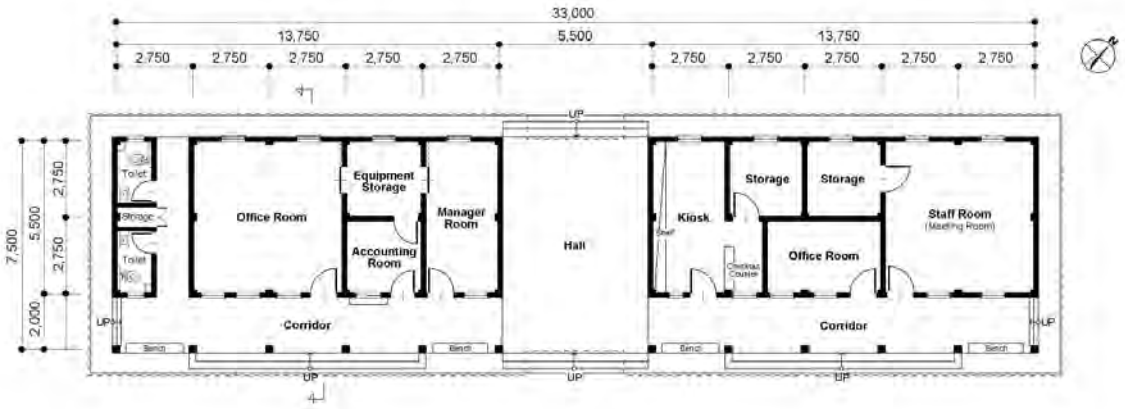
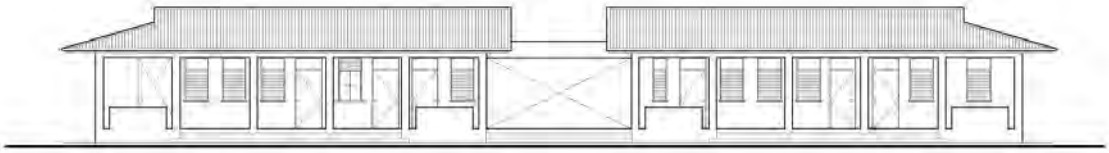
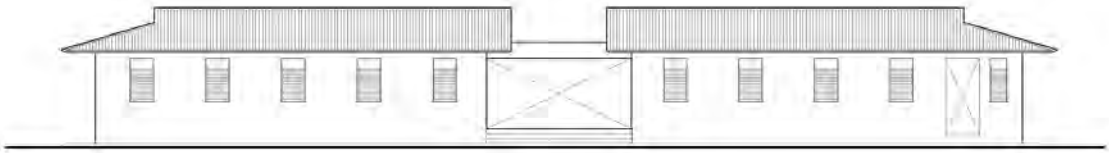
■ Administration Building



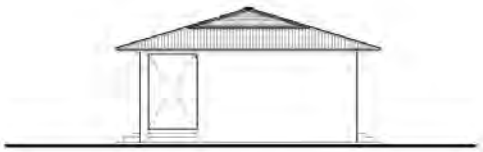
PLAN



SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION



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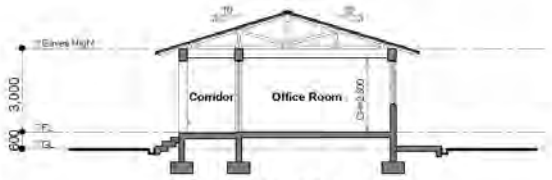
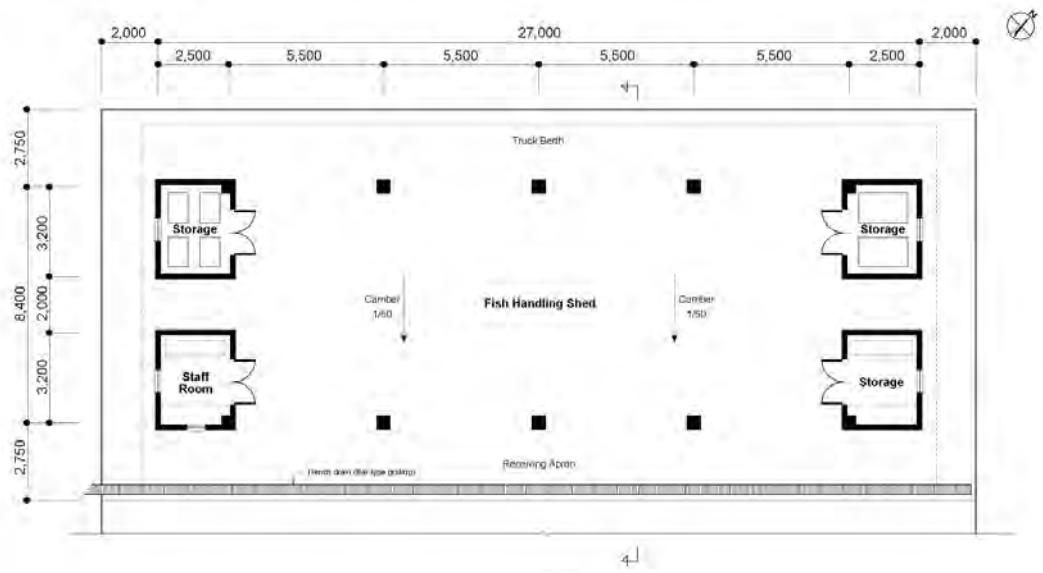


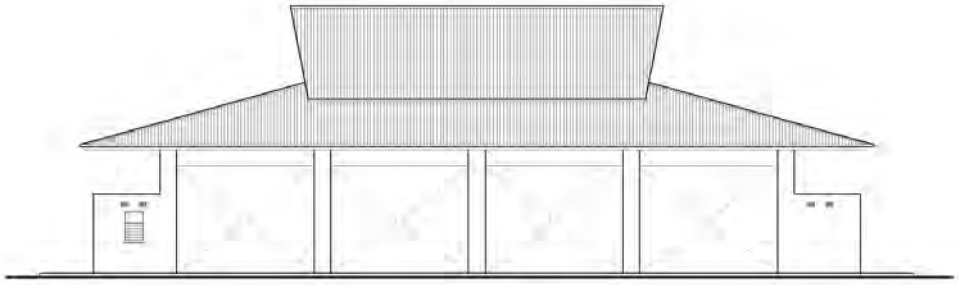
SECTION

THE PROJECT FORTHE PROMOTION OF THE SUSTAINABLE COASTAL FISHERIES IN THE REPUBLIC OF INDONESIA	Administration Building / Kiosk	S = 1 : 250

■ Fish Handling Shed

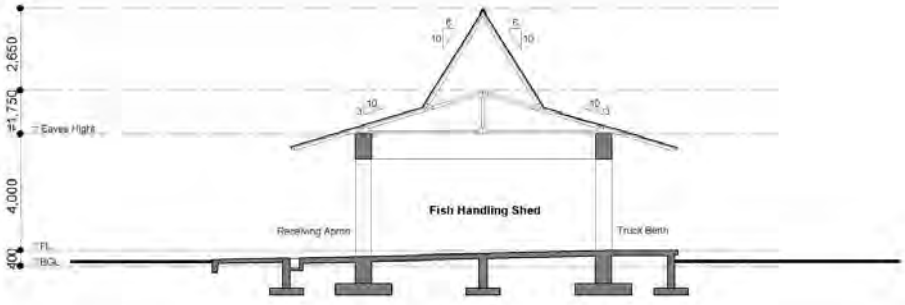


PLAN



SOUTH-EAST ELEVATION

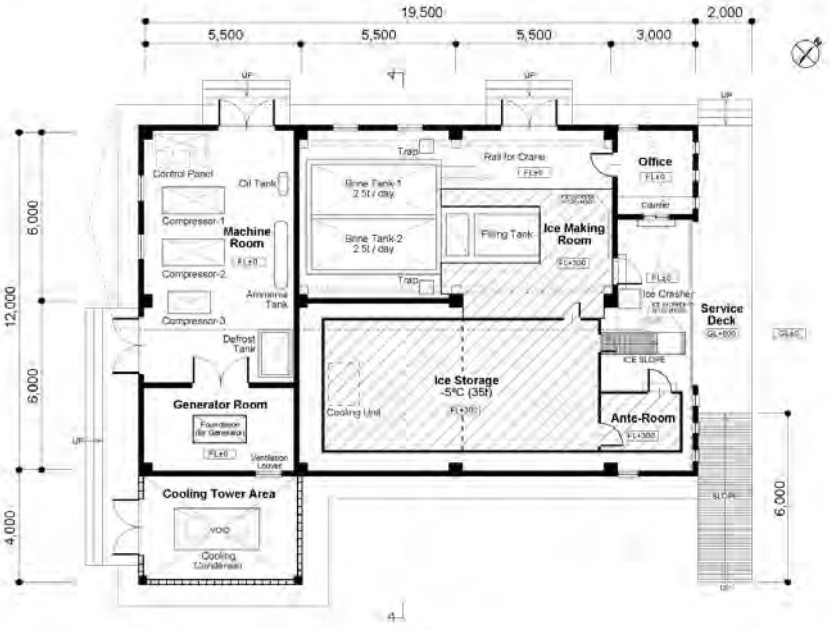
NORTH-EAST ELEVATION



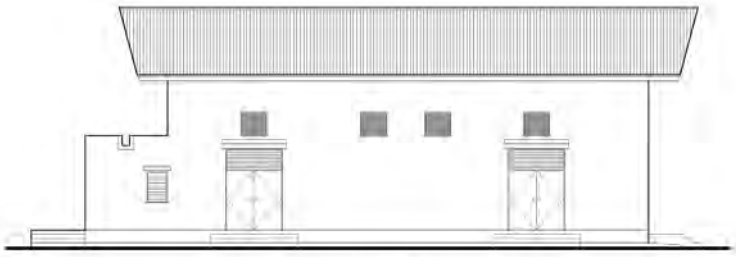
SECTION

THE PROJECT FORTHE PROMOTION OF THE SUSTAINABLE COASTAL FISHERIES IN THE REPUBLIC OF INDONESIA	Fish Handling Shed	S = 1 : 250

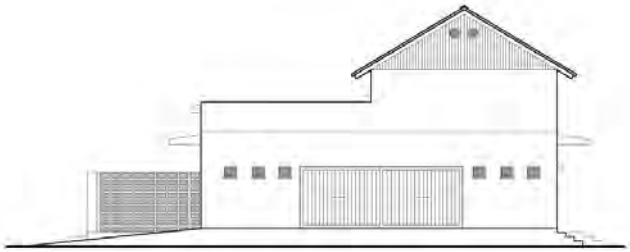
■ Ice Making and Storage Plant



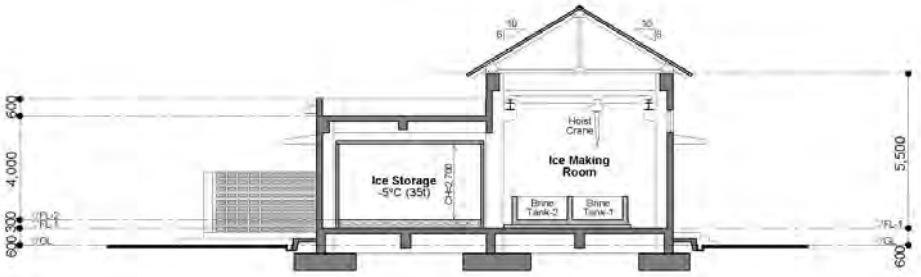
PLAN



NORTH-WEST ELEVATION



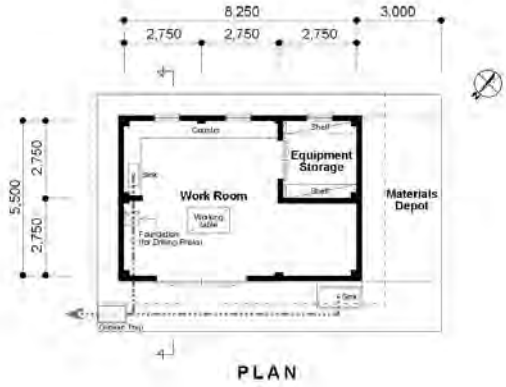
NORTH-EAST ELEVATION



SECTION

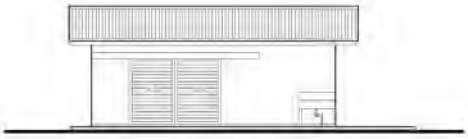
THE PROJECT FORTHE PROMOTION OF THE SUSTAINABLE COASTAL FISHERIES IN THE REPUBLIC OF INDONESIA	Ice Making and Storage Plant	S = 1 : 250

■ Workshop



PLAN

SECTION



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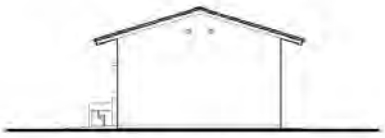
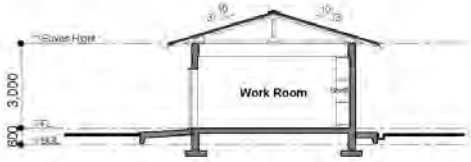


SOUTH-WEST ELEVATION

■ Fuelling Shed

PLAN



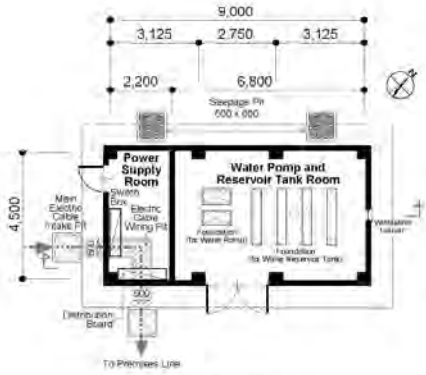
SECTION

NORTH-WEST ELEVATION

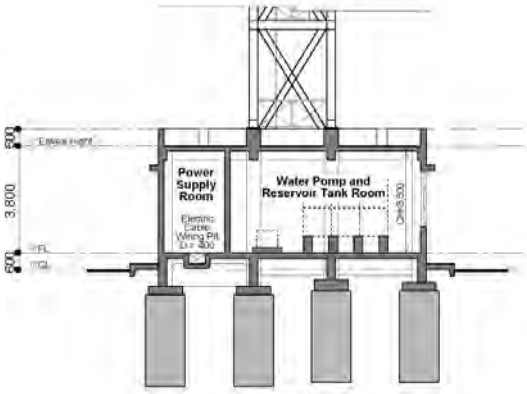
SOUTH-WEST ELEVATION

THE PROJECT FORTHE PROMOTION OF THE SUSTAINABLE COASTAL FISHERIES IN THE REPUBLIC OF INDONESIA	Workshop / Fuelling Shed	S = 1 : 250

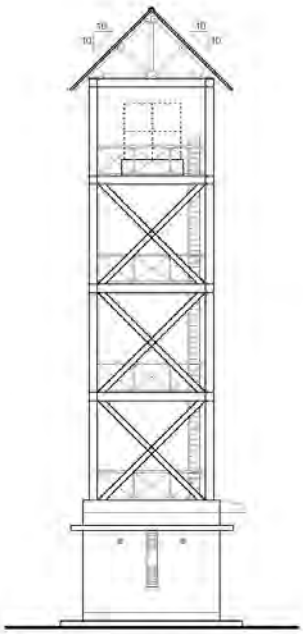
■ Electric Power Supply and Water Supply Shed



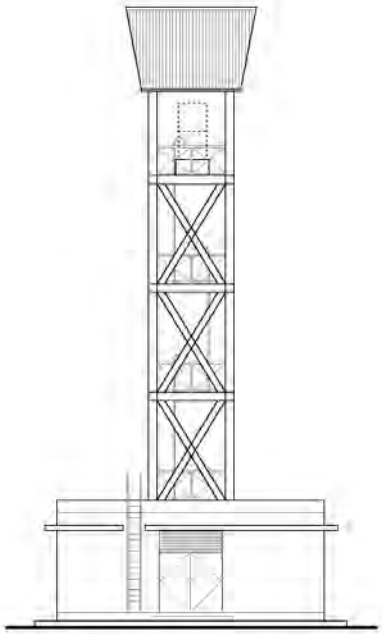
PLAN



SECTION

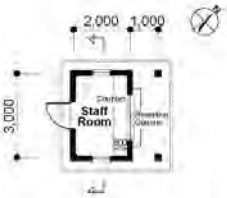


NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION

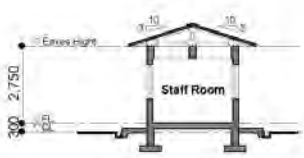
■ Security Guard House



PLAN

SOUTH-EAST ELEVATION

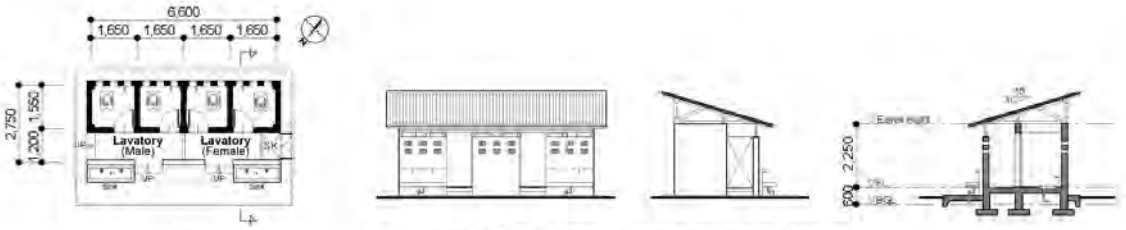
NORTH-EAST ELEVATION



SECTION

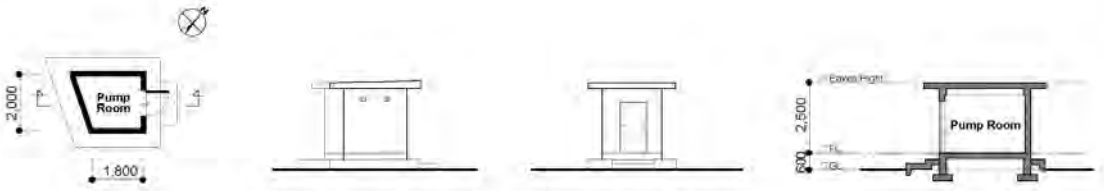
THE PROJECT FORTHE PROMOTION OF THE SUSTAINABLE COASTAL FISHERIES IN THE REPUBLIC OF INDONESIA	Electric Power Supply and Water Supply Shed / Security Guard House	S = 1 : 250

■ Lavatory Facility



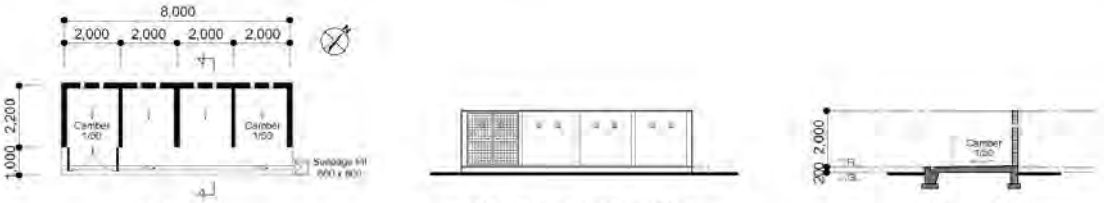
PLAN NORTH-WEST ELEVATION NORTH-EAST ELEVATION SECTION

■ Pump House



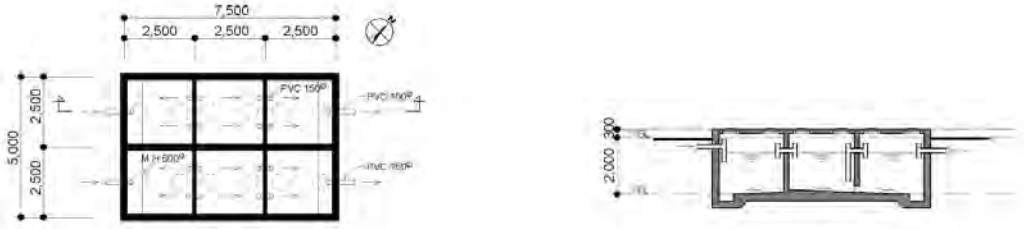
PLAN NORTH-WEST ELEVATION NORTH-EAST ELEVATION SECTION

■ Garbage Depot



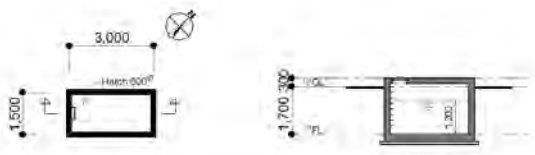
PLAN SOUTH-EAST ELEVATION SECTION

■ Simple Wastewater Processing Facility



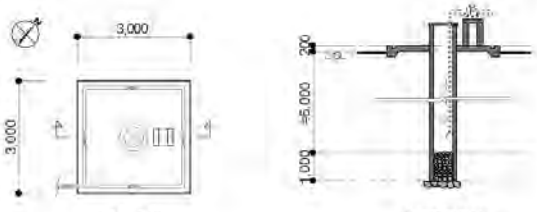
PLAN SECTION

■ Water Tank for Fire Prevention



PLAN SECTION

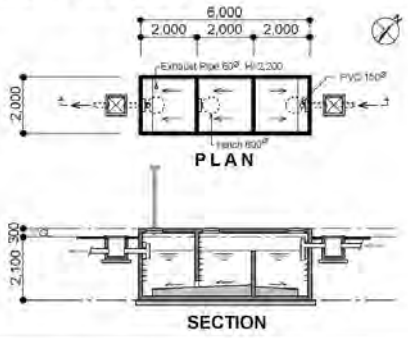
■ Well



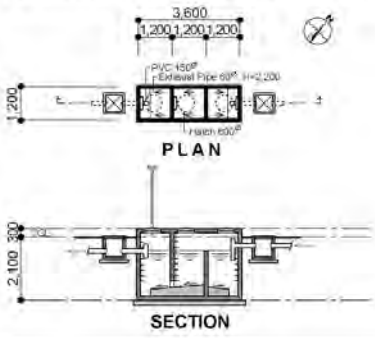
PLAN SECTION

THE PROJECT FORTHE PROMOTION OF THE SUSTAINABLE COASTAL FISHERIES IN THE REPUBLIC OF INDONESIA	Lavatory Facility / Pump House / Garbage Depot / Simple Wastewater Processing Facility / Water Tank for Fire Prevention / Well	S = 1 : 250

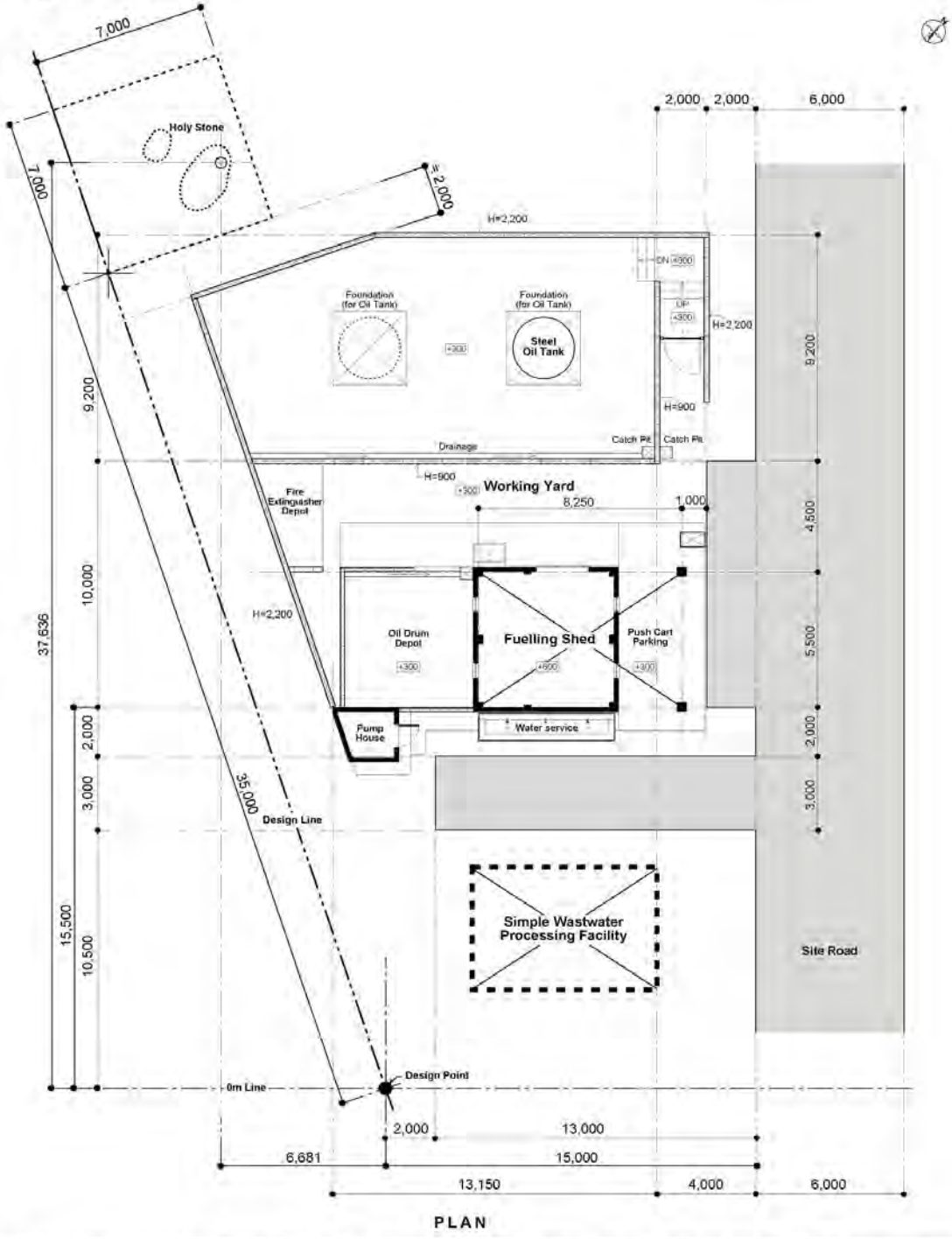
■ Septic Tank for Lavatory



■ Septic Tank for Administration Building



■ Fuelling Facilities



PLAN

THE PROJECT FORTHE PROMOTION OF THE SUSTAINABLE COASTAL FISHERIES IN THE REPUBLIC OF INDONESIA	Septic Tank for Lavatory / Septic Tank for Administration Building / Fuelling Facilities Layout	S = 1 : 250

2-2-4 Implementation Plan

2-2-4-1 Implementation Policy

(1) Project implementation structure

The Indonesian executing agency under the Project is the Directorate General of Capture Fisheries, Ministry of Marine Affairs and Fisheries in collaboration with the district government of East Flores. The Ministry of Marine Affairs and Fisheries is the contact desk regarding issues pertaining to the Project.

Following the Exchange of Notes (E/N) between the Japanese and Indonesian governments, a Japanese consultant will enter into contract with the Indonesian government for detailed design and construction supervision. A Japanese contractor will also enter into contract with the Indonesian government for actual construction, equipment procurement and installation works under the Project. These works will be carried out under the supervision of the above mentioned contractor. Upon completion of construction, the executing agency will then assume responsibility for operating and maintaining the Project structures and facilities.

(2) Implementation approach

1) Conditions pertaining to construction

(a) Labor

Under Indonesian law, one work week comprises 40 hours. In the case of a six-day work week, the upper limit on number of hours per day is seven. In the case of a five-day work week, the upper limit is eight hours per day.

Overtime is limited to three hours or less per day, and 14 hours or less per week. For every four hours of continuous labor, a worker is entitled to a 30 minute break.

A worker who has continuously worked for 12 months is entitled to a minimum of 12 days of annual paid leave. Overtime pay is 1.5 times the normal hourly wage for the first hour of overtime and then 2 times the normal hourly wage for the second and any subsequent hours of overtime. If the normal work week is six days, and a worker works on a holiday, then that worker is paid twice the normal hourly wage for the first seven hours of work. For the eighth hour, this rises to three times the normal hourly wage, and for the ninth and tenth hours this then becomes four times the normal hourly wage.

Persons who have worked a job for over 12 straight months are entitled to a Ramadan allowance to be paid within two weeks prior to the start of Ramadan. This allowance is equivalent to at least one month's pay.

In terms of general staffing under the Project, there is no problem with the technical level of the general labor force available in the area. However, there is a lack of skilled and specially trained workers on Flores island. Accordingly, this type of labor will have to be procured from Java island in order to ensure an appropriate level of Project implementation.

Large scale construction works carried out locally entail the procurement of general laborers from other parts of Indonesia. As a result, it is a normal practice to construct a temporary lodging facility for laborers during the construction period. In the case of this Project, such a facility will be set up near the Project site.

(b) Construction materials

Because there is no existing ready mix concrete plant on Flores island, a concrete plant will be set up in the temporary construction yard. In order to achieve quality control in keeping with local specifications, good quality aggregate will be procured near the site area. However, cement will be

procured from Surabaya or Makassar.

Brick and concrete block are manufactured on Flores island. However, secondary products such as pre-cast concrete and fume pipe, etc., as well as almost all other construction materials, are produced on Java island.

Although there are inexpensive and durable materials available locally, precision in the case of quantity manufacture is uneven. This factor must accordingly be taken into account when procuring materials.

Rebar and steel materials are manufactured locally in line with Japanese and US standards and can be procured accordingly. In the case of special construction materials and parts, these are imported from Japan, Korea, US and Europe, and are assembled locally.

Specifically, because construction materials adhere to US standards of quality, high quality materials can be procured locally.

Small quantities of construction material can be procured from outlets in Larantuka and Maumere. However, in many cases quality is inferior, and stock is lacking. Accordingly, construction under the Project will entail transport of certain construction materials directly procured from supply sources in Surabaya and Jakarta.

(c) Construction equipment

Road, water supply and sewage, electric power and telecommunications works are being carried out on Flores Island, indicative of the fact that local contractors possess construction machinery for civil works. However, types and numbers of equipment are limited. Because this equipment in large part is committed to construction works elsewhere, this presents an issue in terms of procuring adequate machinery locally during the Project construction period. Accordingly, it is planned under the Project to procure construction machines and equipment from Surabaya.

2) Implementation approach

The Project will be implemented taking into consideration both the fact that this is grant-aid cooperation, as well as careful attention to local construction conditions. Construction criteria will encompass the following.

(a) The recipient country's executing agency, the Japanese consultant and the contractor will maintain close liaison in the interest of expediting construction works.
(b) General construction materials are usually procured locally in Indonesia. In the case of Larantuka, however, almost no construction works are being carried out in the area. Because there is almost no inventory available in the area, it will be necessary to confirm delivery dates after contracting with the contractor with regard to such items as steel materials, sash materials, metal fixtures, sanitary chinaware, etc. to ensure no adverse impact on construction schedule. The construction plan will accordingly be formulated with careful attention to inventory and procurement period with regard to special construction materials and equipment. Flexible construction management will be pursued in line with local conditions to ensure smooth implementation progress.
(c) Because facility construction and equipment installation will occur simultaneously at the latter stage of the Project implementation schedule, construction works and management personnel deployment will be coordinated so as to maximize work efficiency.
(d) Because the site is adjacent to the shoreline, attention is to be given to measures to protect construction materials during the Project implementation stage particularly with regard to

adverse impacts from tidal race.

(e) Range of responsibility for utilities including electricity, water supply and sewage will be clearly delineated to prevent conflicts in construction scheduling.

(f) Careful measures will be taken to prevent accidents in the course of transport of construction materials and equipment onto the site, temporary storage of the same, and during installation works.

(g) Because the construction site is located in urban area and fronts on a major road, a temporary fence as well as safety/warning signs are necessary during construction from not only the standpoint of safety but site security as well. Also with regard to safety, the construction implementing set-up will be such that periodic adjustment in construction plan can be carried out when necessary.

2-2-4-2 Implementation conditions

(1) Point of special note in construction

1) Obtaining local construction permits:

It is necessary that the time required for procedures related to applications for building design approval and construction permits be incorporated with the overall implementation schedule as part of the design and construction phases.

2) Implementation plan taking into consideration climatic factors:

Appropriate technical guidance is to be provided that takes into consideration implementation conditions prevailing during the dry season from April to November and the rainy season from December to March., and on this basis gives careful attention to worker health and safety management essential in maintaining labor efficiency and quality control.

3) Ensuring construction quality control:

It is essential to establish a practical executing structure that enables existing standards of quality control to be effectively applied during in situ works.

4) Schedule management for strict adherence to the contracted implementation period:

Emphasis will be placed on detailed confirmation and coordination regarding subcontracting works and implementation drawings, taking into full account the requisite procedures and arrangements pertaining to the implementation schedule. An in situ implementation setup is to be established that enables thorough coordination of facility construction and installation from the outset of the construction works. This will be achieved by deploying persons in charge of respective facility construction works to the Project site from the preparatory stage to prevent modifications that might cause a setback in construction progress.

5) Consideration to local customs and practices:

Working hours for a portion of the Project labor force will be shortened during the one-month Ramadan period. Appropriate personnel deployment and daily work schedule will be formulated to avoid a drop in work efficiency during this period.

6) Finishing works schedule that carefully takes into consideration equipment installation:

Because it is envisioned that construction finishing works and equipment installation works will

overlap, the in situ executing structure is to be established such that time-efficient coordination between these works is enabled.

7) Environmental considerations:

Temporary construction facilities and construction methods will be adopted that minimize environmental impacts by preventing to the extent possible spill-over of eroded soil into surrounding areas in the course of construction works.

(2) Points of special note in procurement

1) Pre-shipment inspection:

Because order-made equipment is included for the ice-making plant, this will be inspected at the manufacturer's factory prior to shipment to ensure adherence to contract specifications and equipment drawings.

2) Transport packing:

Because transportation by container from the off-loading port at Surabaya to the Project site is not practical, equipment is to be vacuum packed or packed in hermetically sealed wooden crates for transport.

3) Installation:

A supervisory structure will be establish enabling coordination between equipment procurement and facility construction schedules in light of the fact that certain equipment must be installed in close collaboration with the progress of the related facility construction works.

4) Guidance in test operation:

In order for thorough technology transfer, it will be standard practice that personnel of the recipient country in charge of equipment operation and management be present during test operation of installed equipment. An appropriate test operation training period will be included to ensure that knowledge on special equipment characteristics and methods pertaining to operation and maintenance are properly transferred to the recipient country side.

2-2-4-3 Scope of Works

Work responsibilities to be borne respectively by the Japanese and Indonesian sides are categorized as shown in the Table 2.2.47 below.

Table 2.2.47 Respective work responsibilities

Work item	Japan	Indonesian district government	Indonesian central government
1. Land acquisition, draw site boundaries, land clearing/leveling/reclamation		●	
2. Construct rainwater drainage channels to prevent inflow of runoff from surrounding area to the Project site.		●	
3. Provide facilities for electricity and water supply, drainage and other incidental facilities.			
・ Power lead-in and connection works between the main transmission line and Project site transformer. Installing electricity meter and circuit breaker at the lead-in side.		●	
・ Connection works and water meter installation for water supply to the Project site from the existing water main.		●	
・ Telephone line lead-in and connection to the Project telephone main distribution frame.		●	
・ Equipment installation within Project facilities.	●		
4. Construct gates/fences and carry out planting in and around the site, and establish a security system within the site)		●	
5. Construct Project facilities on site.	●		
6. Construct electricity supply, water supply, sewage facilities on site.	●		
7. Equipment			
・ Procure and install equipment	●		
・ Coordinate test operation, and provide operational training	●		
8. Import and customs procedures			
・ Transport to and within Indonesia.	●		
・ Duty exemption and expediting customs clearance.			●
9. Application and permit procedures pertaining to construction works.			
・ Prepare facility design drawings.	●		
・ Provide for employment of local architects; prepare application drawings; and obtain construction permits.		●	
・ Bear fees for applications and permits.		●	
10. Bear commission for Japanese foreign exchange banking services based upon the B/A.			●
11. Accord Japanese nationals whose services may be required in connection with the supply of the products and the services under the verified contract with such conveniences and expediencies as may be necessary for their entry into the recipient country and stay therein for the performance of their work.			●
12. Exempt Japanese nationals from customs duties, internal taxes and other fiscal levies which may be otherwise imposed in the recipient country with respect to personnel belongings and equipment brought into the country to carry out services under the verified contract.			●
13. Bear all the expenses, other than those to be borne under the grant, necessary for construction of the facilities as well as for the transportation and installation of the equipment.			●
14. Expedite necessary procedures to strictly adhere to the Project implementation schedule.		●	
15. Establish the operation system and arrange the necessary budget to maintain and use properly and effectively the facilities constructed and equipment provided under the grant.		●	

2-2-4-4 Consultant Supervision

Basic approach and points of special note with regard to construction and procurement supervision under the Project are described below.

- Close liaison will be maintained between the consultant and the executing agency (Directorate General of Capture Fisheries, Ministry of Marine Affairs and Fisheries), as well as the district

government of East Flores, to ensure smooth implementation of construction works, and equipment procurement and installation. In particular, due to the need to coordinate construction works by the Japanese side with land preparation and utility infrastructure lead-in works by the Indonesian side, construction timing becomes extremely important. Thorough discussion and arrangement between both sides will accordingly be carried out in advance with regard to implementation schedule, and Project specifications.

- Prior to the start of construction works, detailed plan and construction drawings submitted by the contractor will be thoroughly examined, and the appropriateness of temporary facility planning, construction schedule, design material quality and construction method will be evaluated.
- When facilities are handed over upon completion of construction works, an inspection of the works will be carried out to ensure that these meet the design specifications for construction and equipment procurement and installation, and appropriate corrective instructions will be given for any items that require modification or repair.
- In situ construction supervision will entail both long-term assignment of construction engineers as well as spot assignment of facility and equipment engineers when necessary.

2-2-4-5 Quality Control Plan

(1) Facility plan

Basic approach and points of special note with regard to quality control under the Project are described below.

(a) Thorough confirmation of foundation conditions:

Building foundation will be either independent or strip footing. Because the site is reclaimed land, a testing method will be adopted for prompt evaluation of foundation conditions at the site in order to ensure adequate ground bearing capacity for excavated surfaces as well as to prevent uneven settlement.

(b) Verifying main construction methods and materials:

Specifically with regard to concrete works, careful attention will be given to uniform and homogeneous concrete placing including both a pouring method that can be readily monitored in situ as well as thorough testing before construction start-up with regard to aggregate, cement, water, placing method, temperature, curing method, etc. With regard to other main construction materials, emphasis will be placed on a construction method the enables a simple check in situ by local engineers in order to ensure uniform work quality from the outset of construction.

(c) Quality control check list:

Emphasis will be given methodology for controlling uniform construction quality. A quality control check list will be prepared to check the results of preliminary survey, concrete mix testing, other construction materials testing, as well as the status of implementation at each of the respective procurement, construction, concrete curing, and completion stages.

(2) Equipment plan

Equipment to be provided under the Project is primarily simple items for work support in fish landing/handling, for facility maintenance, etc. and the equipment for ice making (to be installed in conjunction with facility construction). In particular, order-made specifications are prevalent in the

case of ice-making equipment. Accordingly, manufacture drawings will be prepared and carefully checked to confirm material specifications including appropriate resistance to salt damage.

2-2-4-6 Procurement Plan

(1) Construction material

The majority of construction material under the Project, including importable items, can be procured in Indonesia. Exceptions would be material for which local procurement period would otherwise have a significant effect on the Project construction period, or those items for which it would be more cost-effective to transport from Japan.

(2) Equipment

A large variety of equipment is currently imported to mainly Jakarta and Surabaya from Japan, Europe, China, etc. Equipment for which high performance and tight coordination with facility construction is necessary will be selected and procured within Japan. Equipment which would be advantageous from the standpoint of local operation and maintenance will be procured locally.

2-2-4-7 Operational Guidance Plan

Equipment to be provided under the Project comprises primarily equipment for on-premise transport, workshop equipment, fire extinguisher, etc. Such equipment will either be used in its original place of location, or removed from storage for simple operational purposes. Accordingly, initial training by professionals in equipment use will not be necessary; and Japanese experts will subsequently not be dispatched for this purpose.

2-2-4-8 Soft Component (Technical Assistance) Plan

Although a program of decentralization of government authority was begun in 1999 to eliminate skewed levels of economic development among regions, the goal of establishing self-sufficient district governments remains distant due to insufficient sources of revenue and lack of human resources.

The Project site is located in East Nusa Tenggara Province, which is one of the most economically disadvantaged provinces in Indonesia. The Project aims to establish port facilities for small fishermen in Larantuka sub-district of East Flores district where the latent potential for fishery development is high.

Because around 10,000 tons of catch are landed at the target port, it falls within the class-D of smallest scale ports in Indonesia under its fishing harbour classification standard. As a result, port operation is under the jurisdiction of the district government. Furthermore, because no fishery production infrastructure projects have been carried out within East Flores, site survey revealed that district agencies lack both manpower and know-how in this sector. Accordingly, a minimum of technical assistance with regard to fishing port operation, maintenance and management is necessary (Details of soft component plan shown in Appendix 5)

2-2-4-9 Implementation Plan

Given that this Project will be implemented under the Japanese government grant-aid program, the implementation schedule will comprise the following: (1) exchange of notes (E/N) signed between the two government, (2) detailed design, (3) preparation for tender documents and drawings, (4) tendering for construction and equipment procurement, (5) contract signing with the successful tenderer, (6) execution of construction and equipment procurement/installation, (7) handing-over of completed

facilities to the recipient government.

Principle facility and equipment components are as indicated in the Table 2.2.48

Table 2.2.48 Principle facility and equipment components

Facility	Equipment
- Landing jetty	
- Access bridge	
- Landing wharf for small fishing boats	
- Slipway	
- On-premises road and parking area	
- Retaining wall	
- Fish handling shed	Weighing scale, insulated box, fish tub
- Ice making and storage facility	
- Administration building/kiosk	
- Workshop	Equipment for repair and maintenance
- Fuelling shed	Pushcart, dolly, fuelling pump, fire extinguishers
- Electric power supply and water supply shed	
- Security guard house	
- Lavatory	
- Simple wastewater processing facility	
- Garbage collection area	

(1) Detailed design works

Based on the Basic Design Report, detailed design will be carried out, and tender documents and drawings drafted in preparation for construction. The required period for those works is that period from the time of signing the Exchange of Notes (E/N) until approval of tender documents and drawings. In this regard, 3.0 months is envisioned. During this period, in addition to drafting tender documents and drawings as mentioned earlier, application for the relevant construction permits will also be completed.

Even in the case of a grant-aid project carried out under the auspices of the Japanese government, it is still required that a local architect make necessary construction permit application. Normally in such cases, the time required for preparation of application documents, coordination the related project entities, examination of project content and permit issuance require around 2.0 months. When the concerned Indonesian officials enter the site area to confirm drawings during the permit application period, discussion will then be held with these officials to expedite permit approval within the scheduled period for tendering works.

The executing party for permit application will be the Indonesian side. Likewise, preparation of the necessary documentation for such application, document submittal, as well as ensuring that the proposed schedule for these works is strictly adhered to will be the responsibility of the Indonesian side. Furthermore, the Indonesian side will bear all expenses that result from any additions or modifications to detailed design content that may be required in the course permit application.

(2) Tender works

Upon completion of detailed design, a public notice inviting tenders will be published in a Japanese newspaper for construction works and equipment procurement under the Project. Pre-qualification of interested parties based on the Japanese grant-aid cooperation system will be carried out in finally determining those parties to be invited to bid on the Project. These short listed

parties will subsequently be convened by the executing agency, with concerned officials and personnel present, in Japan to submit their respective tenders. The nominated tenderer will then enter into contract with executing agency. The time from publishing the public notice inviting tenders until in situ briefing and hand-over of drawings is envisioned to take about 1.0 month. From that point until signing of contract with the contractor is expected to take approximately 1.5 months.

(3) Construction, and materials and equipment procurement stage

After contract signing and verification by the Japanese government, actual construction and equipment procurement/manufacture works will begin. In the case of the works from the signing of the E/N until completion of construction are expected to require about 20.0 months. Of this, approximately 15.0 months is to be required for in situ construction works (See Figure 2.2.10).

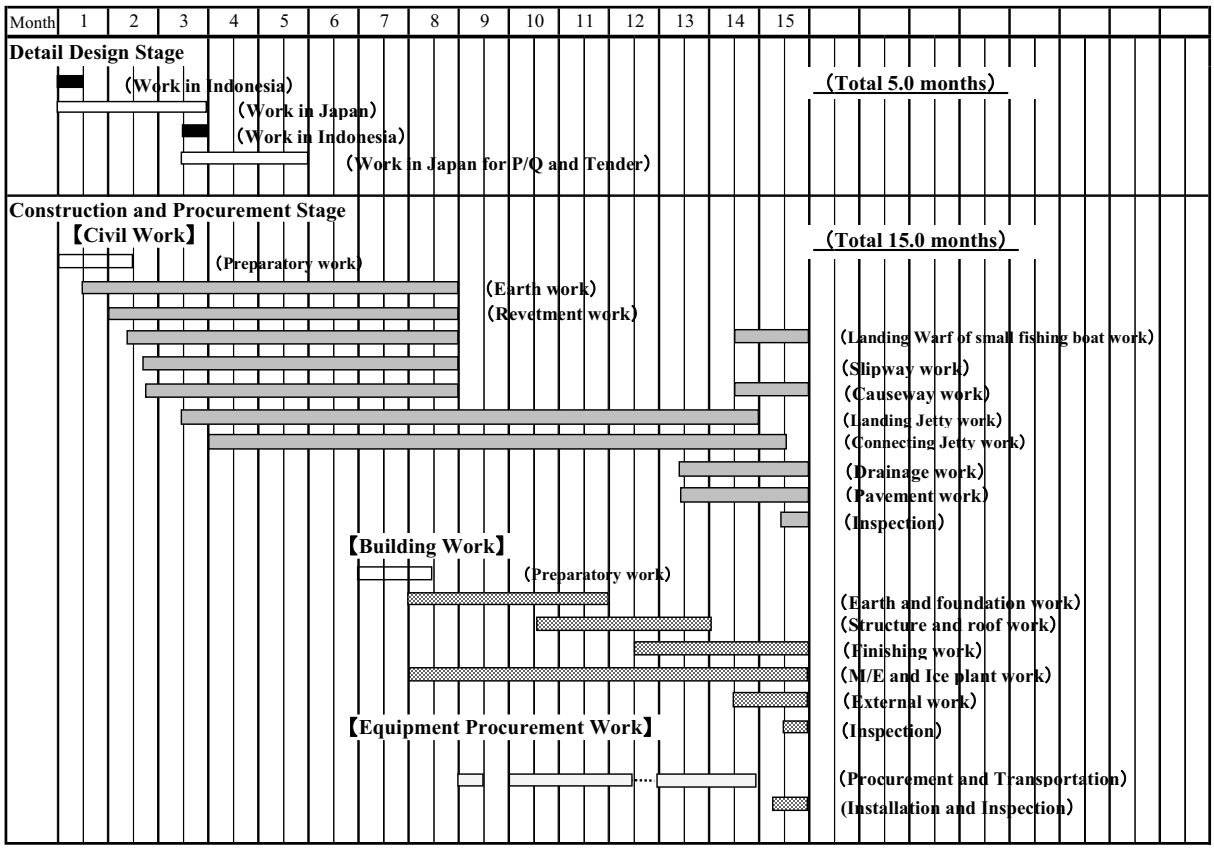


Figure 2.2.10 Project implementation schedule

2-3 Obligations of Recipient Country

In implementing the Project, it will be necessary for the recipient country's executing agency to carry out the work items indicated below within the prescribed period of time.

(1) All application procedures related to construction permits: prior to handing-over tender drawings
(2) Arrange a designated exchange bank in Japan (A/P) and issue written authorization to pay(A/P).

(3) Promptly designated a bank upon signing exchange of notes (E/N); and upon signing consultant contract and contractor contracts, issue written authorization to pay.
(4) Land preparation works at the site based on the land preparation plan: to be carried out prior to the start of construction.
(5) Utility connection to design facility infrastructure: to be carried out before completion of construction works.
(6) Fence, gate and on-premise planting works: to be carried out prior to the start of port operation.
(7) Supply office equipment, furniture, operational fixtures, other relevant equipment, etc. for the administrative section: to be carried out prior to the start of port operation.
(8) Exemption from domestic taxes, etc. for materials and equipment procured inside Indonesia by construction contractors, as well as expediting customs clearance for items brought in from abroad in the course of implementing the works.
(9) Expediting customs clearance for equipment procured under the Project; as well as exempting expatriate experts from customs duties, domestic taxes and value added taxes (VAT) on equipment approved under the consultant contract for procurement or otherwise required by expatriate consultant team members in the discharge of their assigned duties.
(10) Expedite procedures for expatriate experts to enter and stay in Indonesia in connection with discharging their assigned duties.
(11) Other measures deemed necessary to expedite and closely adhere to the implementation schedule for the Project.
(12) Specific measures for budget allocation, personnel employment and operating plan execution in order to effectively get Project facilities up and running upon completion of Project implementation works.
(13) Appropriate dealing with relevant issues and equipment procurement not specifically covered under grant-aid cooperation.

2-4 Project Operation Plan

2-4-1 Operation System Plan

(1) Operational structure

1) Objective of Amagarapati fishing port operation

The Amagarapati fishing port provided under the Project comprise the first fishing port on Flores island capable of fish landing, fish handling, vessel re-supply and marketing functions.

The objective of port operation will be to coordinate these functions to enable efficient and sanitary fishing operations and marketing of landed fish and in result to contribute to upgrade the local fisheries.

2) Operational format

Under Indonesian port and harbour stipulations, the Project port belongs to class-D (fish catch scale handled at the port is approximately 10,000 tons), and therefore port operation falls under the jurisdiction of the district government. Although a final decision has not as yet been rendered, the district government is studying the adoption of a public corporation approach to port operation. Operation by public corporation is recommended from the standpoint of financial flexibility.

The port corporation can open an independent back account to handle the daily revenue from, and outlay for, ice sales to fishing boats and fish marketers, as well as fuelling and re-supply services for fishing vessels using the port.

3) Operational structure

The following points require particular attention with regard to the operational structure for the port in light of the fact that it is small scale, is under the jurisdiction of the district government, and there is a lack of local personnel with experience in operating a fishing port.

- Because the fishing port will be under the jurisdiction of the district government, it is recommended that the district governor settle important issues including port operational rules, etc.

- In the case of large fishing ports operated by the national government, tasking is finely sub-divided among port personnel which in turn leads to a complex operational structure. In the case of the Project port, however, handled catches are small and operational revenues will be limited. Accordingly, it will be important to simplify duties assigned to port personnel, as well as have personnel assume multiple responsibilities in order to minimize staffing costs. An operational structure is necessary that is focused primarily on the day-to-day duties of catch landing, fish handling and re-supply servicing.

- It is recommended that an Port Management Committee (provisional name) be established to coordinate opinion among the various stakeholders in port operation including the district government, fishermen (fishermen's cooperative), middlemen and adjacent residents. This committee is envisioned to comprise around eight persons (two representatives from each of the major interest groups affected by the Project). Committee members would in principle be volunteers, who would be expected to convene around four times per year.

- The existing fishermen's cooperative (KUD : Mina Gonsalu Raya) has been accorded the right from the Ministry of Marine Affairs and Fisheries to an unlimited supply of cheap fishing boat fuel (only six such organizations have been granted this right nationwide). However, due to the fact that the cooperative has no existing fuelling facility, this privilege is not being fully exercised. In light of it's desire to avail of the fuelling facility to be established under the Project, collaboration between the fishermen's cooperative and the port operational authority will enable efficient and inexpensive fuel supply to fishermen using the port. Accordingly, tie-up with the fishermen's cooperative will be made under the Project with regard to the vessel re-supply aspect of port operations.

In light of the above points of special note, the port operational structure is to comprise (i) an upper tier including the district governor, port director (and secretary) and decision-coordinating Operation Supporting Committee, and (ii) a secondary tier comprising a business service section and general affairs section for hands-on tasking with regard to day-to-day port operations.

Activities of the business service section and general affairs section are as follows.

- Business service section: A section chief will be assigned to manage the following service activities:
  - ・Managing catch landing activities by fishing boats using the port landing facilities.
  - ・Managing transaction activities at the fish handling shed (issuing transaction receipts, managing transaction monies)
  - ・Managing re-supply servicing (re-supply servicing of ice, fuel, water and food: Except ice

making, management works are to be carried out by members of the existing fishermen's cooperative in collaboration with port operation personnel.)

- General affairs section: A section chief will be assigned to manage the following general affairs:
  - ・Managing accounting and data records
  - ・Managing facility maintenance and workshop operations
  - ・On-premise management (collecting port entrance fees, on-premise security, garbage disposal)

An organigram for the port operational structure plan is shown in the Figure 2.4.1

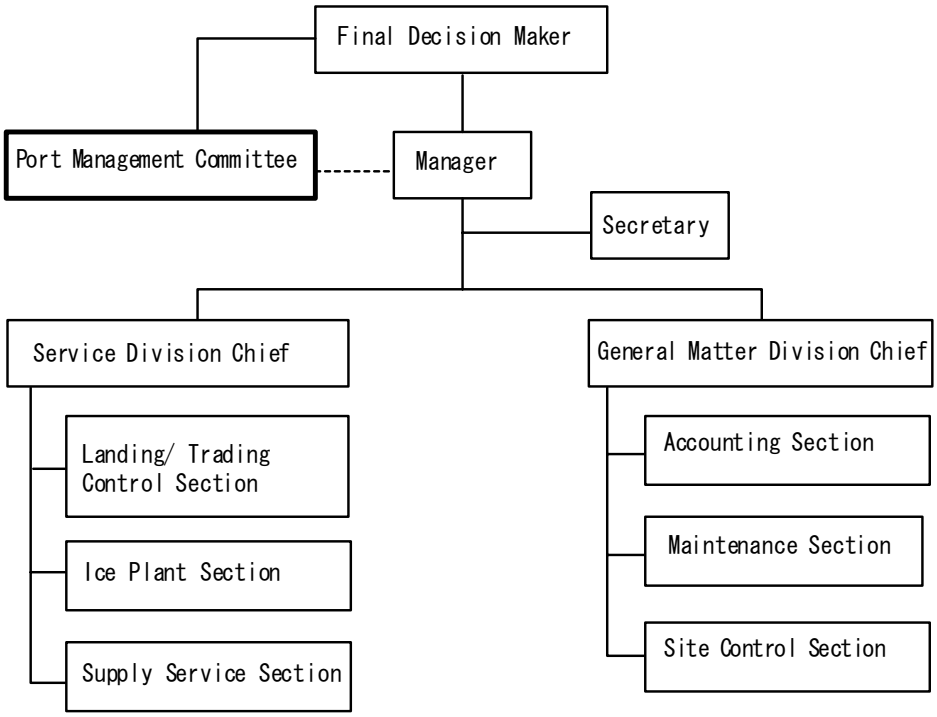


Figure 2.4.1 Operating structure plan for Amagarapati fishing port

(2) Staffing plan

Staff tasks and number of staff planned are indicated in the Table 2.4.1.

Table 2.4.1 Task content and number of staff planned

Assignment	No. of staff	Task content
1) Port manager	1	Overall supervision of port and market operations.
2) Secretary	1	Assistant duties to support the port manager.
3) General affairs chief	1	Directives with regard to duties set out in 4~6); verification of work content; work report preparation and reporting to the port manager.
4) Accountant	1	Port activity balance of payments; computer management of relevant data; submittal of work reports to general affairs chief.
5) Building and repair staff	1	Maintenance of on-premise buildings; workshop operations; submittal of work reports to general affairs chief.
6) On-premises management staff	4	Security personnel: three security guards and one janitor. Security operations: 24 hour duty performed in 3 shifts. This entails monitoring of personnel entering and exiting the premises, collection of port entrance fees, and submittal of work reports to general affairs chief. Janitorial: Cleaning of administrative offices, fish handling shed and lavatories. Garbage disposal. Submittal of work reports to general affairs chief.
7) Operations chief	1	Directives and checks with regard to items 8~10. Submittal of work reports to port manager; assistance in preparation of port manager reports.
8) Fish Landing/ handling staff	5	Managing fish landing, fishing boat mooring and fish handling. Submittal of work reports to operations chief. Prior to bringing fish into the fish handling shed, a landing receipt is received from the landing staff-member and then passed to the fish handling staff-member. On this basis, the fish-handling staff-member confirms the catch volume, and after confirming the middleman transaction volume and monetary amount, then issues a purchase slip. (Transaction commission＋trading value) Landing management: Issuing a landing voucher to the fishermen indicating respective landed fish (in nos. of 30 kg containers) as well as a rough indication of type of fish. One staff-member each at the landing jetty and wharf for small fishing boats. Fish handling management: A purchase slip is then issued on the basis of the landed fish manifest. The fish handling shed is divided into three sections each manned by a staff-member (total of 3 persons).
9) Ice making staff	3	One engineer and two assistants (also engaged in moving ice in and out of storage). Submittal of work reports to operations chief.
10) Re-supply service staff (responsibility of fishermen's cooperative)	4	Two fuelling staff (one person each for issuing vouchers and conducting actual fuelling operation). One water supply staff (to issue vouchers; actual water on-loading is performed by the fishermen themselves). One kiosk staff (also acting as voucher issuer). Submittal of work reports to operations chief
Total	22	Water supply and fuel supply chiefs share the same office. Kiosk meeting space is used for major port staff and cooperative member assemblies only.

2-4-2 Operation and Maintenance Plan

Port operation will depend on start-up assistance funding from the district government in the first year. After that, port operation and maintenance costs will be covered by port operational revenues.

(1) Operational revenue

Operational revenue can be broadly categorized into facility use fees (jetty berthing fees, fish handling shed use fees), and re-supply servicing fees (ice, fuel, food (rice, etc. from the kiosk)). Revenue unit costs are set as follows.

- Berthing fee: This will be RP 15,000/month which is equivalent to that paid by 15ton or more skipjack pole and line boats moored at commercial harbours. Number of targeted boats is only nine, which will put into port from out of the immediate area (operating period for these vessels is 9.5 months/year).
- Fish handling shed use fee: A use fee of RP 150 (6%) of the average fish price of RP 3,000/kg will be charged to middlemen (this includes the 3% levied on fishermen).
- Ice price: This will be set at RP 8,000 / 25 kg block (production cost at RP 5,400), which is equivalent to that charged by local ice suppliers. Ice will be sold purely for fishing operational use; i.e., it will not be sold to marketers (middlemen will continue to purchase ice from the existing ice making factories as has been the case in the past).
- Fuel price: This will be the same as that charged at local gasoline stations (RP 4,500/L retail price; purchase price from PERTAMINA is RP 4,200/L).
- Water price: This will be RP 10/L which represents an RP 1.8 surcharge to the purchase price (RP 8.2/L) from the local water utility corporation.
- Rice price: An RP 75/kg (2.5%) surcharge will be added to the city market price of RP 3,000/kg.

(2) Operation and maintenance cost

Expenditures for running port facilities can be broadly classified into (i) operational costs and (ii) maintenance costs. Operational costs comprise expenditures incurred during day-to-day operation of port facilities (personnel costs, utility costs [lighting, heating, etc.], office consumables, transportation costs, etc.). Maintenance costs entail regular facility maintenance and repairs (repainting, light bulb replacement, etc.) as well as equipment/parts replacement cost.

Of the operational cost, RP 410,437,000 (approx. 5.5 million yen) per month is envisioned for stocking fuel (roughly 90% of the total O&M cost). Also, with regard to maintenance cost, that for maintaining/replacing refrigeration and pump equipment for the ice making plant is the largest (total of around 12 million yen in seven years). This requires setting aside in the neighborhood of RP 10,700,000 per month (approx. 143,000 yen/month) to cover such costs.

Other maintenance costs (painting, light bulb replacement, maintenance of premises road, etc.) is set at 0.1% per year (approx. RP 60,000,000 ≒ 800,000 yen) of the direct construction cost.

2-5 Project Cost Estimation

2-5-1 Initial Cost Estimation

Necessary cost to implement the envisioned Project is 1,071 million yen. The breakdown of mutual expenses based on the previously discussed sharing of responsibility between the Japanese and Indonesian governments is estimated as follows in line with the calculation criteria set out in (3) below. Also, it should be noted that the preliminarily calculated project cost to be borne by the Japanese side does not represent the allocation ceiling based on the exchange of notes and will subsequently be reviewed by the Japanese government.

(1) Costs borne by the Japanese side

Project cost (portion borne by the Japanese side) is approx.1,049.7 million yen as indicated in the Table 2.5.1 below.

Table 2.5.1 Costs borne by the Japanese side

Item		Preliminary Project cost estimate (10^3 yen)	
Civil works	Site Leveling		
	Retaining wall		
	Revetment for Landing for small fishing boats		
	Slipway		
	Causeway		
	Landing Jetty		
	Connecting bridge		
	Service road and parking		
	Drainage channels		
	Temporary works	642,807	
Buildings	Administration building/kiosk		
	Fuelling shed		
	Fish handling shed		
	Ice making and storage plant		
	Workshop		
	Security guard house		
	Public lavatory		
	Electric power supply and water supply shed		
	Simple wastewater processing facility	263,679	
Equipment	Equipment for fish landing and handling		
	Equipment for operation support		
	Equipment for facility maintenance		
	Equipment for on-premise safety	5,445	911,931
Design/supervision	Detailed design and construction supervision	134,674	
	Soft components	3,108	137,782

(2) Costs borne by the Indonesian side

Project cost (portion borne by the Indonesian side) is approx. 1,634,968 × 10^3 RP (approx. 22 million yen) as indicated in the Table 2.5.2 below.

Table 2.5.2 Costs borne by the Indonesian side

Item	Cost borne (10^3RP)	In yen (10^3 yen)
1. District government portion		
1) Enclosing wall, entrance gate, etc.	85,820	1,150
2) Lead-in for electricity and city water	250,000	3,350
3) Procuring office equipment and consumables	77,000	1,032
4) Cleaning tools, garbage cans, etc.	7,500	100
5) Improvement of foot path and road gully along existing road	180,000	2,412
6) Planting	37,000	496
7) Initial operating fund	919,312	12,319
Sub-total	1,556,632	20,859
2. Central government portion		
Banking Arrangement（B/A）	78,336	1,049
Total (1+2)	1,634,968	21,908

(3) Calculation criteria

- Time of calculation: August 2006
- Exchange rate: US $1.00 = 116.77 yen
  US$ 1.00 = RP 8,644.94
  RP 1.00 = 0.0134 yen
- Implementation period: Construction is to be carried out over two phases. The time period required for detailed design and construction works in this case is as indicated in the Project implementation schedule.
- Other: This Project is to be implemented in accordance with the grant-aid system of the Japanese government.

2-5-2 Operation and Maintenance Costs

(1) Operational expenditure

1) Operational revenue

Based on the unit costs for income as indicated in Section 2.4.2 (1), operational revenue in line with demand per type of fishing boat is summarized in the Table 2.5.3 below. (For details, refer to Appendix 6.5).

Table 2.5.3 Summary of operational revenue

Unit: Rupiah

Berthing fee	1,282,500
Fish handling shed use fee	278,697,600
Ice sales	342,000,000
Fuel sales	4,703,557,500
Water sales	6,644,680
Rice commission at kiosk	6,229,050
Total revenue (RP/year)	5,338,411,330

2) Maintenance cost

Operational and maintenance costs incurred in the course of condition set out in Section 2.4.2 (2) above, are as indicated in the table 2.5.4 below. (For details, refer to Appendix 6.5)

Table 2.5.4 Summary of operational expenditure

	RP/month		Subtotal
Operational cost; Personnel cost	13,050,000	22 persons	223,200,000
Office consumables	1,000,000	12 months	12,000,000
Telephone	500,000	12 months	6,000,000
Computer related	100,000	12 months	1,200,000
Transportation	2,625,000	12 months	31,500,000
Gratuity to members of the operation and management committee	480,000	4 months *1	1,920,000
Purchase cost for fishing boat fuel	410,437,000	10 months *2	4,389,987,000
Electricity cost – 1 (ice making)	17,673,000	10 months *3	176,730,000
Electricity cost – 2 (other)	5,483,000	12 months	65,796,000
Water cost – 1 (ice making)	2,451,000	10 months	24,510,000
Water cost – 2 (other)	857,000	12 months	10,284,000
Fishermen's cooperative and related fees *4			156,785,000
Operation and maintenance cost Facility O&M cost	5,000,000	12 months	60,000,000
Total expenditure (RP/year)	**459,656,000**		**5,159,912,000**

Note *1: The operation and management committee will convene once every three months.
*2: Because frequency of fishing operations by a fishing boat depends on the fishing method, calculation is not made on a monthly average basis. Instead, is computed based on the number of operational days per year depending on the type of fishing boat. The above table represents monthly cost during the main fishing season.
*3: Ice making equipment is not in operation during the lean fishing season (January, February). For that period, water is not consumed with regard to the ice making equipment.
*4: 50% of income from fuel sales.

As indicated in Section 4.2 on operation and maintenance plan, port balance of payments will be in the black at an annual RP 178,499,000 (roughly 2.4 million yen). This is equivalent to a profit enabling replacement of ice making facility plant storage facility and pump equipment (cost will be 12 million yen) approximately every five years. Although this profit level allows little leeway, proper refrigerating equipment maintenance should enable this equipment to adequately perform for at least 10 years. This type of facility maintenance effort will be essential in establishing a stable port operation structure.

2-6 Other Relevant Issues

The district government is studying the possibility of including existing public utilities (such as the local water supply corporation) within the port operational structure. In such case, initial start-up funding would need to be forthcoming from the district government, after which financially independent operation would then be achieved. In this regard, it is necessary that the district government allocate appropriate budget prior to operational start-up.

Start-up capital would be equivalent to initial expenditure for 2 months. Once operations are up and running, repayment would be by installment.

Start-up capital is estimated as follows:

Start-up capital ＝RP 459,656,000/month x 2 mos. = RP 919,312,000（approx. 12.3 million yen）

The above value represents an approximate 8% reduction over the RP 1,000,000,000 (approx. 13.4 million yen) originally set by the district government for start-up as contained within the recipient-side request documentation, and is therefore deemed feasible in terms of local budget allocation.

CHAPTER 3

PROJECT EVALUATION AND RECOMMENDATION

Chapter 3 Project Evaluation and Recommendation

3-1 Project Effect

Effects anticipated as a result of implementing the Project are indicated in Table 3.1.1.

Table 3.1.1 Project effects

Current status and problem points	Target under the cooperation project	Direct impacts	Indirect impacts
The Project site is located in Larantuka sub-district within East Flores district, a major base for fish landing and marketing. However, public fishery facilities are completely lacking. Topographically, the coastal area comprises extended shallow water to the seaward during low tide, and as a result local fishermen spend an excessive amount of time and labor landing fish during low tide. Also, because catch landing locations are scattered at various points along the coast, both ice and fuel prices are high. Conversely, because the landing location and landing time varies, middlemen lose time while waiting for a catch to be ready for transaction. The existing fishermen's cooperative and facility capability is limited, in turn constraining the level of service to local fishermen.	Catch landing, fish handling and re supply functions are established within the Amaragapati area of Larantuka Sub-district. Number of serviced fishing boats will be 149 (total of 780 fishermen).	①The landing time for round-haul netters, which accounts for the bulk of landed catch, will be reduced by one hour. ②Lack of ice available to boats during the peak season will be alleviated. ③Ice purchase price for small fishing boats will be more than halved (price per 25kg ice block will drop from around RP 20,000 to RP 8,000). ④Purchase price for boat diesel fuel will become about 10% cheaper (fuel price will drop from RP 5,000/L to RP 4,500/L). ⑤Purchasing time required by middlemen will be halved (from 2~3 hours to 1~2 hours). ⑥Fish handling will be uniformly carried out in a sanitary manner at the fish handling shed. ⑦It will be possible to temporarily store excess landed catch during the peak season (approx. 1 ton per day). ⑧It will be possible to collaborate with the existing fishermen's cooperative in certain aspects of port operation.	①The Project port facilities will become a center for catch landing on Flores island. As this becomes widely recognized by both fishermen and middlemen, quantity of transacted fish will steadily increase, and a stable supply of fish to the surrounding area will be established. ②Location of fish transaction will be centralized, enabling local fishermen to better understand prevailing prices. ③Because the local fishermen's cooperative will participate in port operation, fishermen in the area will acquire a better understanding of the benefits of cooperative organization. ④Availability of ice in the area would promote frequent use in fishing operation; fish freshness will be maintained. Thereby, consumers have access to fresh fish.
Staff of the district Fisheries Department lack experience in fishing port operation.	Minimally essential operational rules etc. for fishing port startup are to be drafted as part of technology transfer training with regard to soft components.	Port chief and staff of the district Fisheries Department will gain knowledge regarding initial management of fishing port startup.	Operational methods for the Project port will serve as a model for the management of other local small fishing ports, thereby promoting generally improved facility construction and operation.

3-2 Recommendations

3-2-1 Issues to be addressed by the recipient country

The fish landing/handling and re-supply service facilities envisioned under the Project will make the targeted fishing port the most extensively equipped in NTT province.

Accordingly, personnel at the district government level (District Fisheries Office) must thoroughly master port operation startup method through technology transfer by the soft component program.

This is essential in ensuring that sound principles of port administration are adhered to and that a sustainable structure for allocation of human and financial resources can be established.

Specifically, the most important issues and recommendations in this regard are as follows.

① Port management:

The district government is currently studying a public corporation structure for port management under the Project. Accordingly, the district government must come to firm conclusions as to the specific approach to port management as promptly as possible.

Also, a candidate for port chief should be determined at least three months prior to the completion of facilities, and a mechanism established for effective utilization of Japanese expert for training in soft component related to port management and administration must be set up.

Furthermore, the Ministry of Marine Affairs and Fisheries should make available opportunities for the port chief candidate and staff of the District Fisheries Office to inspect and study the status of management at other fishing port within Indonesia.

② Startup funding and budget allocation:

Startup funding including fuel stockage, etc. will be necessary when port operation actually begins. Also, around a 2~3 month preparatory period will likely be required prior to the start of fish landings at the port by local fishing boats.

Accordingly, the district government must calculate funding based on the above factors. This will entail approving the port operational budget during the fiscal year prior to start of actual port operations

③ Utilizing the fish landing/handling areas

In the case of other similar port facilities within NTT province, middlemen gather at the landing quay to purchase fish catches. Under this format, method of transaction between fishermen and middlemen cannot evolve to mutually more beneficial methods of fish marketing and distribution, and port function in effect stagnates.

Accordingly, it is recommended that in the case of the Project, fish transactions be carried out at the fish handling shed where landed fish can be displayed and multiple middlemen engaged in fish purchasing (i.e., middlemen would not be allowed into fish landing jetty or wharf areas).

④ Issuing vouchers

In connection with ① above, it is necessary that fish transaction amounts within the port are clarified. For this purpose, the port management authority is to issue both catch landing vouchers to fishermen and purchase vouchers to middlemen.

This will enable tracking of both amounts of fish being purchased as well as fluctuations in fish price.

⑤ Cooperation with fishermen's cooperative:

Analysis of profit from harbor operation indicates that fuel sales will account for 88%. Because the existing fishermen's cooperative possesses the right to purchase fuel at a discount from PERTAMINA, it is essential that the district government act in concert with the cooperative in operating the fueling facility at port.

3-2-2 Linkage with a technical cooperation program and/or with activities of other donors

The success of the Project will hinge on the degree to which the district government implements the recommendations on port management as set out in Section 3.2.1 above.

Because the technical support for establishing port operational rules (soft component related) will be minimal, it is important that the understanding of both fishermen and middlemen be obtained with regard to daily port operation.

For this purpose, it is effective to accept a technical expert who is rich in experiences in cooperative extension activities.

APPENDIXES

Appendix 1　Member List of the Study Team

(1) Basic Design Field Survey

Name	Position	Organization
(1) Tsutomu SHIMIZU	Team Leader	Chief, Rural Development Team Project Management Group Ⅲ Grant Aid Management Department, JICA
(2) Shin MARUO	Coordinator	Rural Development Team Project Management Group Ⅲ Grant Aid Management Department, JICA
(3) Tamotsu TOMIYAMA	Project Manager/ OM Planning/ Env. and Soci. Consideretion	System Science Consultants Inc.
(4) Kiyoshi MIZUTANI	Port Engineering/ Natural Conditions Survey	Nippon Koei Co., Ltd.
(5) Masahiko WATANABE	Architectural/ Facilities Planning	System Science Consultants Inc.
(6) Akihiro HAYAHARA	Construction Planning/ Cost Estimation	System Science Consultants Inc.
(7) Kenji OKADA	Equipment/ Procurement/ Cost Estimation	System Science Consultants Inc.

(2) Explanation on Draft Final Report

Name	Position	Organization
(1) Shin MARUO	Deputy Team Leader	Chief, Rural Development Team Project Management Group Ⅲ Grant Aid Management Department, JICA
(2) Tamotsu TOMIYAMA	Project Manager / OM Planning / Env. and Soci. Consideration	System Science Consultants Inc.
(3) Kiyoshi MIZUTANI	Port Engineering / Natural Conditions Survey	Nippon Koei Co., Ltd.
(4) Masahiko WATANABE	Architectural / Facilities Planning	System Science Consultants Inc.

Appendix 2　Study Schedule

(1) Basic Design Field Survey

Itinerary of the Study Team

No.	Day	Week	(Officials) •Project Leader (JICA) •Coordinator (JICA)	Project Manager/OM Planning/Env. And Soci. Consideration	Port Engineering/ Natural Conditions Survey	Architectural /Facilities Planning	Stay-A	Construction Planning/ Cost Estimation	Equipment/ Procurement / Cost Estimation	Stay-B
			T.SHIMIZU / S.MARUO	T.TOMIYAMA	K.MIZUTANI	M.WATANABE	←	A.HAYAHARA	K.OKADA	←
1	Jul. 5	Wed.		Narita->CGK JL725(NRT,11:25/CGK,16:50)	Narita->DPS JL729(NRT,16:10/DPS,22:25)	Narita->CGK JL725(NRT,11:25/CGK,16:50)	CGK DPS(Mizutani)			
2	Jul. 6	Thur.		EOJ, JICA, MMAF (ICR explanation) CGK->DPS GA882(CGK,20:00/DPS,22:40)	Prep. of Natural condition survey	EOJ, JICA, MMAF (ICR explanation) CGK->DPS GA882(CGK,20:00/DPS,22:40)	DPS			
3	Jul. 7	Fri.		DPS->MOF->LKA DPS to MOF by MZ Airlines & MOF to LKA by Car			LKA			
4	Jul. 8	Sat.		ICR explanation in district level and project site visit			LKA			
5	Jul. 9	Sun.		Site survey	Prep. of Natural condition survey	Site survey	LKA			
6	Jul.10	Mon.		Environment./Socio consideration survey	Natural condition survey & Site survey	Natural condition survey & Site survey	LKA	Narita->DPS JL729(NRT,16:10/DPS,22:25)		DPS
7	Jul. 11	Tue.		Meeting with Bupati and District Office and other donor activities	ditto	Facilities design and design condition study	LKA	DPS->MOF->LKA DPS to MOF by MZ Airlines, MOF to LKA by Car		LKA
8	Jul. 12	Wed.		Fisheries activities and Fishermen's organization	ditto	ditto	LKA	Local material & construction condition survey	Local material & equipment condition survey	LKA
9	Jul. 13	Thur.		ditto	ditto	ditto	LKA	ditto	ditto	LKA
10	Jul. 14	Fri.		ditto	ditto	ditto	LKA	ditto	ditto	LKA
11	Jul. 15	Sat.		Prep. of local residents meeting	ditto	Prep. of local residents meeting	LKA	ditto	ditto	LKA
12	Jul. 16	Sun.		Local residents meeting (project needs, environmental impacts)			LKA	LKA->MOF->DPS LKA to MOF by Car, MOF to DPS by MZ Airlines,		DPS
13	Jul. 17	Mon.		Fisheries activities and Fishermen's organization	Natural condition survey & Design condition survey	Facilities design and design condition study	LKA	Survey at DPS DPS->SUB DPS to SUB by GA Airlines		SUB
14	Jul.18	Tue.		ditto	ditto	ditto	LKA	Local material & construction costing survey	Local material & equipment costing survey	LKA
15	Jul. 19	Wed.		ditto	ditto	ditto	LKA	ditto	ditto	LKA
16	Jul. 20	Thur.		Draft planning of major component scale	ditto	ditto	LKA	ditto	ditto	LKA
17	Jul.21	Fri.		Draft planning of operation & maintenance	Adjustment the survey results	Adjustment the survey results	LKA	ditto	ditto	LKA
18	Jul. 22	Sat.		Prep. of workshop			LKA	Additional survey in SUB	Additional survey in SUB	LKA
19	Jul. 23	Sun.		Workshop with local residents (draft plan contents, OM system, etc.)			LKA	SUB->CGK SUB to CGK by GA Airlines		CGK
20	Jul. 24	Mon.		Meeting with Bupati and discussion of project components and project organization / Team meeting			LKA	Local material & construction costing survey	Local material & equipment costing survey	CGK
21	Jul. 25	Tue.	Narita->CGK JL725(NRT,11:25/CGK,16:50)	LKA->MOF->DPS->CGK LKA to MOF by Car, MOF to DPS by MZ Airlines, DPS to CGK by GA Airlines	Natural condition survey & Design condition survey	Facilities design and design condition study	CGK(Officials,Tomiyama) LKA(Mizutani, Watanabe)	ditto	ditto	CGK
22	Jul.26	Wed.	*TEAM MEETING, *Visit to JICA, MMAF CGK->DPS CGK to DPS by GA Airlines		ditto	ditto	CGK(Officials,Tomiyama) LKA(Mizutani, Watanabe)	ditto	ditto	CGK
23	Jul. 27	Thur.	DPS->MOF->LKA DPS to MOF by MZ Airlines & Move to LKA by Car		Draft Planning	Draft Planning	LKA	ditto	ditto	CGK
24	Jul. 28	Fri.	Meeting with Bupati and District Fishery Office (Confirmation of the major survey results & Indonesia side work)				LKA	Rough estimation of project cost	Rough estimation of project cost	CGK
25	Jul. 29	Sat.	Site survey				LKA	Additional survey in CGK CGK-> JL726(CGK,22:35--)	Additional survey in CGK	CGK
26	Jul. 30	Sun.	LKA->MOF->DPS->CGK Move by Car form LKA to MOF, MOF to DPS by MZ Airlines, DPS to CGK by GA Airlines				CGK	->Narita (7:55)		Fright
27	Jul. 31	Mon.	Discussion of Minutes				CGK			
28	Aug. 1	Tue.	Signing of Minutes, Courtesy call to BAPPENAS				CGK			
29	Aug. 2	Wed.	Report to EOJ,JICA CGK-> JL726(CGK,22:35--)				Fright			
30	Aug. 3	Thur.	->Narita (7:55)							

Regent

CGK：Jakarta, DPS：Denpasar, MOF：Maumere, LKA：Larantuka, SUB：Surabaya, JL：Japan airlines, GA：Garuda Indonesia airlines, MZ：Merupati airlines

EOJ：Embassy of Japan, MMAF：Ministry of Marine Affairs and Fisheries, ICR: Inception Report, OM：Operation and Management

(2) Explanation on Draft Final Report

Itinerary of the Study Team

No.	Day	Week	(Officials) Deputy Team Leader (JICA)	Project Manager/OM Planning/Env. And Soci. Consideration	Port Engineering/ Natural Conditions Survey	Architectural /Facilities Planning	Stay
			S.MARUO	T.TOMIYAMA	K.MIZUTANI	M.WATANABE	←
1	12月9日	Sat.		Narita->DPS(空路移動) (JAL: NRT, 15:55/DPS, 22:25)	←	←	DPS
2	12月10日	Sun.		DPS->MOF->LKA (MZ: DPS,13:45/MOF,15:35) DPS to MOF by MZ Airline & Move to LKA by Airline	←	←	LKA
3	12月11日	Mon.	Narita->CGK(by Airline) (NRT, 11:20/CGK, 17:20)	Site Survey Meeting with District Fishery Office	←	Site Survey/ Survey on Infrastructure/ Meeting in District Fishery Office	LKA
5	12月12日	Tue.	Meeting in JICA Office Courtesy Call to BAPPENAS, MMAF CGK->DPS(by Airline) (CGK,20:40/DPS,23:20)	Explanation on Draft Final Report in District Fishery Office & District Office	←／Site Survey	←／ Site Survey/ Survey on Infrastructure	LKA
6	12月13日	Wed.	DPS->MOF->LKA (MZ: DPS,13:45/MOF,15:35) DPS to MOF by MZ Airline & Move to LKA by Car	Ditto/ Receive Comments from District Office Team meeting	←／Site Survey	Ditto	LKA
7	12月14日	Thur.	Site Survey Meeting with District Fishery Office	LKA->MOF(by Car) MOF->DPS->CGK(by Airline) (MZ: MOF,15:35/DPS,17:05/ GA: DPS,21:00/CGK,21:40)	Same as JICA Official／ Site Survey	Same as JICA Official／ Site & Infrastructure Survey	LKA /CGK
8	12月15日	Fri.	Meeting with Bupati	Explanation on Draft Final Report in the Ministry of Marine Affairs and Fisheries	Same as JICA Official／ Site Survey	Ditto	LKA /CGK
9	12月16日	Sat.	LKA->MOF(by Car) MOF->DPS->CGK(by Airline) (MZ: MOF,12:20/DPS,13:40/ GA: DPS,21:00/CGK,21:40)	Compilation of Comments	Same as JICA Official	Same as JICA Official	CGK
10	12月17日	Sun.	Study Team Meeting				CGK
11	12月18日	Mon.	Meeting in MMAF Discussion on Minutes				CGK
12	12月19日	Tue.	Signing on Minutes/ Report to EOJ, JICA Office CGK->(JAL: CGK,22:10 →)				CGK
30	12月20日	Wed.	→ >Narita (7:25)				

Legend

CGK：Jakarta, DPS：Denpasar, MOF：Maumere, LKA：Larantuka

JAL：Japan Airlines, GA：Garuda Indonesia Airlines, MZ：Merpati Airlines

Appendix 3 List of Parties Concerned in the Recipient Country

BAPPENAS	
Eppie K. Sumadilaga	Chief of Agriculture and Fishery
National Secretariat	
Pika Kiswandari	Staff, National Secretariat
Agus Sugiharto	Ditto
Ministry of Finance and Customs	
Bachtiar	Directorate General of Customs
Mukti Ali	Ditto
Hudaya	Ditto
Ministry of Marine Affairs and Fisheries	
Saut P. Hutagalung	Director, Planning and Foreign Cooperation Bureau (PFCB) (former: post to November 2006)
Saifuddin, MMA	Director, (PFCB) (present: post from November 2006)
Ismayanti, DFM, DEA	Head, Bilateral Cooperation Div, PFCB
Isqak Edi Pramono	Staff, PFCB
Nilanto Perbowo	Secretary of Directorate General of Capture Fisheries (DGCF)
Husni Mangga Barani	Director, DGCF
Hary Christijanto	Secretariat DGCF
Widodo Sumiyanto	Ditto
Diky Suganda	Ditto
Mahrus	Ditto
Abdur Rouf Sam	Head, Sub Directorate Fishing Port Identification and Preparation, DGCF
Toto Juharto, MM	Head, Sub Directorate Fishing Port Development Controlling, DGCF
Iskandar Zulkarnain, MM	Head, Administration Div./ Project Manager of Jakarta Fishing Port Rehabilitation Phase IV, DGCF
Budiman Sihite	Staff, Administration Div./ Project Staff of Jakarta Fishing Port Rehabilitation Phase IV, DGCF
Eko Harwening	Directorate of Fisheries Resources & Management
Parlinggoman	Directorate of Fishing Vessels and Gears
Andi Soesmono	Directorate of Fishing Business Enterprise
Andry Is	Directorate of Marine Coastal & Small Islands
Provincial Government	
Frederik J. W. Tielman	Deputy Head, Marine Affairs Provincial Office NTT
Eastern Flores Provincial Office	
Simon Hayon	Bupati
Yosep Lagadoni Herim, S. Sos	Deputy Bupati
DB. Yosef Langkanau	Head, Economy and Development, Bupati Office
Frasis Jukin Tukan	Assistant, Development Economy, Bupati Office
Nor Lamjong Kornelis SH	Staff, Bupati Office
（DMAFO)	
Jacobus Kabellen	Head, District Marine Affairs & Fisheries Office (DMAFO)
Elizabeth Kleden	Leader, Biodiversity, DMAFO
Moh. Ikram, S.PI	Leader, Aquaculture, DMAFO
Silvester Wungubelen	Leader, Fish Disease & Coast Conservation
Apollonaris Bala Agan, S.PI	Leader, Resource Management, DMAFO
（BAPPEDA）	
Theodorus L. Hadjon	Director of District Planning Bureau (BAPPEDA)
Apolinardus Y.L. Demoer	Staff, BAPPEDA
Maximus Moa	Secretary, BAPPEDA
John Kopong	Technician, BAPPEDA

（PU)	
Ir. Yohannes Bartum.S	Head, District Public Works (PU)
Thomas lawe Lerin	Staff, PU
Yudith Ina T	Ditto
Simon B Hayon	Ditto
（Others）	
Mataiastura. S.	Head, District Statistics Office
Bertolomeus Sareng	Head, District Meteorology Station
Marcel Kabellen	Staff, District Meteorology Station
Simon, SE. EMT	Section Chief, District Water Services（PDAM）
Fhilipus Fernandes	Manager, Public Electricity Services (PLN)
Tata La`a	Staff, PLN
Sukandar	Head, Pertamina Larantunka Office (PERTAMINA)
Anton K. Tukan	Head Telephone Larantunka Office (TELECOM)
Sikka Provincial Office, Maumere	
MT. Da Cunha	Head, Sikka DMAFO
Melson Parera	Chief, Maumere Fishing Port
Heribertus K	Principal, Maumere Fisheries School
Local Consultant	
Johnny Sinaga	PT. Darena Prakarsa Utama, President
Hafid Zulkarnaen	PT. Darena Prakarsa Utama, Architect
T. Wardi Bastian	PT. Veranda Artistika Kreasi, Architect
Sriwati Lina Gunawan	Studio B, Architect
A Hadi Karim, MM, Haki	PT. Putra Satria Prima, Structural Engineer
Private Business Sector	
Toshihiko Kimugawa	PT. OKISIN FLORES, President Director
Bekti Setiono Pringgosiswojo	PT. Grasso Indonesia, Vice President
Hadi P. Utama	PT. Technofroze Cipa Utama, President
Hariyanto	Cipta Karya Nusantara Eng., Chief engineer
Kristian Wijaya	Karya Teknik Eng., Chief engineer
Edi S.	UD Andhika Jaya, Chief engineer
Dwi Mariyati, SH.	PD. Aneka Electronic, Chief engineer
Bobby Suhendra	Skala Teknik, Chief engineer
Anang Kushartono	PT. Dayatara Mitra Sena, President
Soewarso	PT. Amerta Tirta Buwana, President
Noormayadi	Sura Putra Trans, President）
Embassy of Japan, Indonesia	
Daiji Kawaguchi	First Secretary
JICA Indonesia Office	
Nobuhiko Hanasato	Deputy Resident Representative
Shinji Totsuka	Deputy Resident Representative
Makoto Yamane	Assistant Resident Representative
Isao Koya	JICA Expert

DGCF = Directorate General of Capture Fisheries; NTT = East Nusa Tenggara

DMAFO = District Marine Affairs and Fisheries Office

PFCB = Planning and Foreign Cooperation Bureau

Appendix 4 Minutes of Discussions

4-1 Minutes of Discussion during the Basic Design Field Survey

(1) Minutes of Discussion between the Study Team and the Ministry of Marine Affairs and Fisheries

MINUTES OF DISCUSSIONS
ON THE BASIC DESIGN STUDY
ON THE PROJECT FOR THE PROMOTION OF THE SUSTAINABLE COASTAL FISHERIES
IN THE REPUBLIC OF INDONESIA

Based on the results of the Preliminary Study, the Government of Japan decided to conduct a Basic Design Study on the Project for the Promotion of the Sustainable Coastal Fisheries (hereinafter referred to as "the Project") and entrusted the study to the Japan International Cooperation Agency (hereinafter referred to as "JICA").

JICA sent to the Republic of Indonesia (hereinafter referred to as "the Indonesia") the Basic Design Study Team (hereinafter referred to as "the Team"), which is headed by Mr. Tsutomu Shimizu, Chief, Rural Development Team, Project Management Group III, Grant Aid Management Department, JICA, and is scheduled to stay in the country from 5 July to 2 August, 2006.

The Team held discussions with the officials concerned of the Government of Indonesia and conducted a field survey at the study area.

As a result of discussions and field survey, both parties confirmed the main items described on the attached sheets.

Jakarta, 1 August, 2006

Tsutomu Shimizu
Leader
Basic Design Study Team
Japan International Cooperation Agency

Saut P. Hutagalung
Director
Planning and Foreign Cooperation Bureau
Secretariat General
Ministry of Marine Affairs and Fisheries

Yakobus Kabellen
On Behalf of
the District Government of East Flores
Head
District Marine Affairs and Fisheries Office
District Government of East Flores

Nilanto Perbowo
Secretary for Directorate General of
Capture Fisheries
Ministry of Marine Affairs and Fisheries

ATTACHMENT

1. Objective of the Project

The objective of the Project is to promote sustainable coastal fisheries through provision of small-scale fisheries facilities in the District of East Flores.

2. Project Site

The site of the Project is located at Amagarapati, Sub-district of Larantuka, District of East Flores, Province of East Nusa Tenggara as shown in ANNEX-I.

3. Responsible and Implementing Agency

3-1. The Responsible Agency is Secretariat General, Ministry of Marine Affairs and Fisheries.

3-2. The Implementing Agency is Directorate General of Capture Fisheries, Ministry of Marine Affairs and Fisheries in cooperation with the District Government of East Flores (hereinafter referred to as "the District Government"). For smooth implementation of the Project, the Provincial Government of East Nusa Tenggara would provide the necessary advice and coordination.

4. Items requested by the Government of the Indonesia

Based on the priority confirmed between the Government of Indonesia and the Preliminary Study Team, both sides made discussions and the items listed in ANNEX-II were finally requested by the Indonesian side.

JICA will assess the appropriateness of the request and will recommend to the Government of Japan for approval.

5. Japan's Grant Aid Scheme

The Indonesian side understood the Japan's Grant Aid Scheme and the necessary measures to be taken by the Government of Indonesia as explained by the Team and described on the Minutes of Discussions signed by the Preliminary Study Team and the Indonesian side on 30 January, 2006.

6. Schedule of the Study

6-1. JICA will prepare the draft report in English and dispatch a mission in order to explain its contents in November, 2006.

6-2. In case that the contents of the report is accepted in principle by the Government of Indonesia, JICA will complete the final report and send it to the Government of Indonesia by the end of January, 2007.

7. Other relevant issues

7-1. Demarcation of the District Government and the National Government on the Project

The both sides agreed that the demarcation of the District Government and the National Government on the Project is as listed in ANNEX-III based on "the major undertakings by the Indonesian side" confirmed on the Minutes of Discussions signed by the Preliminary Study Team and the Ministry of Marine Affairs and Fisheries on 30 January, 2006 in Jakarta.

The District Government and the Government of Indonesia promised to undertake the issues listed in ANNEX-III for better and smooth implementation of the Project.

7-2. Land Reclamation

The Indonesian side explained that the land reclamation works of the Project site has not started yet, even though it was confirmed to be completed by the end of April 2006, because it took time to get the budget approval by the House of Representative, East Flores. The Indonesian side explained that the tendering procedure of the land reclamation has already started and its contractor contract is scheduled to be signed on 19 August, 2006. The Indonesian side agreed to submit the copy of detailed schedule of the land reclamation works prepared by the contractor, to JICA Indonesia Office promptly after received. The Indonesian side also agreed to make the best effort to complete the land reclamation works by the end of October 2006, and to inform the progress of land reclamation to JICA Indonesia Office at the timing of the commencement and completion of the reclamation works respectively.

7-3. Compensation for Land Utilization Rights

The District Government explained that the compensation for the land utilization rights was paid on 17 July, 2006 and the land transfer has been certified on 27 July, 2006 by the National Land Agency (*BPN: Badan Pertanahan Nasional*) as shown in ANNEX-IV.

7-4. Removal of Sunken Boats and a Hut

The District Government agreed to remove two sunken boats and a hut of the ethnic group in the Project site before the reclamation works' commencement with its own expenses, and to report the completion of the removal works to JICA Indonesia Office promptly.

7-5. Organization for Operation and Management of the Facilities

The Team presented recommendations on the organization for operation and management of the facilities as shown in ANNEX-V. The Indonesian side understood it and agreed to have internal

meeting on the recommendations with the participation of stakeholders of the Project, and let JICA Indonesia Office know the results by the end of September 2006.

7-6. Stakeholder Meeting

The District Government provided the Team with the outline of the stakeholder meetings held in 2005. Besides that, the District Government agreed to have an explanation session for the private fishing companies for their better understandings of the Project.

7-7. Basic Infrastructure Preparation

Indonesian side agreed to provide basic infrastructure such as electricity, water supply, etc. available for the Project site, while those infrastructure inside the Project site would be provided by the grant aid.

7-8. Permission necessary for the Project

Indonesian side agreed to get permission necessary for the Project from the organizations concerned prior to the construction of facilities.

END

ANNEX-I Map of the Project Site
-II Items Requested by the Indonesian Side
-III Demarcation of the District Government and the National Government on the Major Undertakings by the Indonesian Side on the Project
-IV Certificate on land transfer of the Project site
-V Recommendation on the Organization for Operation and Management of the Facilities
-VI Attendance List of the Meeting on 31 July and 1 August, 2006

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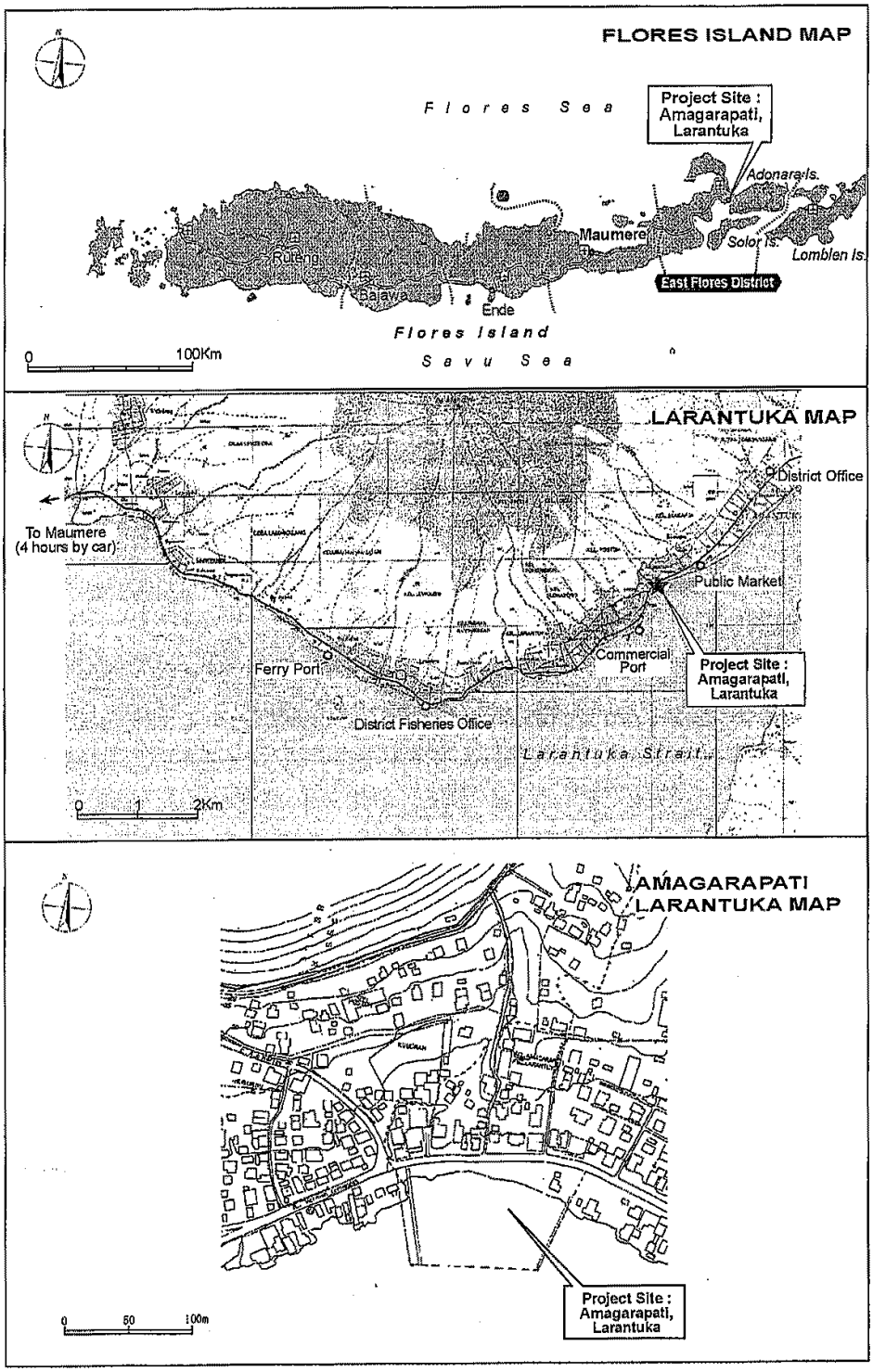
Map of the Project Site



ANNEX-II

Items Requested by the Indonesian Side

- Jetty
- Small boat landing wharf
- Ice storage and ice making plant
- Fuel supply
- Water supply
- Fish handling shed
- Office building
- Repair and maintenance workshop
- Slipway
- Waste water treatment
- Road and parking lot
- Fish drying area
- Generator
- Fire extinguisher
- Kiosk

(additional)

- Measures to strengthen the existing walls around the reclamation area
- Drainage (pipe culvert)
- Consultant services for the issues on operation and maintenance of the facilities
- Equipment for unloading and fish handling such as trolley, insulated icebox, weighing-scale, crane, trays and buckets, etc.
- Equipment for data recording such as computer, software including printer, etc.
- Equipment for project facilities maintenance and workshops
- Equipment for internal communication

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ANNEX-III

Demarcation of the District Government and the National Government on the Major Undertakings by the Indonesian Side on the Project

No.	Items	To be covered by District Government	To be covered by National Government
1	To secure land	•	
2	To clear level and reclaim the site when needed	•	
3	To construct gates and fences in and around the site	•	
4	To construct roads outside the site	•	
5	To provide facilities for the distribution of electricity , water supply , drainage and other incidental facilities	•	
	1) Electricity		
	a) The distributing line to the site	•	
	2) Water Supply		
	a) The water distribution main to the site	•	
	3) Drainage		
	a) The drainage main(for storm sewer and others to the site)	• *	
	4) Gas Supply		
	a) The gas main to the site	•	
	5) Telephone System		
	a) The telephone trunk line to the main distribution frame/panel (MDF) of the building	•	
	6) Furniture and Equipment		
	a) General furniture	•	
6	To bear the following commissions to the Japanese foreign exchange banking services based upon the B/A		•
	1) Advising commission of A/P		•
	2) Payment commission		•

* The Indonesian side requested drainage (pipe culvert) to include in the Project Component.

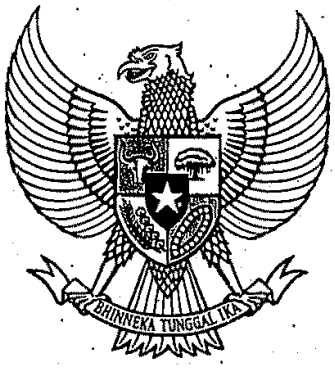
7	To ensure unloading and customs clearance at port of disembarkation in recipient country		•
	1) Tax exemption and custom clearance of the products at the port of disembarkation		•
8	To accord Japanese nationals whose services may be required in connection with the supply of the products and the services under the verified contact such facilities as may be necessary for their entry into the recipient country and stay therein for the performance of the their work		•
9	To exempt Japanese nationals from customs duties, internal taxes and other fiscal levies which may be imposed in the recipient country with respect to the supply of the products and services under the verified contracts		•
10	To maintain and use properly and effectively the facilities contracted and equipment provided under the Grant	•	
11	To bear all the expenses, other than those to be borne by the Grant, necessary for construction of the facilities as well as for the transportation and installation of the equipment	•	

AV 730793

ANNEX-IV

DAFTAR ISIAN 206

BADAN PERTANAHAN NASIONAL



SERTIPIKAT

(TANDA BUKTI HAK)

KANTOR PERTANAHAN
KABUPATEN / ~~KOTAMADYA~~

FLORES TIMUR

2	4	•	0	6	•	0	2	•	1	0	•	3	•	0	0	0	0	4				

AV 730793

DAFTAR ISIAN 206

BADAN PERTANAHAN NASIONAL

SERTIPIKAT

HAK : PAKAI No. 04

PROPINSI : NUSA TENGGARA TIMUR

KABUPATEN / ~~KOTAMADYA~~ : FLORES TIMUR

KECAMATAN : LARANTUKA

~~DESA~~ / KELURAHAN : AMAGARAPATI

DAFTAR ISIAN 307
No. 522 /2006

DAFTAR ISIAN 208
No. 278 /2006

KANTOR PERTANAHAN
KABUPATEN / ~~KOTAMADYA~~
FLORES TIMUR

24 • 06 • 02 • 1 • 0 • 3 • 0000

Halaman **PENDAFTARAN PERTAMA**

a) HAK Pakai No. 04 ~~Desa~~ / Kel. Amagarapati Tgl. berakhirnya hak Selama dipergunakan	f) NAMA PEMEGANG HAK **PEMERINTAH KABUPATEN FLORES TIMUR** ~~Tanggal lahir / akta pendirian~~
b) NIB 24.06.02.10.00309 Letak Tanah	
c) ASAL HAK 1. ~~Konversi~~ 2. Pemberian hak 3. ~~Pemecahan / Pemisahan~~ ~~Penggabungan bidang~~	g) PEMBUKUAN Larantuka, Tgl. 27 Juli 2006 Kepala Kantor Pertanahan Kabupaten / ~~Kotamadya~~ Flores Timur ttd. **ALEKSIUS HARUNA W. S.H., M.H** NIP. : 010 148 883
d) DASAR PENDAFTARAN 1. ~~Daftar Isian 202~~ Tgl. No. 2. Surat Keputusan Tgl. 26 Juli 2006 No. 06 - 530.2 - 24.06 - 2006 3. ~~Permohonan Pemecahan / Pemisahan / Penggabungan bidang~~ Tgl. No.	h) PENERBITAN SERTIFIKAT Larantuka, Tgl. 27 Juli 2006 Kepala Kantor Pertanahan Kabupaten / ~~Kotamadya~~ Flores Timur **ALEKSIUS HARUNA W. SH., M.H** NIP. 010 148 883
e) SURAT UKUR Tgl. 27 Juli 2006 No. 02 Amagarapati / 2006 Luas 728 M²	
i) PENUNJUK	Warkah Nomor 272 / 2006

Bidang tanah yang diberikan dengan hak Pakai ini, tidak boleh dialihkan baik sebagian maupun seluruhnya kepada pihak lain tanpa seijin Kepala Badan Pertanahan Nasional.

Hak Pakai ini diberikan untuk dipergunakan sesuai peruntukannya.

PENDAFTARAN PERALIHAN HAK, PEMBEBANAN, DAN PENCATATAN LAINNYA

Halaman

Sebab perubahan	Tanggal Pendaftaran dan No. Daftar Isian 308	Nama yang berhak dan nama-nama lainnya	Tanda tangan Kepala kantor dan Cap Kantor

DAFTAR ISIAN 207

24 • 06 • 02 • 10 • 3 • 00004

NIB : 24.06.02.10.00309

SURAT UKUR

62 / Amagarapati / 2006

Nomor : ..... / 200.

SEBIDANG TANAH TERLETAK DALAM

Propinsi : Nusa Tenggara Timur

Kabupaten / ~~Kotamadya~~ : Flores Timur

Kecamatan : Larantuka

~~Desa~~ / Kelurahan : Amagarapati

Peta : Garis No. 51.1-56.50-06-2 Nomor Peta Pendaftaran

Lembar : 2 Kotak : D .1.2

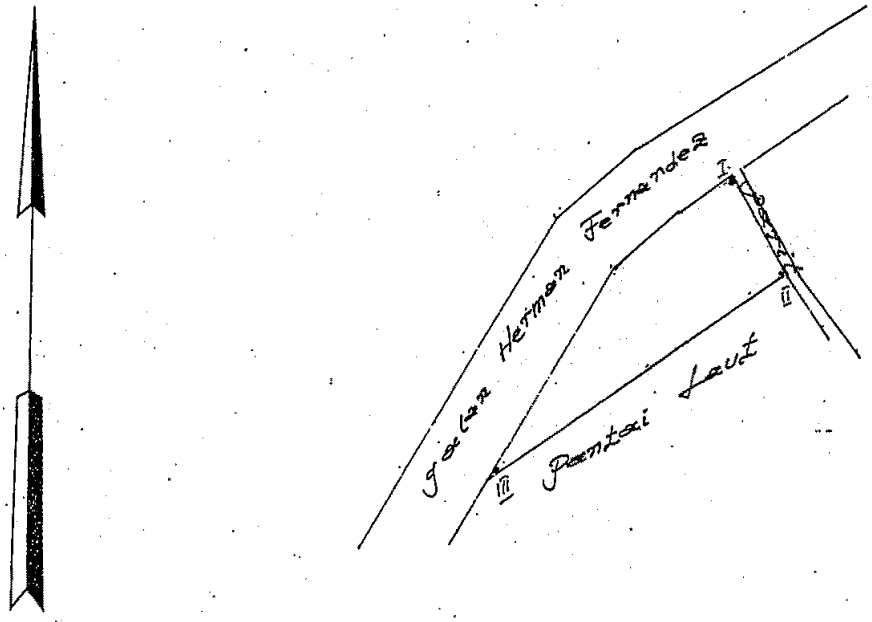
Keadaan Tanah : Sebidang Tanah Pekarangan .

Tanda-tanda batas : Pilar-Pilar Batas I s/d III berdiri diatas batas, selanjutnya memenuhi ketentuan dalam Peraturan Menteri Negara Agraria / Kepala Badan Pertanahan Nasional Nomor 3 Tahun 1997.

Luas : 728 M² (Tujuh ratus dua Puluh delapan Meter Persegi)

Penunjukan dan penetapan batas : Batas – batas ditunjuk oleh : DOMINIKUS DEMON,SH. untuk dan atas nama Pemerintah Kabupaten Flores Timur cq. Dinas Perikanan.

SKALA 1 : .....



PENJELASAN : ..... batas tanah ini

73

Hal lain - lain : - Surat Ukur ini merupakan kutipan dari Peta Bidang No: 139/2005.

- Surat Ukur ini dibuat untuk lampiran sertipikat.

Daftar Isian 302 tgl. 27 - 7 - 2006 No. 180 / 2006

Daftar Isian 307 tgl. 27 - 7 - 2006 No. 521 / 2006

UNTUK SERTIPIKAT

Larantuka, Tgl. 27 Juli 2006

Kepala Kantor Pertanahan
Kabupaten / ~~Kotamadya~~
Flores Timur

ALEKSIUS HARUNA W, SH, M.H

NIP : 010 148 883

Larantuka, Tgl. 27 Juli 2006

~~Kepala Seksi Pengukuran dan Pendaftaran Tanah~~

Kepala Kantor Pertanahan
Kabupaten / ~~Kotamadya~~
Flores Timur

ttd

ALEKSIUS HARUNA W, SH, M.H

NIP : 010 148 883

Lihat surat ukur Pemisahan / Penggabungan / Pengganti Nomor : ..... / 200.. Nomor hak : .....

Dikeluarkan surat ukur		Luas	Nomor hak	Sisa luas
Tanggal	Nomor			

Sisanya diuraikan dalam surat ukur Nomor : ..... / 200..... Nomor hak .....

Ketentuan P.P. 24 Tahun 1997 yang perlu diperhatikan

Pasal 17

(3) Penempatan tanda-tanda batas termasuk pemeliharaannya wajib dilakukan oleh pemegang hak atas tanah yang bersangkutan.

Pasal 32

(1) Sertifikat merupakan surat tanda bukti hak yang berlaku sebagai alat pembuktian yang kuat mengenai data fisik dan data yuridis yang termuat di dalamnya, sepanjang data fisik dan data yuridis tersebut sesuai dengan data yang ada dalam surat ukur dan buku tanah hak yang bersangkutan.

(2) Dalam hal atas suatu bidang tanah sudah diterbitkan sertipikat secara sah atas nama orang atau badan hukum yang memperoleh tanah tersebut dengan itikad baik dan secara nyata menguasainya maka pihak lain yang merasa mempunyai hak atas tanah itu tidak dapat lagi menuntut pelaksanaan hak tersebut apabila dalam waktu 5 (lima) tahun sejak diterbitkan sertipikat itu tidak mengajukan keberatan secara tertulis kepada pemegang sertipikat dan Kepala Kantor Pertanahan yang bersangkutan ataupun tidak mengajukan gugatan ke Pengadilan mengenai penguasaan tanah atau penerbitan sertipikat tersebut.

Pasal 36

(1) Pemeliharaan data pendaftaran tanah dilakukan apabila terjadi perubahan pada data fisik atau data yuridis obyek pendaftaran tanah yang telah terdaftar.

(2) Pemegang hak yang bersangkutan wajib mendaftarkan perubahan sebagaimana dimaksud pada ayat (1) kepada Kantor Pertanahan.

Pasal 40

(1) Selambat-lambatnya 7 (tujuh) hari kerja sejak tanggal ditandatanganinya akta yang bersangkutan, PPAT wajib menyampaikan akta yang dibuatnya berikut dokumen-dokumen yang bersangkutan kepada Kantor Pertanahan untuk didaftar.

(2) PPAT wajib menyampaikan pemberitahuan tertulis mengenai telah disampaikannya akta sebagaimana dimaksud pada ayat (1) kepada para pihak yang bersangkutan.

Pasal 42

(1) Untuk pendaftaran peralihan hak karena pewarisan mengenai bidang tanah hak yang sudah didaftar dan hak milik atas satuan rumah susun sebagai yang diwaliikan menurut ketentuan sebagaimana dimaksud dalam pasal 36, wajib diserahkan oleh yang menerima hak atas tanah atau hak milik atas satuan rumah susun yang bersangkutan sebagai warisan kepada Kantor Pertanahan, sertipikat hak yang bersangkutan, surat kematian orang yang namanya dicatat sebagai pemegang haknya dan surat tanda bukti sebagai ahli waris.

Recommendation on the Organization for Operation and Management of the Facilities

Target of the Operation PPI Amagarapati

- To provide packaged and time saving supply services to the fishermen and fish traders
- To introduce a proper fish trading system under the fish handling shed in stead of currently prevailed man to man fish price negotiation on the beach between fishermen and fish traders

Recommendation

1. It is recommended that PPI Amagarapati is to be operated by a financially autonomous body under the administration of the local government in stead of its direct operation in order to reduce burdens of the local government and to conduct prompt measures against daily operation of the fishing port.

   In order to achieve a healthy financial condition, this autonomous body is to have its own bank account to deposit a part of annual operation income for the depreciation of major mechanical facilities such as cooling machines of an ice plant.
2. Proposed structure of PPI Amagarapati attached to the grant aid request named "The Project for the Promotion of Sustainable Coastal Fisheries" was simply referred to the case of the Brondong fishing port (Class B port), composed of five (5) functions such as Director, Division of General Matters with 2 sections, a group of functional persons, Division of Development and Operational Procedures with 2 sections and Division of Facility Management (See attached Figure 1).
3. Above structure seems to be too complicated compared with required activities of PPI Amagarapati (Class D).
   1) **Recommended structure** is to be composed of following three (3) sub-structures (See Figure 2):
      - Decision making sub-structure
      - Port service sub-structure
      - General matter sub-structure
   2) **Decision making sub-structure** is to be composed of the final decision maker, an advisory committee and the director of PPI Amagarapati
      - The final decision maker would be the head of local government (not to be paid)
      - Under the head of local government, an advisory committee on the PPI operation is to be established of which members are to be composed of major stakeholders such as representatives of local government (including Kerulahan), fishermen, traders, fish trading companies, etc.(honorary payment only).
      - The head of local government appoints the director of PPI. The director is assisted by a secretary (paid).
   3) **Port service sub-structure** is to be composed of one division chief (technical oriented) and following three sections (paid):
      - Landing /trading control section engaged in daily tariff collection and recording of fish handling volume in the wharf and fish handling shed zone.
        At least 3 staff participated by KUD.

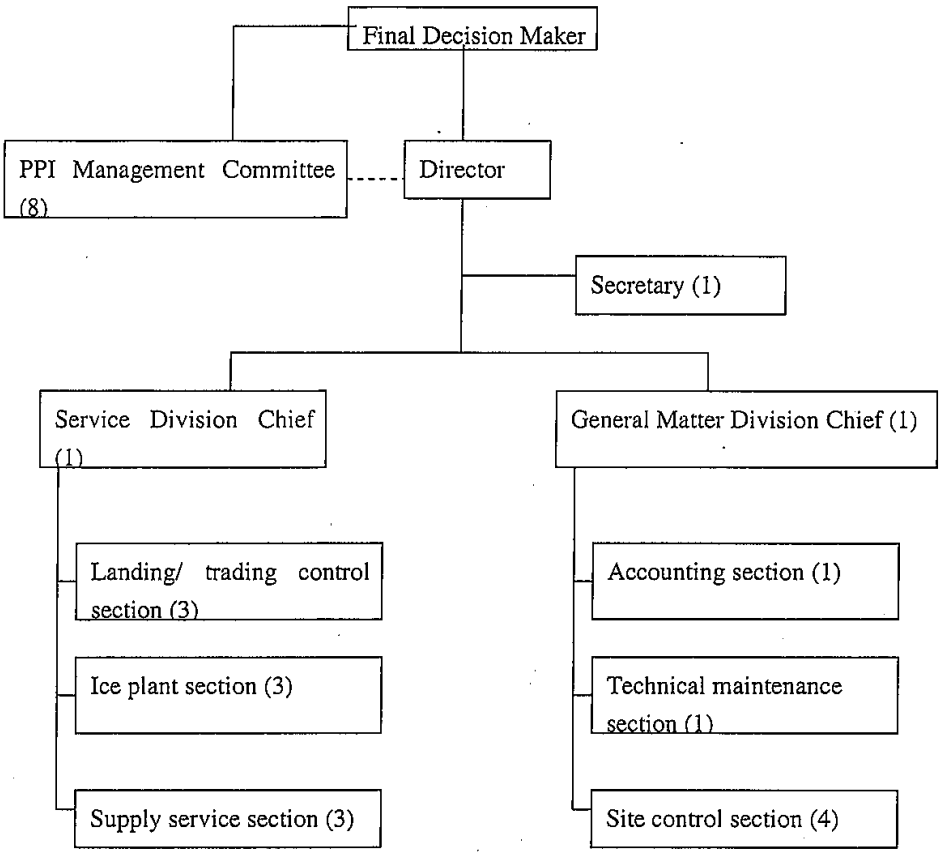
- Ice plant section engaged in daily ice production, sales and recording (in case of 24 hour operation, 2 technicians and 3 to 4 labors including the service of the ice clasher operation).
- Supply service section engaged in daily sales and recording of fuel/ water/food for fishing boats. At least 2 staff for fuel/water supply and 1 for KIOSK participated by KUD.

4) **General matter sub-structure** is to be composed of one division chief and following three sections (paid):
- Accounting section engaged in accounting works and summarization works of all service records (one staff)
- Technical maintenance section engaged in all the maintenance works of building and equipment together with management of the workshop (one staff)
- Site control section engaged in gate and parking control, garbage control and cleaning inside the site. At least 4 staff.

4. Measurement of staff capacity building

All the candidates of the staff of PPI Amagarapati needs relevant training by proper local training institutions prior to the completion of construction works. The Japanese consultant engaged in this project may also provide a short term training prior to the completion of construction works, if requested by that time by the local government.

Figure 2 Recommended Organization Structure of PPI Amagarapati



No. of paid staff: 19 persons
No. of honorary paid staff: 8 persons

ANNEX-VI

LIST OF ATTENDANCE
Project for the Promotion of the Sustainable Coastal Fisheries in Indonesia
Jakarta, 31 July - 1 August 2006

INDONESIA

1	Nilanto Perbowo	Secretary of Directorate General of Capture Fisheries
2	Saut P. Hutagalung	Director of Planning and Foreign Cooperation Bureau
3	Isqak Edi Pramono	Planning and Foreign Cooperation Bureau
4	Ceppie K. Sumadilaga	Official for National Planning and Developing Agency (BAPPENAS)
5	Rika Kiswandari	National Secretariat
6	Agus Sugiharto	National Secretariat
7	Theodorus L. Hadjon	District Planning Agency of East Flores
8	Yakobus Kabellen	Head of Fisheries and Marine Affairs District Office of East Flores
9	Frederik J.W. Tielman	Fisheries and Marine Affairs Provincial Office of East Nusa Tenggara
10	Bachtiar	Directorate General of Custom - Ministry of Finance
11	Mukti Ali	Directorate General of Custom - Ministry of Finance
12	Hudaya	Directorate General of Custom - Ministry of Finance
13	Andry Is	Directorate of Marine and Coastal - DGCMSI, MMAF
14	Eko Harwening	Directorate of Fish Resources - DGCF, MMAF
15	Toto Juharto	Directorate of Fishing Port - DGCF, MMAF
16	Iskandar	Directorate of Fishing Port - DGCF, MMAF
17	Budiman Sihite	Directorate of Fishing Port - DGCF, MMAF
18	Parlinggoman	Directorate of Fishing Vessel and Gears - DGCF, MMAF
19	Andi Soesmono	Directorate of Fishing Business Enterprise - DGCF, MMAF
20	Widodo Sumiyanto	Secretariat Directorate General of Capture Fisheries, MMAF
21	Hary Christijanto	Secretariat Directorate General of Capture Fisheries, MMAF
22	Diky Suganda	Secretariat Directorate General of Capture Fisheries, MMAF
23	Mahrus	Secretariat Directorate General of Capture Fisheries, MMAF
24	Arik Sulandari	Secretariat Directorate General of Capture Fisheries, MMAF
25	Dian Ofitri	Secretariat Directorate General of Capture Fisheries, MMAF
26	Rina Herawati	Secretariat Directorate General of Capture Fisheries, MMAF

BASIC DESIGN STUDY TEAM - JAPAN

1	Shimizu Tsutomu	JICA Basic Design Study Team - Team Leader
2	Maruo Shin	JICA Basic Design Study Team - Coordinator
3	Tomiyama Tamotsu	JICA Basic Design Study Team - Project Manager
4	Mizutani Kiyoshi	JICA Basic Design Study Team - Cicil Engineering Planning
5	Watanabe Masahiko	JICA Basic Design Study Team - Architectual Design
6	Makoto Yamane	JICA Indonesia Office

TS