Housing and Spatial
Planning |

II. The Japanese side

JICA Preparatory Study Team

- | | |
|---|--|
| 1. Dr. Takashi ONISHI
(Leader / Urban Development) | Professor, Department
of Urban Engineering, the
University of Tokyo |
| 2. Mr. Ichiro MINATO
(Housing Development) | Senior Deputy Director of
the Building Land Division,
Economic Affairs Bureau,
Ministry of Construction |
| 3. Mr. Akihiko MOCHIZUKI
(Land Readjustment) | Director of the City
Planning Division, City Bureau,
Engineering Department, IBARAGI
Prefecture Government. |
| 4. Mr. Keiichi OKITSU
(Study Planning) | First Development Study
Division, Social Development |

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5. Mr. Humio HUKUDA
(Survey on Housing Development)

Study Department, JICA
Planners, Engineers and
Construction Managers, Sowa
consultants Inc.

6. Mr. Masaaki UEHARA
(Survey on Land Consolidation)

Manager, Engineering
Department-I, Overseas
Division, Construction Project
Consultants

JICA Experts

1. Mr. Norio ANAMURA
(Housing)

The State Ministry of Housing

2. Mr. Yasuhiro KOTERA
(Urban Land Consolidation)

National Land Agency

3. Mr. Haruhide KAWANO
(Housing Project Planning)

National Urban Development
Corporation

4. Mr. Toshikazu YOSHIDA
(Urban Development)

The Ministry of Home Affairs

5. Mr. Toru AOYAMA

BAPPENAS

JICA Indonesia Office

Mr. Hiroyuki KATAYAMA

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Appendix 4 List of Participants

1. JICA Advisory Committee

Dr. Takashi Onishi	Chairman/Urban Development	Tokyo University
Mr. Yuichiro Go	Housing Development	Ministry of Construction
Mr. Akihiko Mochizuki	Land Readjustment	Japan Regional Development Corporation
Mr. Yoichiro Kunikata	Land Readjustment	Japan Regional Development Corporation
Mr. Yuji Kanaya	Institutional Development	The Building Center of Japan
Mr. Takatoshi Nishikata	Financial Cooperation	Japan Bank of International Cooperation

2. Task Manager

Mr. Takao Kaibara	Director, First Development Study Division, Social Development Study Department, JICA
Ms. Eri Honda	Deputy Director, First Development Study Division, Social Development Study Department, JICA
Mr. Keiichi Okitsu	First Development Study Division, Social Development Study Department, JICA
Ms. Reiko Akezumi	First Development Study Division, Social Development Study Department, JICA

3. JICA Study Team

Mr. Kenji Tanaka	Team Leader/ Urban and Land Development Planning
Mr. Tooru Fukai	Legal/ Organizational System for Urban Development (1)
Mr. Nobuwaka Yamakawa	City Planning/ Urban Infrastructure
Mr. Naoyuki Minami	Development Demand Forecast
Mr. Kazunori Seki	Land Development Design
Mr. Osamu Ohtsu	Sub-Leader/ Land Consolidation Planning
Mr. Shigeki Takashima	Land Consolidation Design
Mr. Benji Ohmori	Land Appraisal/ Replotting Design
Mr. Yasuhiro Iwasaki	Site Survey
Mr. Manabu Kawaguchi	Topographical Survey and Mapping
Mr. Tsutomu Nishimura	Cost Estimation
Mr. Shinichi Mori	Financial Planning/ Economic Evaluation
Mr. Hisashi Yamauchi	Natural Environment Analysis
Mr. Noboru Osakabe	Financial System for Development

4. Steering Committee

Ir. Soeroto Martomidjojo	State Ministry of Housing and Human Settlements
Dr. Ir. Nad Darga Talkurputra	National Land Agency (BNP)
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Aidasari Imran, SH	National Land Agency (BNP)
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Ir. Sudarsono Sukardi	State Ministry of Housing and Human Settlements
Drs. E.H. Pasaribu, Chairman	State Ministry of Housing and Human Settlements
Ir. Djoko Kirimanto, Dipl. HE	State Ministry of Housing and Human Settlements
Ir. Ráchmadi BS	Ministry of Public Works
Kol, TNI Purn. Tjuk Sudarsono MSc	Ministry of Public Works
Ir. Tubagus Haedar Ali	State Ministry for Agrarian Affairs

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 Prof. Dr. Ir. Herman Haeruman
 Drs. Feisal Tamin
 Mayjen TNI Purn. Santo Budiono
 Drs. H. Kailani AR
 MH. Eddie Yoso Martadipura
 Ir. srijono
 Ir. Guntur Hutapea
 Dr. Ir. Eko Cahyono
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 Ir. Socroto Martomidjojo
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 Drs. H. Nonon Sonthanie
 Agus Utara, SIP

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 National Development Planning Board (BAPPENAS)
 National Development Planning Board (BAPPENAS)
 Ministry of Home Affairs
 Ministry of Transportation
 Bekasi Municipality Government
 Bogor Regency Government
 National Urban Development Corporation
 State Ministry of Housing and Human Settlements
 State Ministry of Housing and Human Settlements
 Ministry of Public Works
 Ministry of Public Works
 National Urban Development Corporation
 National Development Planning Board
 Bekasi Municipality Government
 Bogor Regency Government

5. Technical Committee

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 Aidasari Imran SH
 Ir. Ruswandi, MSP
 Drs. Supardi
 Ir. Guntur WS Hutapea
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 Ir. Zulfic Syarif
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 Dra. Leila komala, Ma
 Ir. Sutikni Utoro
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 Ir. Amien Hadinegoro
 Ir. Evie Wibowo Iwan
 Ir. Eddy Sarosa Suhud
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 Sumaryanto SH, CN
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 Ir. Endang Widayti
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 Ir. Syarifdin Akil
 Panarto Prawoto, SE, MM
 Akbar Trillo, MSP

State Ministry of Housing and Human Settlements
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 Ministry of Home Affairs
 State Ministry of Housing and Human Settlements
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 National Urban Development Corporation
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 National Urban Development Corporation
 Ministry of Public Works
 Ministry of Public Works
 Ministry of Public Works
 BPN Kodya Bekasi
 Department of National Urban Development-DKI Jakarta
 National Land Agency
 State Ministry of Housing and Human Settlements
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Indra Tarigan, SE, MBM
Ir. Sundung Sitorus
Ir. Rani Woro Wirasmi

State Ministry of Housing and Human Settlements
National Land Agency
Ministry of Public Works

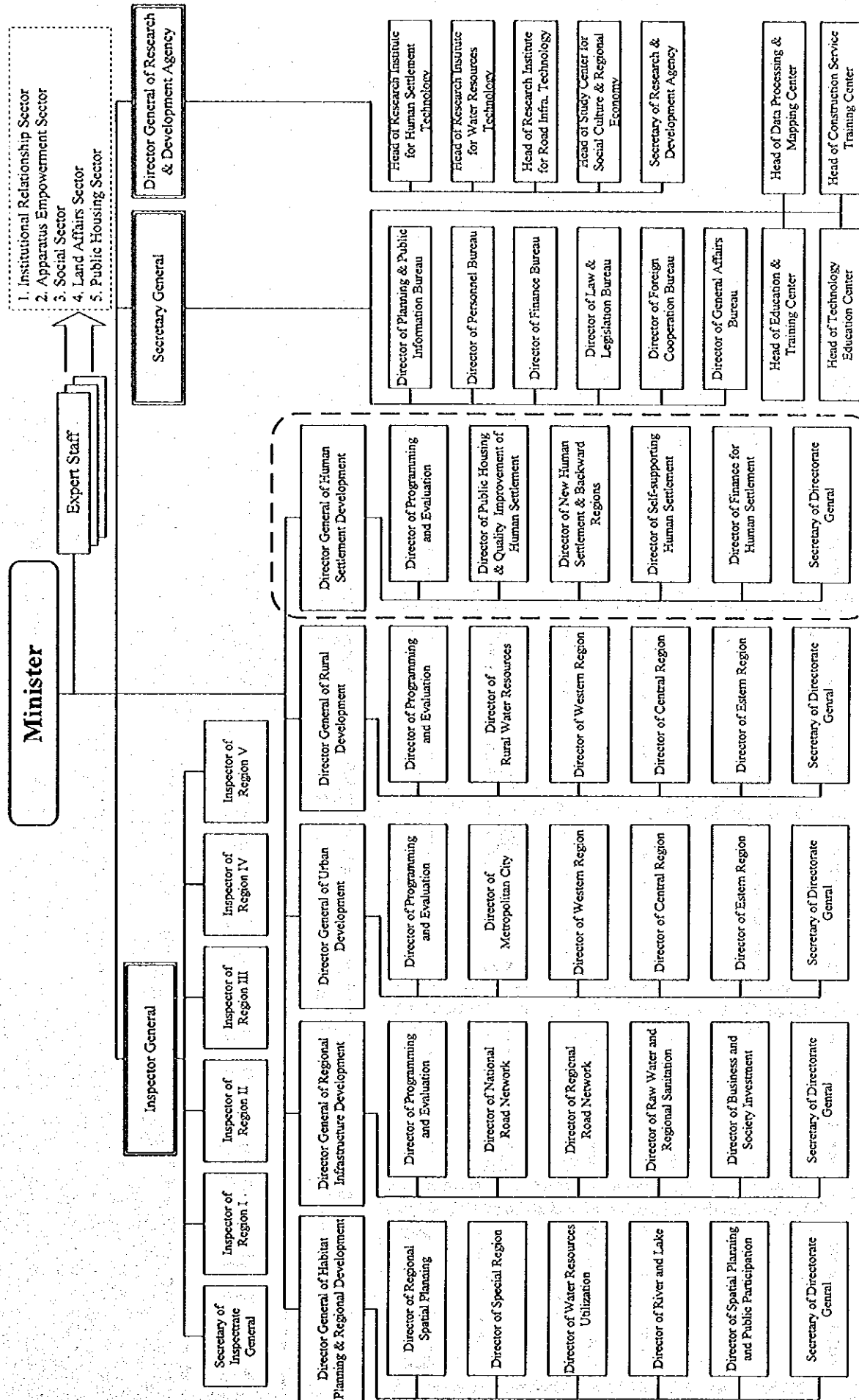
6. JICA Experts

Mr. Norio Anamura **State Ministry of Housing and Human Settlements**
Mr. Noriaki Saito **State Ministry of Housing and Human Settlements**
Mr. Yasuhiro Kotera **National Land Agency**
Mr. Yasuo Futami **National Land Agency**
Mr. Haruhide Kawano **National Urban Development Corporation**
Mr. Takumi Abe **Ministry of Home Affairs**

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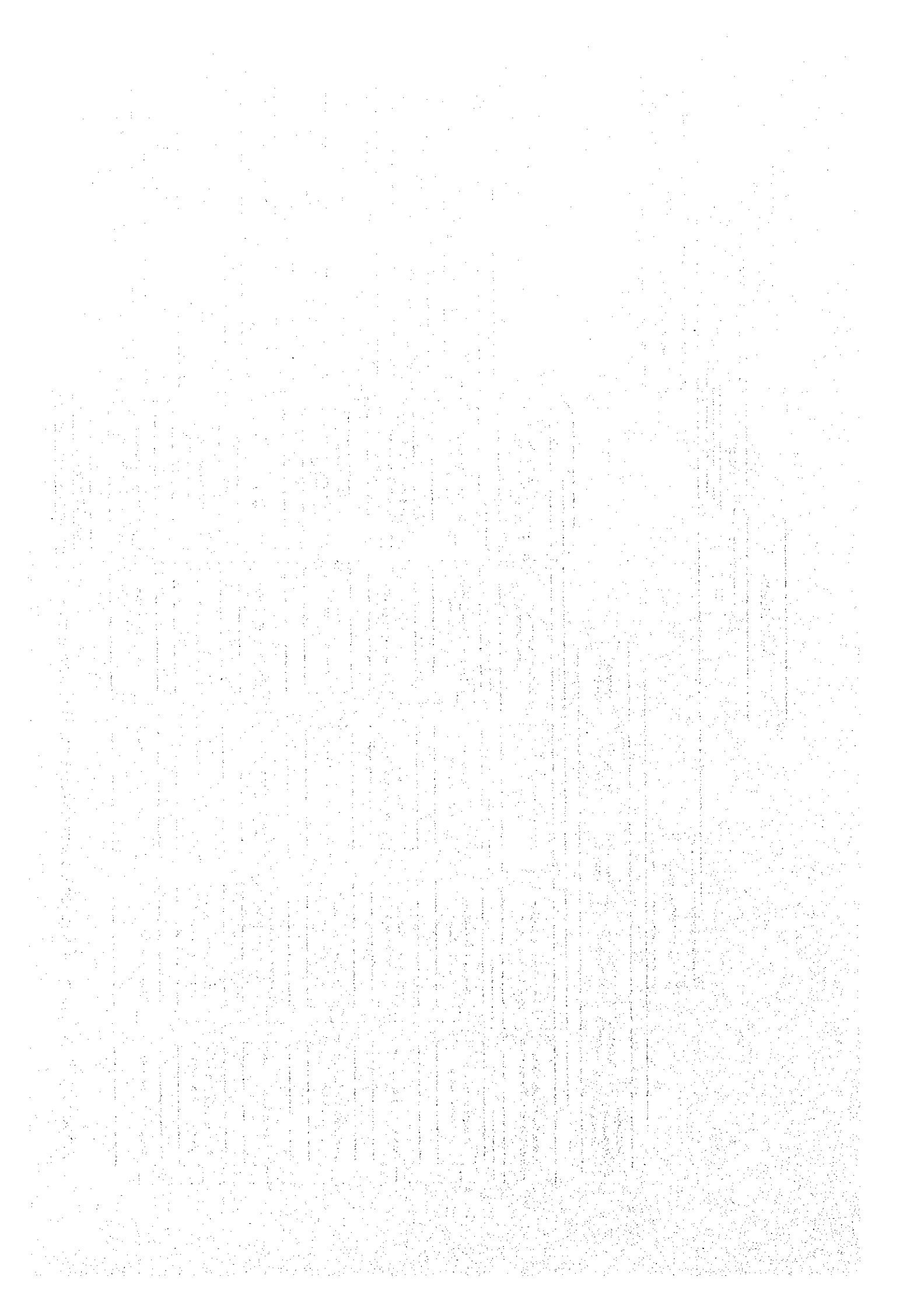
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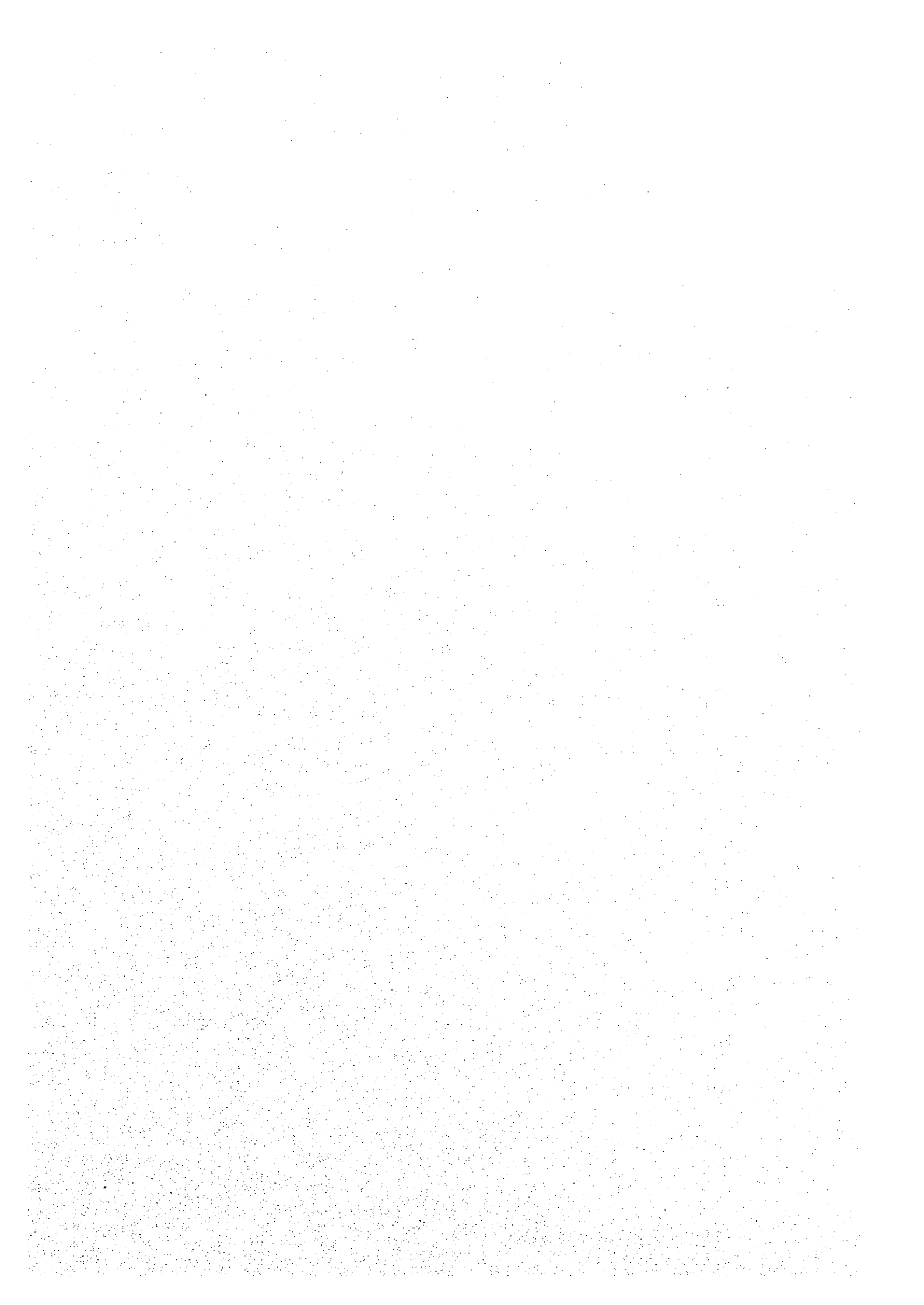
Drs. Sustiyadi
Ir. Bambang Tata Samiadji
Ir. Harun Hadinegoro
Ir. Netty E. Darga

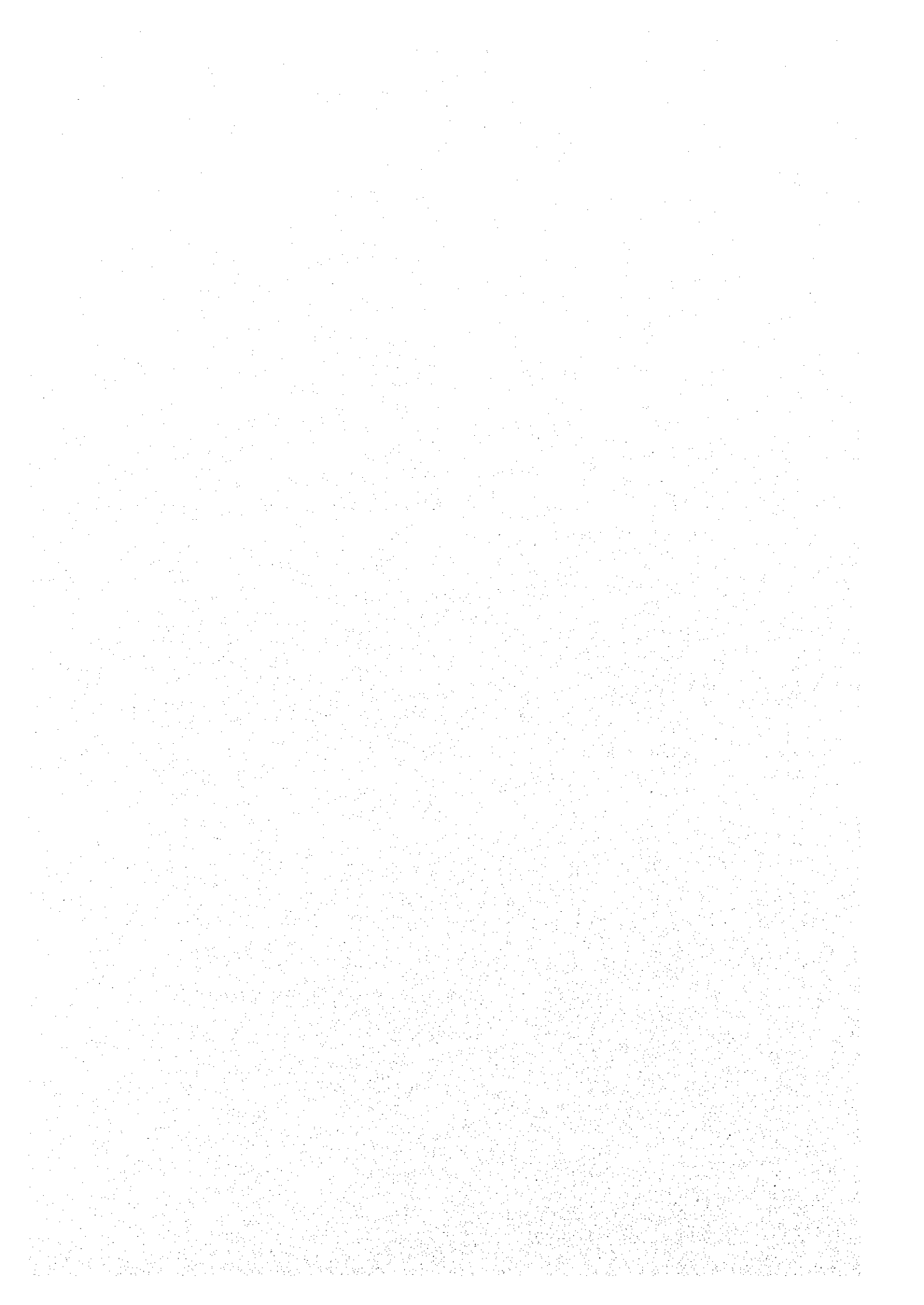


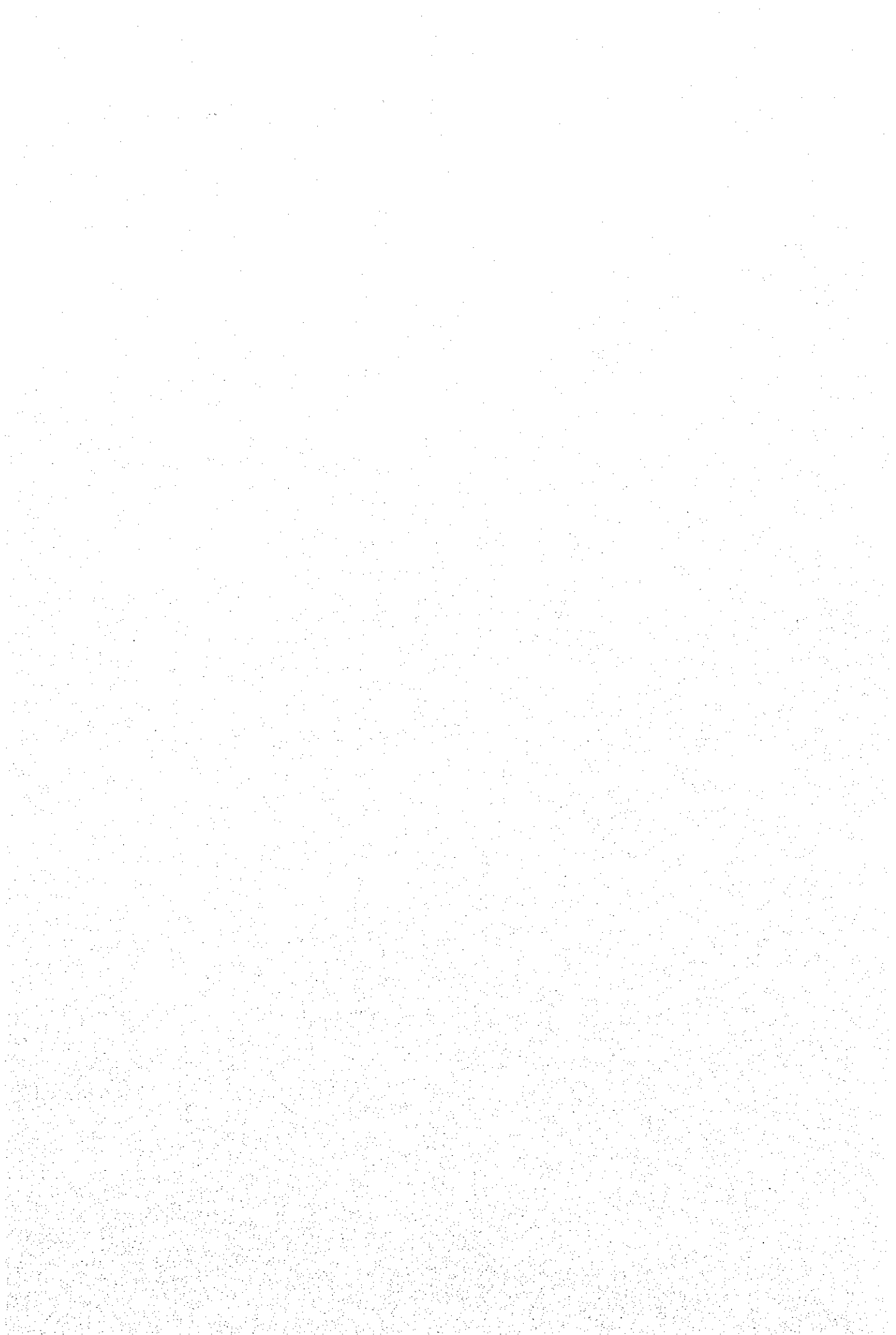
Former Ministry of Housing and Human Settlements

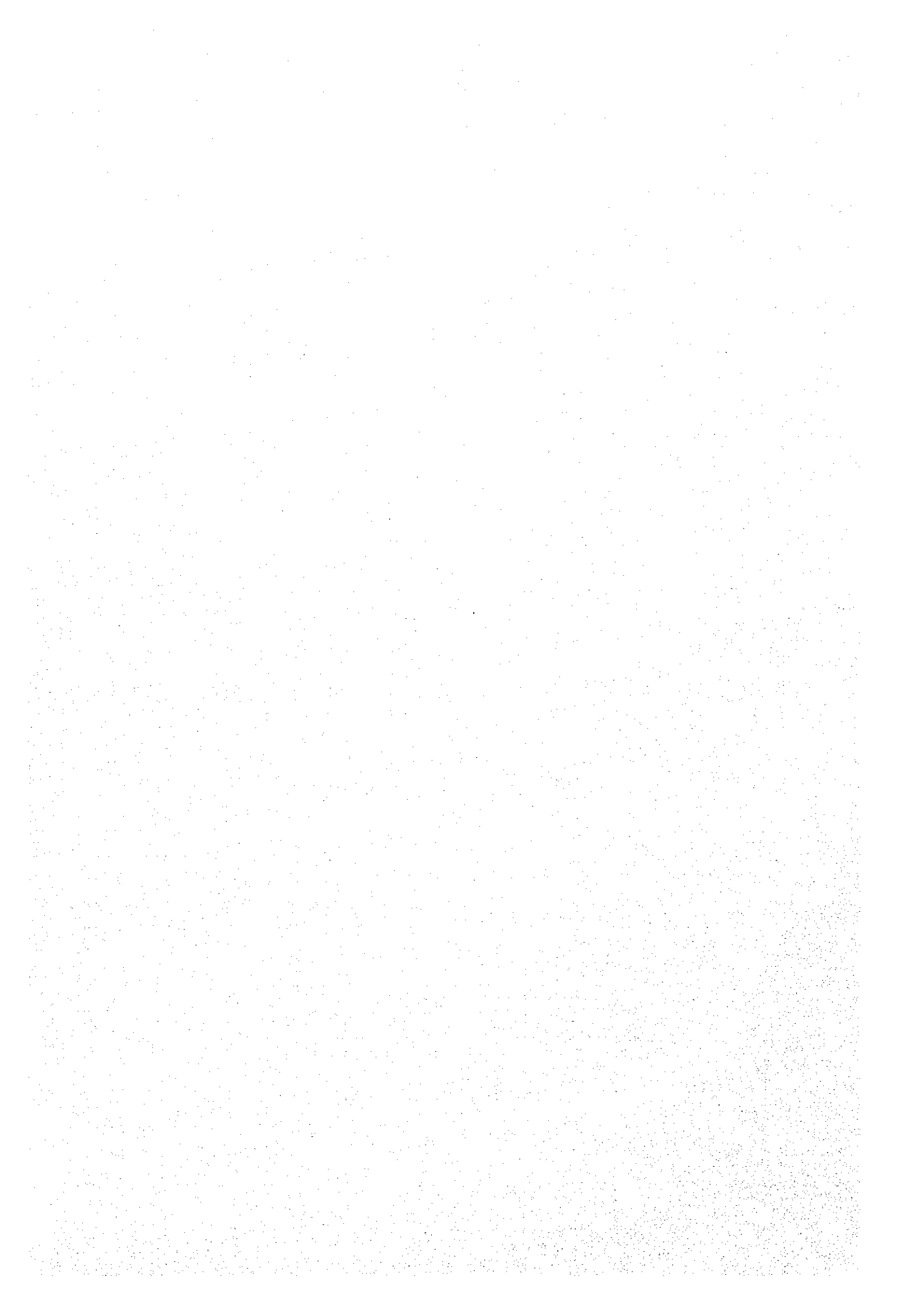
Appendix 5 Ministry of Settlements and Regional Development











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